

Rose Hill Public Improvement District Management Report 2005

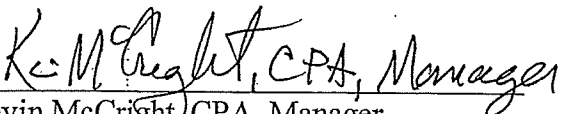
This is the first Rose Hill Public Improvement District ("PID") Management Report. Stonewater, Phase 1, with 229 residential lots was completed, but not accepted for maintenance by the City of Manor as of December 31, 2005. There were no homes constructed on any of the 229 lots as of December 31, 2005. As required by the Rose Hill PID, there will be no assessment of any of the lots until the improvements have been accepted. The improvements are expected to be accepted before June 30, 2006.

With no assessments being paid there will be insufficient revenue to pay the City of Kyle's Administrative Costs, the Professional Accounting fees and the Management Fee for the Rose Hill PID. Therefore, the Developer will be required to advance to the Rose Hill PID such an amount that is sufficient to pay all of the above costs, expenses and fees.

As per the Rose Hill Public Improvement District Management Agreement with an effective date of June 26, 2003, please find the following required submittals:

- Exhibit II A Rose Hill PID Assessment Roll
- Exhibit II B Rose Hill PID Five Year Plan of Service and Budget
- Exhibit II C Rose Hill PID Amount of Special Assessments to be Levied and Collected
- Exhibit II D Rose Hill PID Developer Report
- Exhibit II E Rose Hill PID Developer Fundings and Distributed Assessments
- Exhibit II F Rose Hill PID Accounting of all Costs and Expenses used to Calculated the Management Fee

Rose Hill Public Improvement District


Kevin McCright, CPA, Manager

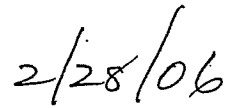

Date: _____

Exhibit II A.

*Ordinance No. 227 levying assessments

Assessment Roll 2005 *

Subdivision	PHS	Lot	Blk	Owner	Property Address	City	Zip	Property Owner's Mailing Address	City	Zip	Certificate of Occupancy	Lot Assessment	Home Assessment	Collected Assessments	Delinquent Assessments	Collected Interest
Stonewater	1	11	E	RH-Manor, Ltd.	12401 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	12	E	RH-Manor, Ltd.	12403 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	13	E	RH-Manor, Ltd.	12405 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	14	E	RH-Manor, Ltd.	12407 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	15	E	RH-Manor, Ltd.	12409 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	16	E	RH-Manor, Ltd.	12411 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	17	E	RH-Manor, Ltd.	12413 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	18	E	RH-Manor, Ltd.	12415 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	20	E	RH-Manor, Ltd.	12416 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	21	E	RH-Manor, Ltd.	12414 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	22	E	RH-Manor, Ltd.	12412 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	23	E	RH-Manor, Ltd.	12410 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	24	E	RH-Manor, Ltd.	12408 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	25	E	RH-Manor, Ltd.	12406 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	26	E	RH-Manor, Ltd.	12404 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	27	E	RH-Manor, Ltd.	12402 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	28	E	RH-Manor, Ltd.	12400 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	29	E	RH-Manor, Ltd.	12314 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	30	E	RH-Manor, Ltd.	12312 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	31	E	RH-Manor, Ltd.	12310 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	32	E	RH-Manor, Ltd.	12308 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	33	E	RH-Manor, Ltd.	12306 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	34	E	RH-Manor, Ltd.	12304 Waterford Run Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	35	E	Main Street, Ltd.	12302 Waterford Run Way	Manor	78653	7447 Bee Cave Rd., #150	Austin	78701	none	none	none	none	none	none
Stonewater	1	36	E	Main Street, Ltd.	12300 Waterford Run Way	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	3	H	Main Street, Ltd.	1430 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	4	H	Main Street, Ltd.	14302 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	5	H	Main Street, Ltd.	14304 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	6	H	Main Street, Ltd.	14306 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	7	H	Main Street, Ltd.	14308 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	8	H	Main Street, Ltd.	14310 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	9	H	Main Street, Ltd.	14312 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	10	H	Main Street, Ltd.	14314 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	11	H	Main Street, Ltd.	14316 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	13	H	Main Street, Ltd.	14400 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	14	H	Main Street, Ltd.	14402 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	15	H	Main Street, Ltd.	14404 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	16	H	Main Street, Ltd.	14406 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	17	H	Main Street, Ltd.	14408 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	18	H	Main Street, Ltd.	14410 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	19	H	Main Street, Ltd.	14412 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	20	H	Main Street, Ltd.	14414 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	21	H	RH-Manor, Ltd.	14416 Pebble Run Path	Manor	78653	7447 Bee Cave Rd., #150	Austin	78746	none	none	none	none	none	none
Stonewater	1	22	H	RH-Manor, Ltd.	14418 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	23	H	RH-Manor, Ltd.	14420 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	24	H	RH-Manor, Ltd.	14422 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	25	H	RH-Manor, Ltd.	14423 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	26	H	RH-Manor, Ltd.	14421 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none

