

**ORDINANCE NO. 2025-56**

**AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on August 10, 2021, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2021-58R establishing the Parks at Wilson Creek Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

**WHEREAS**, the City has heretofore levied assessments against property within Phase #1 the PID, pursuant to Ordinance No. 2021-99 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of November 9, 2021 (the “Service and Assessment Plan and Phase #1 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2021-101 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of November 9, 2021 (the “Service and Assessment Plan and Major Improvement Area Assessment Roll”); and

**WHEREAS**, the City has heretofore levied assessments against property within Phase #2 the PID, pursuant to Ordinance No. 2025-32 which ordinance also approved the Parks at Wilson Creek Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of June 10, 2025 (the “Updated Service and Assessment Plan and Phase #2 Assessment Roll”); [and, together with the Service and Assessment Plan and Phase #1 Assessment Roll and Major Improvement Area Assessment Roll, the “Updated Service and Assessment Plan and Assessment Rolls”] ; and

**WHEREAS**, the Updated Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

**WHEREAS**, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll, Major Improvement Area Assessment Roll, and Phase #2 Assessment Roll, attached thereto, update the Updated Service and Assessment Plan and Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

**WHEREAS**, the City Council desires and finds it to be in the public interest to adopt this

Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS**

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** The Parks at Wilson Creek Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Rolls contained therein and made a part thereof, are hereby accepted and approved.

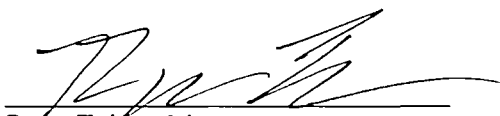
**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

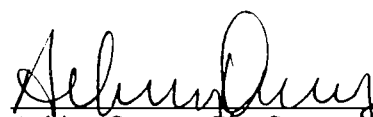
**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

**DULY PASSED AND APPROVED** by the City Council of the City of Celina, Texas, on this 12th day of August 2025.

**CITY OF CELINA**

  
Ryan Tubbs, Mayor

**ATTEST:**

  
Ashley Owens, City Secretary



**PARKS AT WILSON CREEK  
PUBLIC IMPROVEMENT DISTRICT**

**CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY CITY COUNCIL ON:  
AUGUST 12, 2025**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT

## ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 -8/31/26)

### TABLE OF CONTENTS

<b>I. INTRODUCTION.....</b>	<b>1</b>
<b>II. UPDATE OF THE SERVICE PLAN .....</b>	<b>3</b>
A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS.....	3
B. FIVE YEAR SERVICE PLAN .....	4
C. STATUS OF DEVELOPMENT .....	5
D. ANNUAL BUDGET – PHASE #1 IMPROVEMENTS AND INITIAL MAJOR IMPROVEMENTS .....	6
E. ANNUAL INSTALLMENTS PER UNIT – PHASE #1 IMPROVEMENTS AND PHASE #1 INITIAL MAJOR IMPROVEMENTS.....	9
F. ANNUAL BUDGET – PHASE #1’S SHARE OF ADDITIONAL MAJOR IMPROVEMENTS .....	10
G. ANNUAL INSTALLMENTS PER UNIT – PHASE #1’S SHARE OF THE ADDITIONAL MAJOR IMPROVEMENTS .....	12
H. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS .....	13
I. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS .....	16
J. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS .....	17
K. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS .....	19
L. ANNUAL BUDGET – PHASE #2 IMPROVEMENTS.....	20
M. ANNUAL INSTALLMENTS PER UNIT – PHASE #2 IMPROVEMENTS .....	22
N. BOND REDEMPTION RELATED UPDATES.....	23
<b>III. UPDATE OF THE ASSESSMENT PLAN .....</b>	<b>25</b>
<b>IV. UPDATE OF THE ASSESSMENT ROLL .....</b>	<b>27</b>
A. PARCEL UPDATES .....	27
B. PREPAYMENT OF ASSESSMENTS .....	28
<b>APPENDIX A – MAP OF THE PARKS AT WILSON CREEK PID.....</b>	<b>29</b>
<b>APPENDIX B-1 – PHASE #1 UPDATED SOURCES AND USES.....</b>	<b>30</b>
<b>APPENDIX B-2 – MAJOR IMPROVEMENTS UPDATED SOURCES AND USES.....</b>	<b>31</b>
<b>APPENDIX B-3 – PHASE #1 UPDATED SOURCES AND USES.....</b>	<b>32</b>
<b>APPENDIX C-1 – PHASE #1 IMPROVEMENTS AND PHASE #1 INITIAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2025-26.....</b>	<b>33</b>
<b>APPENDIX C-2 – PHASE #1S SHARE OF THE ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2025-26.....</b>	<b>34</b>
<b>APPENDIX D-1 – MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY 2025-26 .....</b>	<b>35</b>
<b>APPENDIX D-2 – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS .....</b>	<b>36</b>
<b>APPENDIX E – PHASE #2 ASSESSMENT ROLL SUMMARY – 2025-26 .....</b>	<b>37</b>
<b>APPENDIX F – PID ASSESSMENT NOTICE .....</b>	<b>38</b>