Assessment Roll 2005 *

Subdivision	PHS	Lot	Blk	Owner	Property Address	City	Zip	Property Owner's Mailing Address	City	Zip	Certificate of Occupancy	Lot Assessment	Home Assessment	Collected Assessments	Delinquent Assessments	Collected Interest
Stonewater	1	27	H	RH-Manor, Ltd.	14419 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	28	H	RH-Manor, Ltd.	14417 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	29	H	RH-Manor, Ltd.	14415 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	30	H	RH-Manor, Ltd.	14413 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	31	H	RH-Manor, Ltd.	14411 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	32	H	RH-Manor, Ltd.	14409 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	33	H	RH-Manor, Ltd.	14407 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	34	H	RH-Manor, Ltd.	14405 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	35	H	RH-Manor, Ltd.	14403 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	36	H	RH-Manor, Ltd.	14401 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	38	H	RH-Manor, Ltd.	14319 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	39	H	RH-Manor, Ltd.	14317 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	40	H	RH-Manor, Ltd.	14315 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	41	H	RH-Manor, Ltd.	14313 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	42	H	RH-Manor, Ltd.	14311 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	43	H	RH-Manor, Ltd.	14309 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	44	H	RH-Manor, Ltd.	14307 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	45	H	RH-Manor, Ltd.	14305 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	46	H	RH-Manor, Ltd.	14303 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	47	H	RH-Manor, Ltd.	14301 Pebble Run Path	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	49	H	RH-Manor, Ltd.	14300 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	50	H	RH-Manor, Ltd.	14302 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	51	H	RH-Manor, Ltd.	14304 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	52	H	RH-Manor, Ltd.	14306 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	53	H	RH-Manor, Ltd.	14308 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	54	H	RH-Manor, Ltd.	14310 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	55	H	RH-Manor, Ltd.	14312 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	56	H	RH-Manor, Ltd.	14314 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	57	H	RH-Manor, Ltd.	14316 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	58	H	RH-Manor, Ltd.	14318 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	59	H	RH-Manor, Ltd.	14322 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	60	H	RH-Manor, Ltd.	14324 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	61	H	RH-Manor, Ltd.	14400 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	62	H	RH-Manor, Ltd.	14402 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	63	H	RH-Manor, Ltd.	14404 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	64	H	RH-Manor, Ltd.	14406 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	65	H	RH-Manor, Ltd.	14408 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	66	H	RH-Manor, Ltd.	14410 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	67	H	RH-Manor, Ltd.	14412 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	68	H	RH-Manor, Ltd.	14414 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	69	H	RH-Manor, Ltd.	14416 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	70	H	RH-Manor, Ltd.	14418 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	71	H	RH-Manor, Ltd.	14420 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	72	H	RH-Manor, Ltd.	14422 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	73	H	RH-Manor, Ltd.	14424 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	74	H	RH-Manor, Ltd.	14426 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	75	H	RH-Manor, Ltd.	12319 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	76	H	RH-Manor, Ltd.	12317 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none

Subdivision	PHS	Lot	Blk	Owner	Property Address	City	Zip	Property Owner's Mailing Address	City	Zip	Certificate of Occupancy	Lot Assessment	Home Assessment	Collected Assessments	Delinquent Assessments	Collected Interest
Stonewater	1	77	H	RH-Manor, Ltd.	12315 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	78	H	RH-Manor, Ltd.	12313 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	79	H	RH-Manor, Ltd.	12311 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	80	H	RH-Manor, Ltd.	12309 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	81	H	RH-Manor, Ltd.	12307 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	1	I	RH-Manor, Ltd.	14415 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	2	I	RH-Manor, Ltd.	14413 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	3	I	RH-Manor, Ltd.	14411 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	4	I	RH-Manor, Ltd.	14409 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	5	I	RH-Manor, Ltd.	14407 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	6	I	RH-Manor, Ltd.	14405 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	7	I	RH-Manor, Ltd.	14403 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	8	I	RH-Manor, Ltd.	14401 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	9	I	RH-Manor, Ltd.	14402 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	10	I	RH-Manor, Ltd.	14404 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	11	I	RH-Manor, Ltd.	14406 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	12	I	RH-Manor, Ltd.	14408 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	13	I	RH-Manor, Ltd.	14410 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	14	I	RH-Manor, Ltd.	12415 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	15	I	RH-Manor, Ltd.	12413 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	16	I	RH-Manor, Ltd.	12411 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	17	I	RH-Manor, Ltd.	12409 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	18	I	RH-Manor, Ltd.	12407 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	19	I	RH-Manor, Ltd.	14429 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	20	I	RH-Manor, Ltd.	14427 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	21	I	RH-Manor, Ltd.	14425 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	22	I	RH-Manor, Ltd.	14423 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	23	I	RH-Manor, Ltd.	14421 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	24	I	RH-Manor, Ltd.	14419 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	25	I	RH-Manor, Ltd.	14417 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	26	I	RH-Manor, Ltd.	14415 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	27	I	RH-Manor, Ltd.	14413 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	28	I	RH-Manor, Ltd.	14411 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	29	I	RH-Manor, Ltd.	14409 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	30	I	RH-Manor, Ltd.	14407 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	31	I	RH-Manor, Ltd.	14405 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	32	I	RH-Manor, Ltd.	14403 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	33	I	RH-Manor, Ltd.	14401 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	35	I	RH-Manor, Ltd.	14315 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	36	I	RH-Manor, Ltd.	14313 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	37	I	RH-Manor, Ltd.	14311 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	38	I	RH-Manor, Ltd.	14309 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	39	I	RH-Manor, Ltd.	14307 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	40	I	RH-Manor, Ltd.	14305 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	41	I	RH-Manor, Ltd.	14303 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	42	I	RH-Manor, Ltd.	14301 Cummins Way	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	44	I	RH-Manor, Ltd.	12404 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	45	I	RH-Manor, Ltd.	12406 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none

Rose Hill Public Improvement District

Assessment Roll 2005 *

Subdivision	PHS	Lot	Blk	Owner	Property Address	City	Zip	Property Owner's Mailing Address	City	Zip	Certificate of Occupancy	Lot Assessment	Home Assessment	Collected Assessments	Delinquent Assessments	Collected Interest
Stonewater	1	46	I	RH-Manor, Ltd.	12408 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	47	I	RH-Manor, Ltd.	12410 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	48	I	RH-Manor, Ltd.	12412 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	49	I	RH-Manor, Ltd.	12414 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	50	I	RH-Manor, Ltd.	12416 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	51	I	RH-Manor, Ltd.	12420 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	52	I	RH-Manor, Ltd.	12422 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	53	I	RH-Manor, Ltd.	12500 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	54	I	RH-Manor, Ltd.	12502 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	55	I	RH-Manor, Ltd.	12504 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	56	I	RH-Manor, Ltd.	12506 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	57	I	RH-Manor, Ltd.	12508 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	58	I	RH-Manor, Ltd.	12510 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	59	I	RH-Manor, Ltd.	12512 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	60	I	RH-Manor, Ltd.	12514 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	61	I	RH-Manor, Ltd.	12516 Stoneridge Gap Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	27	K	RH-Manor, Ltd.	12306 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	28	K	RH-Manor, Ltd.	12308 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	29	K	RH-Manor, Ltd.	12310 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	30	K	RH-Manor, Ltd.	12312 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	15	L	RH-Manor, Ltd.	12414 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	16	L	RH-Manor, Ltd.	12412 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	17	L	RH-Manor, Ltd.	12410 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	18	L	RH-Manor, Ltd.	12408 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	19	L	RH-Manor, Ltd.	12406 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	20	L	RH-Manor, Ltd.	12404 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	21	L	RH-Manor, Ltd.	12402 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	22	L	RH-Manor, Ltd.	12400 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	23	L	RH-Manor, Ltd.	12328 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	24	L	RH-Manor, Ltd.	12324 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	25	L	RH-Manor, Ltd.	12322 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	26	L	RH-Manor, Ltd.	12320 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	27	L	RH-Manor, Ltd.	12318 Jamie Drive	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	38	N	RH-Manor, Ltd.	14505 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	39	N	RH-Manor, Ltd.	14503 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none
Stonewater	1	40	N	RH-Manor, Ltd.	14501 Joy Lee Lane	Manor	78653	900 Congress Ave., #L-100	Austin	78701	none	none	none	none	none	none