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## ***I. INTRODUCTION***

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The Parks at Wilson Creek Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on August 10, 2021 to finance certain public improvement projects for the benefit of the property in the PID. The City issued the City of Celina (The Parks at Wilson Creek Public Improvement District Phase #1 Project) Special Assessment Revenue Bonds, Series 2021 in the aggregate amount of \$7,373,000 pursuant to the Act, Ordinance 2021-105 adopted by the City Council on November 9, 2021 and an Indenture of Trust dated as of December 1, 2021 between the City, and U.S. Bank, N.A. as trustee (the “Phase #1 Bonds”) to finance Phase #1’s share of the Initial Major Improvements costs. Pursuant to an ordinance adopted by the City Council on November 9, 2021, the City also approved a reimbursement agreement (the “Phase #1 Reimbursement Agreement”), of which a portion of the Reimbursement Agreement balance in the amount of \$4,541,017 is to finance the remaining costs of the Phase #1 Improvements and a portion of the Reimbursement Agreement balance in the amount of \$2,327,050 is to Phase #1’s share of the Additional Major Improvements, as shown in Schedule I of the Reimbursement Agreement.

The City also issued the City of Celina (The Parks at Wilson Creek Public Improvement District Major Improvement Project) Special Assessment Revenue Bonds, Series 2021 in the aggregate amount of \$12,604,000 pursuant to the Act, Ordinance 2021-104 adopted by the City Council on November 9, 2021 and an Indenture of Trust dated as of December 1, 2021 between the City, and U.S. Bank, N.A. as trustee (the “Major Improvement Bonds”) to finance the Initial Major Improvement costs. The City also approved a Reimbursement Agreement in the proportional amount of \$12,780,092 pursuant to an ordinance adopted by the City Council on November 9, 2021 to finance the remaining costs of the Initial Major Improvements and the Additional Major Improvements. Pursuant to an ordinance adopted by the City Council on November 9, 2021, the City also approved a reimbursement agreement (the “Major Improvement Area Reimbursement Agreement”), of which a portion of the Reimbursement Agreement balance in the amount of \$12,780,092 is to finance the remaining costs of the Additional Major Improvements, as shown in Schedule I of the Reimbursement Agreement.

Pursuant to an ordinance adopted by the City Council on June 11, 2025, the City also approved a reimbursement agreement (the “Phase #2 Reimbursement Agreement”), of which a portion of the Reimbursement Agreement balance in the amount of \$19,524,266 is to finance the costs of the Phase #2 Improvements, as shown in Schedule I of the Reimbursement Agreement.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Authorized Improvement 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. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments of Assessments to be collected for 2025-26.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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 provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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## ***II. UPDATE OF THE SERVICE PLAN***

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### **A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS**

#### ***Phase #1 Sources and Uses***

Pursuant to the original Service and Assessment Plan adopted on November 9, 2021, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Initial Major Improvement and Additional Major Improvement costs, were equal to \$12,771,612. According to Requisition #9 approved by the City in April 2023, the updated estimated costs for the Phase #1 Improvements, including the proportional share of the Initial Major Improvement and Additional Major Improvement costs, were equal to \$12,772,320 excluding Phase #1 Bond issuance costs. The actual costs of the Authorized Improvements spent to date are equal to \$10,479,187.

Appendix B-1 summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements and the proportional share of the Initial Major Improvement and Additional Major Improvement costs (2) establish the PID, and (3) issue the Phase #1 Bonds.

#### ***Phase #1 Cost Variances***

As shown in Appendix B-1, there are no significant cost variances for the aggregate Phase #1 budget according to Requisition #9 approved by the City in April 2023.

#### ***Major Improvement Area Sources and Uses***

Pursuant to the original Service and Assessment Plan adopted on November 9, 2021, the initial total estimated costs of the Major Improvements and Additional Major Improvements were equal to \$25,384,092. According to Requisition #9 approved by the City in April 2023, the updated estimated costs of the Major Improvements and Additional Major Improvements were equal to \$25,654,485 excluding Major Improvement Bond issuance costs. The actual costs of the Major Improvements and Additional Major Improvements spent to date are equal to \$9,874,393.

Appendix B-2 summarizes the updated sources and uses of funds required to (1) construct the Major Improvements and Additional Major Improvements, (2) establish the PID, and (3) issue the Major Improvement Bonds.

#### ***Major Improvement Area Cost Variances***

As shown in Appendix B-2, there are no significant cost variances for the aggregate Major Improvement Area budget according to Requisition #9 approved by the City in April 2023.

Phase #2 Sources and Uses

Pursuant to the Service and Assessment Plan adopted on June 10, 2025, the initial total estimated costs of the Phase #2 Improvements, were equal to \$19,474,266. According to the Service and Assessment Plan dated June 10, 2025, the estimated costs for the Phase #2 Improvements, were equal to \$19,474,266. There have not been any requisitions to date, thus the actual costs of the Authorized Improvements spent to date are equal to \$0.

Appendix B-3 summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements and (2) establish the PID.

Phase #2 Cost Variances

As shown in Appendix B-3, there are no significant cost variances for the aggregate Phase #2 as there have not been any requisitions for Phase #2 approved by the City.

**B. FIVE YEAR SERVICE PLAN**

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are described in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 on the following page.

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**Table II-B-1**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**Assessment Years 2022 through 2031**

<b>Assessment Year Ending 09/01<sup>1</sup></b>	<b>Phase #1 Improvements and Initial Major Improvements Projected Annual Installments<sup>2</sup></b>	<b>Phase #1 Additional Major Improvements</b>	<b>Initial Major Improvement Projected Annual Installments</b>	<b>Additional Major Improvement Projected Annual Installments</b>	<b>Phase #2 Projected Annual Installments</b>
2022-2025	\$1,571,863	\$332,685	\$1,689,852	\$1,659,532	\$0
2026	\$783,418	\$166,583	\$859,540	\$829,620	\$1,561,887
2027	\$803,611	\$166,628	\$874,950	\$829,199	\$1,562,518
2028	\$804,656	\$166,586	\$874,642	\$829,274	\$1,562,188
2029	\$804,264	\$166,458	\$874,853	\$829,799	\$1,560,897
2030	\$803,482	\$166,244	\$874,537	\$829,727	\$1,558,647
2031	\$803,309	\$165,944	\$874,695	\$829,059	\$1,560,436
<b>Total</b>	<b>\$7,143,157</b>	<b>\$1,497,868</b>	<b>\$7,738,226</b>	<b>\$7,466,684</b>	<b>\$9,366,573</b>

1- Assessment years ending 2022 through 2026 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and other applicable credits. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

### C. STATUS OF DEVELOPMENT

According to the City, 326 building permits have been issued for the PID as of June 1, 2025, representing 91.06 percent of the Phase #1 Assessments. As of the same date, 117 certificates of occupancy have been issued for Phase #1 of the PID.

See Table II-C-1 below for the status of completed homes within Phase #1 of the PID as of June 1, 2025.

**Table II-C-1**  
**Phase #1 Completed Homes**

<b>Status</b>	<b>Cumulative as of September 30, 2024</b>	<b>Cumulative as of June 1, 2025</b>
Completed Homes <sup>1</sup>	94	117

1 - According to the City report of Certificates of Occupancy issued as of June 1, 2025.

According to the City, 58 building permits have been issued for the Major Improvement Area PID as of June 1, 2025. As of the same date, no certificates of occupancy have been issued for the Major Improvement Area of the PID.

See Table II-C-2 below for the status of completed homes within the Major Improvement Area of the PID as of June 1, 2025.

**Table II-C-2**  
**Major Improvement Area Completed Homes**

<b>Status</b>	<b>Cumulative as of September 30, 2024</b>	<b>Cumulative as of June 1, 2025</b>
Completed Homes <sup>1</sup>	0	0

1 - According to the City report of Certificates of Occupancy issued as of June 1, 2025.