Exhibit II B

ROSE HILL PUBLIC IMPROVEMENT DISTRICT ALL PHASES

Five Year Plan of Service and Budget

For Period January 1, 2004 Through December 31, 2010

Assessment	1/1/2004* thru 12/31/04 Actual	1/1/2005** thru 12/31/05 Actual	1/1/2006 thru 12/31/06 Projected	1/1/2007 thru 12/31/07 Projected	1/1/2008 thru 12/31/08 Projected	1/1/2009 thru 12/31/09 Projected	1/1/2010 thru 12/31/10 Projected
Assessment Collected	\$0	\$0	\$64,825	\$95,625	\$170,000	\$244,375	\$244,375
TOTAL	\$0	\$0	\$64,825	\$95,625	\$170,000	\$244,375	\$244,375
EXPENSE							
<u>Administrative Costs</u>							
Creation Costs - City and Developer	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0
Administration Costs - City	5,000	2,500	2,500	2,500	2,500	2,500	2,500
Management Services	0	3,500	7,500	7,500	7,500	7,500	7,500
Subtotal-Administrative Costs	\$70,000	\$6,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<u>Costs of District Improvements</u>							
Wastewater collection improvement	\$16,870	\$1,157,980	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Water distribution improvements	457,563	317,711	500,000	500,000	500,000	500,000	500,000
Public roadways and related appurtenances (including street lighting and storm water control improvements)	20,445	725,680	500,000	500,000	500,000	500,000	500,000
Drainage improvements	11,247	492,935	300,000	300,000	300,000	300,000	300,000
Common area fencing and landscaping		600	500,000	50,000	50,000	50,000	50,000
Other utilities-gas, elect, TV, telephone	0	71,259	100,000	100,000	100,000	100,000	100,000
Contingency-interest, loan fees, accounting	25,740	127,389	200,000	200,000	200,000	200,000	200,000
Subtotal District Improvements	\$531,865	\$2,893,554	\$2,400,000	\$1,950,000	\$1,950,000	\$1,950,000	\$1,950,000
TOTAL EXPENSES	\$601,865	\$2,899,554	\$2,410,000	\$1,960,000	\$1,960,000	\$1,960,000	\$1,960,000

(Total Expenses Advanced by Developer)

* Attachment 1

** Attachment 2

Developer: RH-Manor, Ltd.

Stonewater, Phase 1, 229 Lots

Description	Approved Budget	% Compl.	Previous Advances	2004 Advances	Developer Advances Thru 12-31-04
Streets, Drainage, Utilities & Testing	1,893,345	0.31%	0	5,815	5,815
Lift Station & Force Main	1,010,208	0.00%	0	0	0
Tower Road Improvements	512,606	0.70%	0	3,575	3,575
Engineering, Surveying, Review Fees	194,250	28.95%	0	56,235	56,235
Water LUE's Fees	445,500	100.00%	0	445,500	445,500
Common Area Improvements	293,000	0.00%	0	0	0
Electric, Gas, Phone-Other Utilities	202,000	0.00%	0	0	0
PID Creation & Legal	70,000	92.86%	0	65,000	65,000
Interest & Loan Fees & Accounting	241,740	10.65%	0	25,740	25,740
TOTAL	4,862,649		0	601,865	601,865

Allocation of Engineering, Surveying & Review Fees

Streets	20.00%	\$11,247.00
Drainage	20.00%	\$11,247.00
Water	20.00%	\$11,247.00
Wastewater	20.00%	<u>\$11,247.00</u>
		\$44,988.00

Lift Station & Force Main	10.00%	\$5,623.50
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Tower Rd. Improvements	<u>10.00%</u>	<u>\$5,623.50</u>
	100.00%	\$56,235.00

Developer: RH-Manor, Ltd.

Stonewater, Phase 1, 229 Lots

Description	Approved Budget	% Compl.	Advances Thru 12-31-04	2005 Advances	Developer Advances Thru 12-31-05
Streets, Drainage, Utilities & Testing	1,893,345	87.02%	5,815	1,641,771	1,647,585
Lift Station & Force Main	1,010,208	83.09%	0	839,395	839,395
Tower Road Improvements	512,606	16.21%	3,575	79,497	83,072
Engineering, Surveying & Review Fees	194,250	99.35%	56,235	136,758	192,993
Water LUE's Fees	445,500	100.00%	445,500	0	445,500
Common Area Improvements	293,000	0.20%	0	600	600
Electric, Gas, Phone-Other Utilities	202,000	35.28%	0	71,259	71,259
PID Creation & Legal	70,000	92.86%	65,000	0	65,000
Interest, Loan Fees & Accounting	241,740	64.54%	25,740	130,276	156,016
TOTAL	4,862,649		601,865	2,899,556	3,501,420

Allocation of Engineering, Surveying & Review Fees

Streets	20.00%	\$38,598.57
Drainage	20.00%	\$38,598.57
Water	20.00%	\$38,598.57
Wastewater	20.00%	<u>\$38,598.57</u>
		\$154,394.26
Lift Station & Force Main	10.00%	\$19,299.28
Tower Rd. Improvements	<u>10.00%</u>	<u>\$19,299.28</u>
	100.00%	\$192,992.83

Note: See additional detail on Exhibit IIB, Attachment 2.1

Contractor: Cash Construction Co., Ltd. (draws and payments)

Project: Stonewater, Phase 1 (streets, Drainage, Utilities), Force Main, Lift Station & Tower Rd. Improvements