#### **D. ANNUAL BUDGET – PHASE #1 IMPROVEMENTS AND INITIAL MAJOR IMPROVEMENTS**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Bonds commencing with the issuance of the Phase #1 Bonds. The effective interest rate on the Phase #1 Bonds is 3.70 percent and the interest rate applicable to the Phase #1 Reimbursement Agreement is 4.64 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (3.70 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### **Annual Budget for the Repayment of Indebtedness**

Debt service will be paid on the Phase #1 Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2025-26

The budget for the Phase #1 Improvements and Phase #1 Initial Major Improvements will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-D-1 below.

**Table II-D-1**

**Budget for the Phase #1 Improvements and Phase #1 Initial Major Improvements Annual Installments to be Collected for 2025-26**

<b>Descriptions</b>	<b>Phase #1 Bonds</b>	<b>Reimbursement Agreement – Phase #1 Improvements</b>	<b>Total</b>
Interest payment on March 1, 2026	\$130,474	\$99,412	\$229,886
Interest payment on September 1, 2026	\$130,474	\$99,412	\$229,886
Principal payment on September 1, 2026	\$168,000	\$93,000	\$261,000
<i>Subtotal debt service</i>	<i>\$428,948</i>	<i>\$291,825</i>	<i>\$720,772</i>
Administrative expenses	\$30,099	\$18,292	\$48,391
Excess interest for prepayment and delinquency reserves	\$35,255	\$0	\$35,255
<i>Subtotal Expenses</i>	<i>\$494,302</i>	<i>\$310,117</i>	<i>\$804,418</i>
Available reserve fund income	(\$11,000)	\$0	(\$11,000)
Available capitalized interest account	\$0	\$0	\$0
Available Administrative Expense account	(\$10,000)	\$0	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$21,000)</i>	<i>\$0</i>	<i>(\$21,000)</i>
<b>Annual Installments</b>	<b>\$473,302</b>	<b>\$310,117</b>	<b>\$783,418</b>

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2026 in the amount of \$130,474 and on September 1, 2025 in the amount of \$130,474, which equal interest on the outstanding Assessments balance of \$7,051,000 for six months each and an effective interest rate of 3.70 percent. Annual Installments to be collected on the Phase #1 Bonds includes a principal amount of \$168,000 on September 1, 2026. As a result, total principal and interest due on the Phase #1 Bonds in 2025-26 is estimated to be equal to \$428,948.

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the share of the Phase #1 Improvements includes interest due on March 1, 2026 in the amount of \$99,412 and on September 1, 2026 in the amount of \$99,412, which equal interest on the outstanding Reimbursement Agreement balance for the Phase #1 Improvements of \$4,285,017 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the share of the Phase #1 Improvements

includes a principal amount of \$93,000 due on September 1, 2026. As a result, total Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for Phase #1 in 2025-26 is estimated to be equal to \$291,825.

### Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent, auditor expenses and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be \$48,391.

**Table II-D-2**  
**Phase #1 Improvements and Phase #1 Initial Major Improvements**  
**Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$32,834
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$1,108
<b>Total</b>	<b>\$48,391</b>

### Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$11,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #1 Bonds' debt service.

### Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Phase #1 Improvements and Phase #1 Initial Major Improvements 2025-26 Annual Installment.

### Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$94,803. Approximately \$84,803 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there is \$10,000 anticipated to be available in the Administrative Expense Fund to reduce the PID Bonds 2025-26 Annual Installment.

### **E. ANNUAL INSTALLMENTS PER UNIT – PHASE #1 IMPROVEMENTS AND PHASE #1 INITIAL MAJOR IMPROVEMENTS**

According to the Updated Service and Assessment Plan, 358 units representing 274.00 total Equivalent Units were estimated to be built within Phase #1 of the PID. According to plat records, the revised number of Equivalent Units equates to 273.64. The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2025-2026 is shown in Table II-E-1 below.

**Table II-E-1**  
**Annual Installment Per Equivalent Unit –**  
**Phase #1 Improvements and Phase #1 Initial Major Improvements**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$261,000.00	\$953.81
Interest	\$484,027.29	\$1,768.85
Administrative Expenses	\$38,391.08	\$140.30
<b>Total</b>	<b>\$783,418.37</b>	<b>\$2,862.95</b>

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 273.64 Equivalent Units.

The Annual Installment due to be collected from each land use class in Phase #1 for 2025-26 is shown in Table II-E-2 below.

**Table II-E-2**  
**Annual Installment Per Equivalent Unit –**  
**Phase #1 Improvements and Phase #1 Initial Major Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Land Use Class<sup>1</sup></b>
Lot Type 2 (60 Ft Lot)	\$2,862.95	0.81	\$2,321.72
Lot Type 3 (50 Ft Lot)	\$2,862.95	0.68	\$1,934.77
Lot Type 4 (40 Ft Lot)	\$2,862.95	0.54	\$1,547.82

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed.

## **F. ANNUAL BUDGET – PHASE #1’S SHARE OF ADDITIONAL MAJOR IMPROVEMENTS**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Additional Major Improvements Reimbursement Agreement. The effective interest rate on the Additional Major Improvements Reimbursement Agreement is 4.64 percent per annum. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

### *Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on Phase #1’s share of the Additional Major Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

### *Phase #1’s Share of the Additional Major Improvements Annual Installments to be Collected for 2025-26*

The budget for Phase #1’s share of the Additional Major Improvements will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-F-1 on the following page.

*(Remainder of this page left intentionally blank.)*

**Table II-F-1**  
**Budget for Phase #1's Share of the Additional Major Improvements Annual Installments**  
**to be Collected for 2025-26**

Descriptions	Reimbursement Agreement – Phase #1 Additional Major Improvements
Interest payment on March 1, 2026	\$50,832
Interest payment on September 1, 2026	\$50,832
Principal payment on September 1, 2026	\$49,000
<i>Subtotal debt service</i>	<i>\$150,665</i>
Administrative expenses	\$15,918
<i>Subtotal Expenses</i>	<i>\$166,583</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$166,583</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements include interest due on March 1, 2026 in the amount of \$50,832 and on September 1, 2026 in the amount of \$50,832, which equal interest on the outstanding Reimbursement Agreement balance for the Phase #1 share of the Additional Major Improvements of \$2,191,050 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements include a principal amount of \$49,000 due on September 1, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 for the Reimbursement Agreement balance for Phase #1's share of the Additional Major Improvements is estimated to be equal to \$150,665.

*Administrative Expenses*

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$15,918.

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**Table II-F-2**  
**Phase #1's Share of Additional Major Improvements**  
**Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$3,100
PID Administrator	\$10,000
Contingency	\$2,818
<b>Total</b>	<b>\$15,918</b>

*Available Administrative Expense Account*

As of May 31, 2025, there are \$94,803 in available funds to pay Phase #1 administrative expenses. Approximately \$84,803 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. Approximately \$10,000 is anticipated to be used as a credit to reduce the Administrative Expenses for the Phase #1 Bond and Phase #1's share of the Initial Major Improvement Bond. As a result, there are no funds available in the Administrative Expense Fund to reduce Phase #1's share of the Additional Major Improvements 2025-26 Annual Installment.

**G. ANNUAL INSTALLMENTS PER UNIT – PHASE #1'S SHARE OF THE ADDITIONAL MAJOR IMPROVEMENTS**

According to the Updated Service and Assessment Plan, 358 units representing 274.00 total Equivalent Units were estimated to be built within Phase #1 of the PID. According to plat records, the revised number of Equivalent Units equates to 273.64. The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2025-2026 is shown in Table II-G-1 below.

**Table II-G-1**  
**Annual Installment Per Equivalent Unit –**  
**Phase #1's Share of Additional Major Improvements**

Budget Item	Net Budget Amount <sup>1</sup>	Annual Installment per Equivalent Unit <sup>2</sup>
Principal	\$49,000.00	\$179.07
Interest	\$101,664.73	\$371.53
Administrative Expenses	\$15,918.12	\$58.17
<b>Total</b>	<b>\$166,582.85</b>	<b>\$608.77</b>

1 – Refer to Table II-F-1 of this report for additional budget details.

2 – Based on the current outstanding 273.64 Equivalent Units.



The Annual Installment due to be collected from each land use class in Phase #1 for 2025-26 is shown in Table II-G-2 below.

**Table II-G-2**  
**Annual Installment Per Equivalent Unit –**  
**Phase #1's Share of Additional Major Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Land Use Class<sup>1</sup></b>
Lot Type 2 (60 Ft Lot)	\$608.77	0.81	\$493.68
Lot Type 3 (50 Ft Lot)	\$608.77	0.68	\$411.40
Lot Type 4 (40 Ft Lot)	\$608.77	0.54	\$329.12

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed.