Description	APPROVED CONTRACT				Draw dated 12/31/05			Total Quan. To Date	% Complete	
	Quantity	Unit	Unit Price	Total	Quantity	Amount	Less Retainage			Balance left to Draw
TOWER ROAD IMPROVEMENTS										
Streets										
Demolition	6,890	SY	0.60	4,134.00				0.00	6,890	100.00%
Excavation	10,333	SY	8.50	87,830.50				87,830.50	0	0.00%
6" Subgrade Prep w.Lime Stabil.	10,980	SY	5.20	57,096.00				57,096.00	0	0.00%
12" Flex Base	10,980	SY	9.20	101,016.00				101,016.00	0	0.00%
2" HMAC	8,784	SY	5.50	48,312.00				48,312.00	0	0.00%
Curb and Gutter w/2 ea. #4 Bars	6,200	SY	9.00	55,800.00				55,800.00	0	0.00%
Guard Rail	334	LF	64.00	21,376.00				21,376.00	0	0.00%
Residential Driveway Entrance	6	EA	1,200.00	7,200.00				7,200.00	0	0.00%
Signs	4	EA	250.00	1,000.00				1,000.00	0	0.00%
Subtotal Streets				383,764.50		0.00	0.00	379,630.50		
Drainage										
18" RCP	77	LF	18.00	1,386.00				684.00	39	50.65%
18" RCP (MOH)	77	LF	18.00	1,386.00				0.00	77	100.00%
24" RCP	290	LF	22.00	6,380.00				924.00	248	85.52%
24" RCP (MOH)	290	LF	22.00	6,380.00				0.00	290	100.00%
30" RCP	297	LF	30.00	8,910.00				0.00	297	100.00%
30" RCP (MOH)	297	LF	30.00	8,910.00				0.00	297	100.00%
5' Manhole	2	EA	1,250.00	2,500.00				1,250.00	1	50.00%
5' Manhole (MOH)	2	EA	1,250.00	2,500.00				0.00	2	100.00%
10' Inlet	2	EA	1,200.00	2,400.00				2,400.00	0	0.00%
10' Inlet (MOH)	2	EA	1,200.00	2,400.00				0.00	2	100.00%
3' X 6' Precast Box Culvert	120	LF	121.00	14,520.00				14,520.00	0	0.00%
3' X 6' Precast Box Culvert (MOH)	120	LF	121.00	14,520.00				0.00	120	100.00%
Concrete Headwall	3	CY	2,400.00	7,200.00				7,200.00	0	0.00%
3' Precast Box Culvert Headwall	14	CY	1,200.00	16,800.00				16,800.00	0	0.00%
Trench Safety	600	LF	0.50	300.00				8.00	584	97.33%
Subtotal Drainage				96,492.00		0.00	0.00	43,786.00		
Misc. Items										
Traffic Control	1	LS	12,800.00	12,800.00				0.00	1	100.00%
Construction Staking	1	LS	10,200.00	10,200.00				0.00	1	100.00%
Subtotal Misc. Items				23,000.00		0.00	0.00	0.00		
Erosion Control										
Silt Fence	1,585	LF	2.00	3,170.00				0.00	1,585	100.00%
Rock Berm	60	LF	22.00	1,320.00				0.00	60	100.00%
SCE	2	EA	2,000.00	4,000.00				0.00	2	100.00%
Hydromulch	2,865	SY	0.30	859.50				859.50	0	0.00%
Subtotal Erosion Control				9,349.50		0.00	0.00	859.50		
TOTAL TOWER ROAD IMPROVEMENTS										
				512,606.00		0.00	0.00	424,276.00		
STONEWATER SUBDIVISION - PHASE 1										
Water										
4" PVC	7,520	LF	9.50	71,440.00				0.00	7,520	100.00%
4" PVC - MOH	7,520	LF	9.50	71,440.00				0.00	7,520	100.00%
4" Cross	2	EA	250.00	500.00				0.00	2	100.00%
4" Cross - MOH	2	EA	250.00	500.00				0.00	2	100.00%
4" Tee	15	EA	150.00	2,250.00				0.00	15	100.00%
4" Tee - MOH	15	EA	150.00	2,250.00				0.00	15	100.00%
4" X 6" Tee	15	EA	157.50	2,362.50				0.00	15	100.00%
4" X 6" Tee - MOH	15	EA	157.50	2,362.50				0.00	15	100.00%
4" Tee - MOH	7	EA	60.00	420.00				0.00	7	100.00%
4" Tee - MOH	7	EA	60.00	420.00				0.00	7	100.00%
4" Gate Valve	36	EA	385.00	13,860.00				0.00	36	100.00%
4" Gate Valve - MOH	36	EA	385.00	13,860.00				0.00	36	100.00%
4" X 16" Tapping Sleeve & Valve	2	EA	1,100.00	2,200.00				0.00	2	100.00%
4" X 16" Tapping Sleeve & Valve - MOH	2	EA	1,100.00	2,200.00				0.00	2	100.00%
4" Let Tap Existing 16" Main	2	EA	250.00	500.00				0.00	2	100.00%

Rose Hill Public Improvement District

Exhibit IIB - Attachment 2.1

Contractor: Cash Construction Co., Ltd. (draws and payments)

Project: Stonewater, Phase 1 (streets, Drainage, Utilities), Force Main, Lift Station & Tower Rd. Improvements

Description	APPROVED CONTRACT				Draw dated 12/31/05			Total	% Complete
	Quantity	Unit	Unit Price	Total	Quantity	Amount	Less Retainage	Balance left to Draw	
Wet Tap Existing 16" Main - MOH	2	EA	250.00	500.00				0.00	2 100.00%
Fire Hydrant & Lead	13	EA	1,050.00	13,650.00				0.00	13 100.00%
Fire Hydrant & Lead - MOH	13	EA	1,050.00	13,650.00				0.00	13 100.00%
Single Service Short	9	EA	215.00	1,935.00				0.00	9 100.00%
Single Service Short - MOH	9	EA	215.00	1,935.00				0.00	9 100.00%
Single Service Long	8	EA	375.00	3,000.00				0.00	8 100.00%
Single Service Long - MOH	8	EA	375.00	3,000.00				0.00	8 100.00%
Double Service Short	51	EA	230.00	11,730.00				0.00	51 100.00%
Double Service Short - MOH	51	EA	230.00	11,730.00				0.00	51 100.00%
Double Service Long	57	EA	410.00	23,370.00				0.00	57 100.00%
Double Service Long - MOH	57	EA	410.00	23,370.00				0.00	57 100.00%
Raise Castings	24	EA	150.00	3,600.00				0.00	24 100.00%
Trench Safety	7,520	LF	0.50	3,760.00				0.00	7,520 100.00%
Subtotal Water				301,795.00		0.00	0.00	0.00	