#### **H. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Major Improvement Bonds commencing with the issuance of the Major Improvement Bonds. The effective interest rate on the Major Improvement Bonds is 4.34 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Bonds (4.34 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Initial Major Improvements Annual Installments to be Collected for 2025-26

The budget for the Major Improvement Area Initial Major Improvements will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-H-1 below.

**Table II-H-1**  
**Budget for the Major Improvement Area Initial Major Improvements Annual Installments to be Collected for 2025-26**

Descriptions	Major Improvement Area Initial Major Improvement Bonds
Interest payment on March 1, 2026	\$262,736
Interest payment on September 1, 2026	\$262,736
Principal payment on September 1, 2026	\$256,000
<i>Subtotal debt service on bonds</i>	<i>\$781,473</i>
Administrative expenses	\$32,473
Excess interest for prepayment and delinquency reserves	\$60,595
<i>Subtotal Expenses</i>	<i>\$874,540</i>
Available reserve fund income	(\$15,000)
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$15,000)</i>
<b>Annual Installments</b>	<b>\$859,540</b>

Debt Service Payments

Annual Installments to be collected for principal and interest on the Major Improvement Bonds include interest due on March 1, 2026 in the amount of \$262,736 and on September 1, 2026 in the amount of \$262,736, which equal interest on the outstanding Assessments balance of \$12,119,000 for six months each and an effective interest rate of 4.34 percent. Annual Installments to be collected on the Major Improvement Bonds includes a principal amount of \$256,000 on September

1, 2026. As a result, total Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$781,473.

### Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent, auditor expenses and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be \$32,473.

**Table II-H-2**  
**Major Improvement Area Initial Major Improvements**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2025-26 Estimated Budget (9/1/25-8/31/26)</b>
City	\$3,100
PID Administrator	\$21,000
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$123
<b>Total</b>	<b>\$32,473</b>

### Available Reserve Fund Income

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is \$15,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Major Improvement Area Initial Major Improvement Bonds' debt service.

### Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Major Improvement Area Initial Major Improvement 2025-26 Annual Installment.

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Available Administrative Expense Account

As of May 31, 2025, there are \$72,847 in available funds to pay Major Improvement Area administrative expenses. As such, all \$72,847 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Major Improvement Area Initial Major Improvements 2025-26 Annual Installment.

**I. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS**

According to the Updated Service and Assessment Plan, 1,778 units representing 1,504.30 total Equivalent Units are estimated to be built within the Major Improvement Area of the PID. According to Trustee records, no Lots have prepaid their Major Improvement Area Assessment in full. As a result, the outstanding Major Improvement Area Equivalent Units remain the same at 1,504.30. The Annual Installment due to be collected per Equivalent Unit within the Major Improvement Area of the PID for 2025-2026 is shown in Table II-I-1 below.

**Table II-I-1**  
**Annual Installment Per Equivalent Unit –**  
**Major Improvement Area Initial Major Improvements**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$256,000.00	\$170.18
Interest	\$571,067.50	\$379.62
Administrative Expenses	\$32,472.96	\$21.59
<b>Total</b>	<b>\$859,540.46</b>	<b>\$571.39</b>

1 – Refer to Table II-H-1 of this report for additional budget details.

2 – Based on the current outstanding 1,504.30 Equivalent Units.

The Annual Installment due to be collected from each land use class in the Major Improvement Area for 2025-26 is shown in Table II-I-2 below.

*(Remainder of this page left intentionally blank.)*

**Table II-I-2**  
**Annual Installment Per Equivalent Unit –**  
**Major Improvement Area Initial Major Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Land Use Class<sup>1</sup></b>
Lot Type 1 (74 Ft Lot)	\$571.39	1.00	\$571.39
Lot Type 2 (60 Ft Lot)	\$571.39	0.81	\$463.37
Lot Type 3 (50 Ft Lot)	\$571.39	0.68	\$386.14
Lot Type 4 (40 Ft Lot)	\$571.39	0.54	\$308.91
Lot Type 5 (65 Ft Lot)	\$571.39	0.97	\$555.24
Lot Type 6 (55 Ft Lot)	\$571.39	0.68	\$391.19

<sup>1</sup> – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed.