Drainage Improvements									
18" RCP	1,134	LF	12.50	14,175.00				0.00	1,134 100.00%
18" RCP (MOH)	1,134	LF	12.50	14,175.00				0.00	1,134 100.00%
21" RCP	27	LF	13.50	364.50				0.00	27 100.00%
21" RCP (MOH)	27	LF	13.50	364.50				0.00	27 100.00%
24" RCP	632	LF	17.50	11,060.00				0.00	632 100.00%
24" RCP (MOH)	632	LF	17.50	11,060.00				0.00	632 100.00%
30" RCP	1,826	LF	23.50	42,911.00				0.00	1,826 100.00%
30" RCP (MOH)	1,826	LF	23.50	42,911.00				0.00	1,826 100.00%
36" RCP	147	LF	32.50	4,777.50				0.00	147 100.00%
36" RCP (MOH)	147	LF	32.50	4,777.50				0.00	147 100.00%
5' Manhole	3	EA	1,250.00	3,750.00				0.00	3 100.00%
Manhole (MOH)	3	EA	1,250.00	3,750.00				0.00	3 100.00%
Manhole 10' Inlet	3	EA	6,200.00	18,600.00				0.00	3 100.00%
10' Inlet	16	EA	1,050.00	16,800.00				0.00	16 100.00%
10' Inlet (MOH)	16	EA	1,050.00	16,800.00				0.00	16 100.00%
15' Inlet	11	EA	1,750.00	19,250.00				0.00	11 100.00%
15' Inlet	11	EA	1,750.00	19,250.00				0.00	11 100.00%
5' X 10' JB	3	EA	3,100.00	9,300.00				0.00	3 100.00%
6' X 15' JB	2	EA	4,600.00	9,200.00				0.00	2 100.00%
3 X 30" Outfall w/ Rip Rap	1	EA	6,600.00	6,600.00				0.00	1 100.00%
5' X 2' Box Culvert	186	LF	160.00	29,760.00				0.00	186 100.00%
3.5' X 2' Set	2	EA	9,200.00	18,400.00				0.00	2 100.00%
6' X 3' Box Culvert	100	LF	225.00	22,500.00				0.00	100 100.00%
2.6' X 3' Set	2	EA	9,400.00	18,800.00				0.00	2 100.00%
Channel * Pond Excavation	17,046	CY	2.00	34,092.00				0.00	17,046 100.00%
Pond Outlet Stuct, & Level Spreader	1	LS	17,808.00	17,808.00				0.00	1 100.00%
Channel Conc. BTM/Trickle Channel	2,808	LF	22.50	63,180.00				0.00	2,808 100.00%
Channel Jute Matting	6,560	SY	1.20	7,872.00				7,872.00	0 0.00%
Trench Safety	3,574	LF	0.50	1,787.00				0.00	3,574 100.00%
Subtotal Drainage Improvements				484,075.00		0.00	0.00	7,872.00	

Wastewater									
3# Sewer 0-8 - Materials	2,917	LF	9.00	26,253.00				0.00	2,917 100.00%
3" Sewer 8-10 - Materials	1,573	LF	10.00	15,730.00				0.00	1,573 100.00%
3" Sewer 10-12 - Materials	260	LF	11.00	2,860.00				0.00	260 100.00%
3" Sewer 12-14 - Materials	260	LF	12.00	3,120.00				0.00	260 100.00%
3" Sewer 14-16 - Materials	120	LF	14.00	1,680.00				0.00	120 100.00%
3" Sewer 16-18 - Materials	240	LF	18.00	4,320.00				0.00	240 100.00%
10" Sewer 8-10 - Materials	707	LF	9.50	6,716.50				0.00	707 100.00%
10" Sewer 10-12 - Materials	110	LF	10.50	1,155.00				0.00	110 100.00%
0" Sewer 12-14 - Materials	300	LF	11.50	3,450.00				0.00	300 100.00%
0" Sewer 14-16 - Materials	310	LF	14.50	4,495.00				0.00	310 100.00%
0" Sewer 16-18 - Materials	200	LF	19.00	3,800.00				0.00	200 100.00%
Service Short - Materials	62	EA	230.00	14,260.00				0.00	62 100.00%
Service Long - Materials	61	EA	375.00	22,875.00				0.00	61 100.00%
Manhole - Coated - Materials	22	EA	1,600.00	35,200.00				0.00	22 100.00%
3# Sewer 0-8	2,917	LF	9.00	26,253.00				0.00	2,917 100.00%
3" Sewer 8-10	1,573	LF	10.00	15,730.00				0.00	1,573 100.00%
3" Sewer 10-12	260	LF	11.00	2,860.00				0.00	260 100.00%
3" Sewer 12-14	260	LF	12.00	3,120.00				0.00	260 100.00%

Contractor: Cash Construction Co., Ltd. (draws and payments)

Project: Stonewater, Phase 1 (streets, Drainage, Utilities), Force Main, Lift Station & Tower Rd. Improvements

Description	APPROVED CONTRACT				Draw dated 12/31/05				Total	% Complete
	Quantity	Unit	Unit Price	Total	Quantity	Amount	Less Retainage	Balance left to Draw	Quan. To Date	
8" Sewer 14-16	120	LF	14.00	1,680.00				0.00	120	100.00%
8" Sewer 16-18	240	LF	18.00	4,320.00				0.00	240	100.00%
10" Sewer 8-10	707	LF	9.50	6,716.50				0.00	707	100.00%
10" Sewer 10-12	110	LF	10.50	1,155.00				0.00	110	100.00%
10" Sewer 12-14	300	LF	11.50	3,450.00				0.00	300	100.00%
10" Sewer 14-16	310	LF	14.50	4,495.00				0.00	310	100.00%
10" Sewer 16-18	200	LF	19.00	3,800.00				0.00	200	100.00%
6" Service Short	62	EA	230.00	14,260.00				0.00	62	100.00%
6" Service Long	61	EA	375.00	22,875.00				0.00	61	100.00%
4' Dia. Manhole - Coated	22	EA	1,600.00	35,200.00				0.00	22	100.00%
Extra Depth Manhole	42	VLF	210.00	8,820.00				0.00	42	100.00%
Trench Safety	7,184	LF	1.00	7,184.00				0.00	7,184	100.00%
Subtotal Wastewater				307,833.00		0.00	0.00	0.00		
Streets										
Excavation	32,295	SY	2.00	64,590.00				0.00	32,295	100.00%
Subgrade Prep w/ Lime Slab	26,879	SY	3.40	91,388.60				0.00	26,879	100.00%
9" Flex Base	21,704	SY	6.50	141,076.00				0.00	21,704	100.00%
12" Flex Base	5,175	SY	8.60	44,505.00				0.00	5,175	100.00%
1.5" HMA	18,594	SY	3.60	66,938.40				0.00	18,594	100.00%
2" HMA	4,523	SY	4.80	21,710.40				0.00	4,523	100.00%
Curb and Gutter w/ 2 Ea. #4	13,114	LF	8.50	111,469.00				0.00	13,114	100.00%
4' Concrete Sidewalk	1,750	LF	13.30	23,275.00	1,750	23,275.00	20,947.50	0.00	1,750	100.00%
Concrete Valley Gutter	335	LF	48.00	16,080.00				0.00	335	100.00%
Type II Driveway	1	EA	2,900.00	2,900.00	1	2,900.00	2,610.00	0.00	1	100.00%
H/C Ramps	26	EA	820.00	21,320.00	26	21,320.00	19,188.00	0.00	26	100.00%
Street End Barricade	5	EA	800.00	4,000.00	5	4,000.00	3,600.00	0.00	5	100.00%
Street Signs	12	EA	250.00	3,000.00	12	3,000.00	2,700.00	0.00	12	100.00%
Subtotal Streets				612,252.40		54,495.00	49,045.50	0.00		
Misc. Items										
Import Fill	32,630	CY	1.50	48,945.00				0.00	32,630	100.00%
Excavation	13,084	CY	1.20	15,700.80				0.00	13,084	100.00%
Embankment	42,976	CY	1.50	64,464.00				0.00	42,976	100.00%
Subtotal Misc. Items				129,109.80		0.00	0.00	0.00		
Erosion Control										
Silt Fence	4,140	LF	2.00	8,280.00				0.00	4,140	100.00%
Rock Berm	105	LF	22.00	2,310.00				0.00	105	100.00%
Erosion Matting	3,611	SY	1.20	4,333.20				4,333.20	0	0.00%
SCE	2	EA	2,000.00	4,000.00				0.00	2	100.00%
Hydromulch	43,654	SY	0.30	13,096.20	43,654	13,096.20	11,786.58	0.00	0	0.00%
Subtotal Erosion Control				32,019.40		13,096.20	11,786.58	4,333.20		
Construction Staking	1	LS	8,000.80	8,000.80		0.00	0.00	0.00	1	100.00%
TOTAL STONEWATER SUBDIVISION - PHASE 1				1,875,085.40		67,591.20	60,832.08	12,205.20		

STONEWATER FORCE MAIN & LIFT STATION

Wastewater										
2" Sewer 0-8	830	LF	11.00	9,130.00				0.00	830	100.00%
2# Sewer 0-8 - Materials	830	LF	11.00	9,130.00				0.00	830	100.00%
2" Sewer 8-10	1,110	LF	12.00	13,320.00				0.00	1,110	100.00%
2" Sewer 8-10 - Materials	1,110	LF	12.00	13,320.00				0.00	1,110	100.00%
2" Sewer 10-12	440	LF	13.00	5,720.00				0.00	440	100.00%
2" Sewer 10-12 - Materials	440	LF	13.00	5,720.00				0.00	440	100.00%
2" Sewer 12-14	270	LF	14.00	3,780.00				0.00	270	100.00%
2" Sewer 12-14 - Materials	270	LF	14.00	3,780.00				0.00	270	100.00%
2" Sewer 14-16	240	LF	18.00	4,320.00				0.00	240	100.00%
2" Sewer 14-16 - Materials	240	LF	18.00	4,320.00				0.00	240	100.00%
2" Sewer 16-18	160	LF	36.00	5,760.00				0.00	160	100.00%
2" Sewer 16-18 - Materials	160	LF	36.00	5,760.00				0.00	160	100.00%

Rose Hill Public Improvement District

Exhibit IIB - Attachment 2.1

Contractor: Cash Construction Co., Ltd. (draws and payments)

Project: Stonewater, Phase 1 (streets, Drainage, Utilities), Force Main, Lift Station & Tower Rd. Improvements

Description	APPROVED CONTRACT				Draw dated 12/31/05				Total	Quan. To Date	% Complete
	Quantity	Unit	Unit Price	Total	Quantity	Amount	Less Retainage	Balance left to Draw			
15" Sewer 0 - 8	1,060	LF	14.00	14,840.00				0.00		1,060	100.00%
15" Sewer 0 - 8 - Materials	1,060	LF	14.00	14,840.00				0.00		1,060	100.00%
15" Sewer 8-10	2,234	LF	15.00	33,510.00				0.00		2,234	100.00%
15" Sewer 8-10 - Materials	2,234	LF	15.00	33,510.00				0.00		2,234	100.00%
15" Sewer 10-12	790	LF	16.00	12,640.00				2,448.00		637	80.63%
15" Sewer 10-12 - Materials	790	LF	16.00	12,640.00				0.00		790	100.00%
10" Force Main	10,000	LF	11.00	110,000.00				0.00		10,000	100.00%
10" Force Main - Materials	10,000	LF	11.00	110,000.00				0.00		10,000	100.00%
4' Dia. Manhole - Coated	23	EA	1,600.00	36,800.00				3,200.00		21	91.30%
4' Dia. Manhole - Coated - Materials	23	EA	1,600.00	36,800.00				0.00		23	100.00%
4' Drop Manhole - Coated	1	EA	1,800.00	1,800.00				1,800.00		0	0.00%
4' Drop Manhole - Coated - Materials	1	EA	1,800.00	1,800.00				0.00		1	100.00%
Extra Depth Manhole - Coated	84	VLF	210.00	17,640.00				1,050.00		79	94.05%
24" Casing Bored	266	LF	350.00	93,100.00				93,100.00		0	0.00%
Air/Vac Valve	4	EA	1,800.00	7,200.00				0.00		4	100.00%
Lift Station	1	LS	291,000.00	291,000.00	3%	8,730.00	7,857.00	5,820.00		1	98.00%
Trench Safety	17,134	LF	1.00	17,134.00				4,331.00		12,803	74.72%
Subtotal Wastewater				929,314.00		8,730.00	7,857.00	111,749.00			
Lift Station Drive											
Excavation & Grading	2,300	SY	3.00	6,900.00				0.00		2,300	100.00%
Subgrade Prep	1,991	SY	1.50	2,986.50				0.00		1,991	100.00%
9" Flex Base	1,742	SY	7.80	13,587.60				0.00		1,742	100.00%
1.5" HMAC	1,493	SY	4.60	6,867.80				0.00		1,493	100.00%
24" CMP	20	LF	42.00	840.00				0.00		20	100.00%
24" Set	1	PR	1,100.00	1,100.00	1	1,100.00	990.00	0.00		1	100.00%
Subtotal Lift Station Drive				32,281.90		1,100.00	990.00	0.00			
Misc. Items											
Trench Safety	1	LS	1,000.00	1,000.00				0.00		1	100.00%
Construction Staking	1	LS	15,000.00	15,000.00				0.00		1	100.00%
Subtotal Misc. Items				16,000.00		0.00	0.00	0.00			
Environmental											
Silt Fence	11,556	LF	2.00	23,112.00				0.00		11,556	100.00%
SCE	1	EA	2,000.00	2,000.00				0.00		1	100.00%
Hydromulch	25,000	SY	0.30	7,500.00	25,000	7,500.00	6,750.00	0.00		25,000	100.00%
Subtotal Environmental				32,612.00		7,500.00	6,750.00	0.00			
TOTAL STONEWATER FORCE MAIN & LIFT STATION				1,010,207.90		17,330.00	15,597.00	111,749.00			