#### **J. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements. The effective interest rate on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements is 4.64 percent per annum. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### **Annual Budget for the Repayment of Indebtedness**

Debt service will be paid on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements from the collection of the Annual

Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

*Major Improvement Area Additional Major Improvements Annual Installments to be Collected for 2025-26*

The budget for the Major Improvement Area Additional Major Improvements will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-J-1 below.

**Table II-J-1**  
**Budget for the Major Improvement Area Additional Major Improvements Annual Installments to be Collected for 2025-26**

Descriptions	Reimbursement Agreement – Major Improvement Area Additional Major Improvements
Interest payment on March 1, 2026	\$280,351
Interest payment on September 1, 2026	\$280,351
Principal payment on September 1, 2026	\$253,000
<i>Subtotal debt service on bonds</i>	<i>\$813,702</i>
Administrative expenses	\$15,918
<i>Subtotal Expenses</i>	<i>\$829,620</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$829,620</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include interest due on March 1, 2026 in the amount of \$280,351 and on September 1, 2026 in the amount of \$280,351, which equal interest on the outstanding Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements of \$12,084,092 for six months each and an effective interest rate of 4.64 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include a principal amount of \$253,000 due on September 1, 2026. As a result, total Major Improvement Area Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements in 2025-26 is estimated to be equal to \$813,702.

Administrative Expenses

Administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-J-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$15,918.

**Table II-J-2**  
**Major Improvement Area Additional Major Improvements**  
**Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$3,100
PID Administrator	\$12,500
Contingency	\$318
<b>Total</b>	<b>\$15,918</b>

Available Administrative Expense Account

As of May 31, 2025, there are \$72,847 in available funds to pay Major Improvement Area administrative expenses. As such, all \$72,847 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the Administrative Expense Fund to reduce the Major Improvement Area's share of the Additional Major Improvements 2025-26 Annual Installment.

**K. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS**

According to the Updated Service and Assessment Plan, 1,778 units representing 1,504.30 total Equivalent Units are estimated to be built within the Major Improvement Area of the PID. According to Trustee records, no Lots have prepaid their Major Improvement Area Assessment in full. As a result, the outstanding Major Improvement Area Equivalent Units remain the same at 1,504.30. The Annual Installment due to be collected per Equivalent Unit for the Major Improvement Area's Additional Major Improvements of the PID for 2025-2026 is shown in Table II-K-1 on the following page.

*(Remainder of this page left intentionally blank.)*

**Table II-K-1**  
**Annual Installment Per Equivalent Unit –**  
**Major Improvement Area Additional Major Improvements**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$253,000.00	\$168.18
Interest	\$560,701.86	\$372.73
Administrative Expenses	\$15,918.12	\$10.58
<b>Total</b>	<b>\$829,619.98</b>	<b>\$551.50</b>

1 – Refer to Table II-J-1 of this report for additional budget details.

2 – Based on the current outstanding 1,504.30 Equivalent Units.

The Annual Installment due to be collected from each land use class in the Major Improvement Area for 2025-26 is shown in Table II-K-2 below.

**Table II-K-2**  
**Annual Installment Per Equivalent Unit –**  
**Major Improvement Area Additional Major Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Land Use Class<sup>1</sup></b>
Lot Type 1 (74 Ft Lot)	\$551.50	1.00	\$551.50
Lot Type 2 (60 Ft Lot)	\$551.50	0.81	\$447.24
Lot Type 3 (50 Ft Lot)	\$551.50	0.68	\$372.70
Lot Type 4 (40 Ft Lot)	\$551.50	0.54	\$298.16
Lot Type 5 (65 Ft Lot)	\$551.50	0.97	\$535.91
Lot Type 6 (55 Ft Lot)	\$551.50	0.68	\$377.57

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed.

#### **L. ANNUAL BUDGET – PHASE #2 IMPROVEMENTS**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal, and interest shall commence upon the earlier of: (i) September 1, 2025 or (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #2 Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #2 Improvements shall begin collection. The first Phase #2 Annual Installments will be due on January 31, 2026, and thirty (30) Phase #2 Annual Installments remain outstanding.



Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Reimbursement Agreement balance for the Phase #2 Improvements. The effective interest rate on the Phase #2 Reimbursement Agreement balance for the Phase #2 Improvements is 6.54 percent per annum. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

*Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the Phase #2 Reimbursement Agreement balance for the Phase #2 Improvements from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

*Phase #2 Improvements Annual Installments to be Collected for 2025-26*

The budget for the Phase #2 Improvements will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-L-1 below.