Change Order - LS & FM

5" Offsite Revision - C.O. Manor	1	LS	32,887.44	32,887.44	Credit back	-32,887.44	-29,598.70	0.00
lwy 290 Bore Realign - C.O. Manor	1	LS	0.00	0.00				0.00
				32,887.44		-32,887.44	-29,598.70	0.00
Removed C.O. on 12/31/05				-32,887.44				

Change Order - Phase 1

form Sewer/Wastewater Conflicts	1	LS	15,127.47	15,127.47		0.00	0.00	0.00	1	100.00%
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TOTAL TOWER RD., PHASE 1, Force Main & LIFT STATION **3,413,026.77**

52,033.76 46,830.38 548,230.20

OC items issued to City for \$1,244,304.30

Amount paid

46,830.38

Change Orders have been signed by City

2/22 - City will pay Cash Construction directly

Balance due on account

834,709.86

id Change Orders to be to deduct from our contract.

SUMMARY

Streets, Drainage, Utilities	1,875,085.40
Lift Station & Force Main	1,010,207.90
Tower Rd Improvements	512,606.00
	3,397,899.30

Exhibit II C

Rose Hill Public Improvement District Amount of Special Assessments to be Levied and Collected by the City of Manor for 2005

History:

- The Parke at Hawk Hollow, L.P. ("Parke") owned approximately 196.236 acres in the City of Manor's ETJ and had filed an application with TCEQ for a wastewater discharge permit to provide wastewater service to a mobile home park. The City of Manor (the "City") and many local property owners were opposed to the construction of the wastewater treatment plant and to the mobile home park.
- Richard Jenkins ("Jenkins") contracted with Parke on February 3, 2003 to purchase the approximately 196.236 acres to develop a subdivision for site built homes.
- Jenkins contracts with Coombs Environmental Engineering, Inc. ("Coombs") on March 19, 2003, to determine the feasibility of developing the 196.236 acres into a subdivision for site-built homes and connecting these homes to the City's wastewater system.
- During the Jenkins feasibility period it was determined that it would not be economically feasible to develop the subdivision for site built homes and connect to the City's wastewater system if Jenkins did not have a vehicle to reimburse the costs.
- After discussions with the City it was determined that the City could support an application of a Public Improvement District ("PID") that would reimburse costs to Jenkins from the future homeowners purchasing homes in the 196.236 acres and not cause the City to incur additional expense.
- A Development Agreement was executed between the City of Manor, Texas and The Parke at Hawk Hollow, effective June 4, 2003 that would restrict the 196.236 acres to site built single family homes, require all the homes to be connected to the City's wastewater system, require the 196.236 acres to voluntarily request to be included in the City's ETJ, require the 196.236 acres to request annexation into the City's City Limits and authorize a public improvement district to be formed.
- Jenkins authorized Coombs to proceed with construction plans for Stonewater, Phase 1, Streets Drainage and Utilities and the Tower Road Improvements on June 4, 2003.
- The Parke at Hawk Hollow, L.P. filed a petition for the creation of the Public Improvement District ("PID") to be known as Rose Hill PID, on June 4, 2003.
- Ordinance No. 223 resolving to accept the voluntary ETJ request by Parke for the 196.236 acres to be in the City's ETJ was passed and approved June 4, 2003.
- Resolution No. 2003-15 (authorizing the Rose Hill PID) was passed and approved June 25, 2003.
- Management Agreement between the City of Manor, Texas and Kevin McCright, effective June 26, 2003, was approved.
- Ordinance No. 226 (establishing method of assessment for the Rose Hill PID) was passed and approved July 2, 2003.
- Ordinance No. 227 (to levy special assessments for the Rose Hill PID) was passed and approved July 16, 2003.
- RH-Manor, Ltd. contracts with Coombs for the design, engineering and construction plans for the Lift Station and Force Main Improvements and the Tower Road Improvements on January 16, 2004.

- The Contract to purchase 196.236 acres from Parke was assigned by Jenkins to RH-Manor, Ltd. on February 12, 2004.
- Parke assigned the Development Agreement to RH-Manor, Ltd on February 12, 2004.
- The rights to reimbursements from the PID were assigned from Parke to RH-Manor, Ltd. on February 12, 2004.
- RH-Manor, Ltd. purchased 72.13 acres of the 196.236 acres from Parke on February 12, 2004.
- Parke executed Public Utility Easement for the construction and maintenance of the lift station and force main on February 12, 2004. and it was recorded
- Parke executed Cul de Sac Easements on February 12, 2004 and it was recorded.
- Declaration of Covenants, Conditions and Restrictions for all 196.236 acres was executed by RH-Manor, Ltd. and Parke and recorded.
- Construction Plans for Stonewater, Phase 1, Streets, Drainage and Utilities approved by Travis County on February 14, 2005 and City of Manor on February 7, 2005.
- The City of Manor City Council on March 2, 2005 approved the construct bid by Cash Construction Company, Ltd. for \$3,530,479.10, which was the low bid.
- Construction Plans for Tower Road Improvements approved by Travis County March 24, 2005.
- Construction Plans for the Wastewater Lift Station and Force Main approved by the City of Manor April 12, 2005, approved by Travis County on April 13, 2005, and approved by TxDOT on April 13, 2005.
- Developer executed construction contract with Cash Construction Company, Ltd. on April 5, 2005 for the Tower Road Improvements, the Wastewater Lift Station and Force Main and Stonewater, Phase 1, Streets, Drainage & Utilities.

Stonewater Phase One:

- All wastewater collection improvements are substantially complete for Stonewater Phase 1. The lift station and force main have been completed. The gravity line under Highway 290 needed to connect the force main to Manor's wastewater system has not been completed due to the difficulty in obtaining the necessary easements. This connection is scheduled to be completed not later than March 30, 2006.
- All water distribution improvements are substantially complete for Stonewater, Phase 1.
- Public roadways and related appurtenances (including street lighting and storm water control improvements) are substantially complete for Stonewater, Phase 1.
- Drainage Improvements are substantially complete for Stonewater, Phase 1.
- All electrical, gas, TV and telephone (other utilities) are scheduled to be substantially complete by March 30, 2006 for Stonewater, Phase 1.
- Landscaping and common area improvements are scheduled to be completed by June 30, 2006 for Stonewater, Phase 1.

City and Administrative Cost:

- All city, administrative, and professional costs to be paid prior to any reimbursement to developer.
- As of December 31, 2005 there were no assessments due or collected.

Exhibit II D

Rose Hill Public Improvement District

Developer Report 2005

Status of design of the Rose Hill Public Improvement District ("PID") - Improvements within the 196 acres:

- Preliminary Plat for 926 residential lots approved by Travis County on November 25, 2003.
- Final Plat Stonewater, Phase 1 for 229 residential lots approved by Travis County on December 21, 2004.
- Construction Plans Stonewater Phase 1 - 229 residential lots approved by Travis County on February 14, 2005.
- Developer has contracted to purchase an additional 53 acres and will request that these 53 acres be included in the PID by will not request any increase in reimbursements. Developer will be platting the 53 acres into larger lots to provide homebuilders with a product for a larger home.

Status of construction of the Rose Hill Public Improvement District - Improvements within the 196 acres:

- All wastewater collection improvements substantially complete for Stonewater, Phase 1, which includes 229 lots plus amenity and landscape lots.
- All water distribution improvements substantially complete for Stonewater, Phase 1.
- Public roadways and related appurtenances (including street lighting and storm water control improvements) substantially complete for Stonewater, Phase 1.
- Drainage Improvements substantially complete for Stonewater, Phase 1.
- All electrical, gas and common area improvements are scheduled to be substantially complete by June 2006 for Stonewater, Phase 1.

Status of acquisition of the Rose Hill Public Improvement District - Improvements within the 196 acres:

- All streets within Stonewater, Phase 1, were dedicated to Travis County with the recording of the Final Plat and the City of Manor annexed all of Stonewater, Phase 1 into the City on December 21, 2005. Maintenance of the improvements has not been accepted, but we expected it to be accepted by March 30, 2006.
- All wastewater within Stonewater, Phase 1, was dedicated to City of Manor with the recording of the Final Platt and the City of Manor annexed all of Phase 1 on December 21, 2005. Maintenance has not been accepted, but we expected it to be accepted by March 30, 2006.
- All drainage within Stonewater, Phase 1, was dedicated to Travis County with the recording of the Final Plat and annexed by the City of Manor on December 21, 2005.

Maintenance has not been accepted, but we expected it to be accepted by March 30, 2006.

- All water within Stonewater, Phase 1, was dedicated to Manville Water Supply Corporation with the recording of the Final Plat. Maintenance has not been accepted.
- All common area fencing, landscaping and amenities has not been completed and has not been dedicated to the Stonewater Home Owners Association ("HOA") as of December 31, 2005. We expect all common area improvements to be completed deeded to the HOA by June 30, 2006.
- Lift Station, force main and gravity wastewater lines were dedicated to the City of Manor with the recording of the Final Plat and by recordation of the public utility easements. Maintenance has not been accepted, but we expected them to be accepted by March 30, 2006.

Exhibit II E

ROSE HILL PUBLIC IMPROVEMENT DISTRICT

Developer Funding and Distributed Assessments

For Period January 1, 2004 Through December 31, 2005

	2004 Funding	2005 Funding	Total Funding	2004 Distributed Assessments	2005 Distributed Assessments	Total Distributed Assessments
<u>Administrative Costs</u>						
Creation Costs - City and Developer	\$65,000	\$0	\$65,000	\$0	\$0	\$0
Administration Costs - City	5,000	2,500	\$7,500	\$0	\$0	\$0
Management Services	0	3,500	\$3,500	\$0	\$0	\$0
Subtotal-Administrative Costs	\$70,000	\$6,000	\$76,000	\$0	\$0	\$0
Wastewater collection improvement	\$16,870	\$1,157,980	\$1,174,850	\$0	\$0	\$0
Water distribution improvements	457,563	317,711	\$775,274	\$0	\$0	\$0
Public Roadways and related appurtenances (including street lighting and storm water control improvements)	20,445	725,680	\$746,126	\$0	\$0	\$0
Drainage improvements	11,247	492,935	\$504,182	\$0	\$0	\$0
Common area fencing and landscaping		600	\$600	\$0	\$0	\$0
Other utilities- gas, electric, TV, telephone	0	71,259	\$71,259	\$0	\$0	\$0
Contingency-interest, loan fees, accounting	25,740	127,389	\$153,129			
Subtotal-District Improvements	\$531,866	\$2,893,554	\$3,425,420	\$0	\$0	\$0
GRAND TOTAL (Through 12/31/2005)	\$601,866	\$2,899,554	\$3,501,420	\$0	\$0	\$0

Exhibit II F

ROSE HILL PUBLIC IMPROVEMENT DISTRICT

Accounting of all Costs and Expenses Used to Calculate the Management Fee

For Period January 1, 2004 Through December 31, 2005

	2004	2005	Total	2004	2005	Total	2004	2005	Total
	PID Incurred	PID Incurred	PID Incurred	PID-Paid	PID-Paid	PID-Paid	Developer-Paid	Developer-Paid	Developer-Paid
<u>Administrative Cost - City</u>	\$5,000	\$2,500	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0
<u>Public Improvement District Manager</u>		\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0
<u>Professional Accounting</u>		\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total (Through 12/31/2005)	\$5,000	\$6,000	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0