**Table II-L-1**

**Budget for the Phase #2 Improvements Annual Installments to be Collected for 2025-26**

<b>Descriptions</b>	<b>Phase #2 Reimbursement Agreement</b>
Interest payment on March 1, 2026	\$638,443
Interest payment on September 1, 2026	\$638,443
Principal payment on September 1, 2026	\$235,000
<i>Subtotal debt service on bonds</i>	<i>\$1,511,887</i>
Administrative expenses	\$50,000
<i>Subtotal Expenses</i>	<i>\$1,561,887</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$1,561,887</b>

Debt Service Payments

Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements include interest due on March 1, 2026 in the amount of \$638,443 and on September 1, 2026 in the amount of \$638,443, which equal interest on the outstanding Reimbursement Agreement balance for the Major Improvement Area's share of the Additional Major Improvements of \$19,524,266 for six months each and an effective interest rate of 6.54 percent. Annual Installments to be collected on the Reimbursement Agreement balance for the Phase #2 Improvements include a principal amount of \$235,000 due on September 1, 2026. As a result, total Phase #2 Annual Installments to be collected for principal and interest on the Reimbursement Agreement balance for the Phase #2 Improvements in 2025-26 is estimated to be equal to \$1,511,887.

Administrative Expenses

Administrative expenses include the City, Administrator, custodian, and contingency fees. As shown in Table II-L-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$50,000.

**Table II-L-2**  
**Phase #2 Improvements**  
**Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$40,500
Custodian	\$2,750
Contingency	\$550
<b>Total</b>	<b>\$50,000</b>

Available Administrative Expense Account

As of May 31, 2025, there are no funds available in the Administrative Expense Fund to reduce the Phase #2 Improvements 2025-26 Annual Installment.

**M. ANNUAL INSTALLMENTS PER UNIT – PHASE #2 IMPROVEMENTS**

According to the Updated Service and Assessment Plan, 387 units representing 296.47 total Equivalent Units are estimated to be built within Phase #2 of the PID. According to Trustee records, no Lots have prepaid their Phase #2 Assessment in full. As a result, the outstanding Phase #2 Equivalent Units remain unchanged at 296.47. The Annual Installment due to be collected per Equivalent Unit for Phase #2 of the PID for 2025-2026 is shown in Table II-M-1 on the following page.

**Table II-M-1**  
**Annual Installment Per Equivalent Unit – Phase #2 Improvements**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$235,000.00	\$792.66
Interest	\$1,276,887.00	\$4,306.97
Administrative Expenses	\$50,000.00	\$168.65
<b>Total</b>	<b>\$1,561,887.00</b>	<b>\$5,268.28</b>

1 – Refer to Table II-L-1 of this report for additional budget details.

2 – Based on the current outstanding 296.47 Equivalent Units.

The Annual Installment due to be collected from each land use class in Phase #2 for 2025-26 is shown in Table II-M-2 below.

**Table II-M-2**  
**Annual Installment Per Equivalent Unit – Phase #2 Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Land Use Class<sup>1</sup></b>
Lot Type 1 (74 Ft Lot)	\$5,268.28	1.00	\$5,268.28
Lot Type 2 (60 Ft Lot)	\$5,268.28	0.81	\$4,272.33
Lot Type 3 (50 Ft Lot)	\$5,268.28	0.68	\$3,560.28
Lot Type 4 (40 Ft Lot)	\$5,268.28	0.54	\$2,848.22

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed.

## **N. BOND REDEMPTION RELATED UPDATES**

### **Phase #1 Bonds**

The Phase #1 Bonds were issued in 2021. Pursuant to Section 4.3 (a) of each respective Indenture, the City reserves the right and option to redeem the Phase #1 Bonds maturing on or after September 1, 2041, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market

conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

### Major Improvement Bonds

The Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Major Improvement Bonds, the City reserves the right and option to redeem the Major Improvement Bonds maturing on or after September 1, 2041, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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### ***III. UPDATE OF THE ASSESSMENT PLAN***

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

As shown in the Service and Assessment Plan adopted by the City Council on November 9, 2021, the following estimated Lot Types and corresponding Equivalent Units were anticipated to be developed in Phase #1 of the PID.

**Table III-A-1  
Phase #1 Original Estimated Equivalent Units**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (74 Ft Lot)	-	1.00	-
Lot Type 2 (60 Ft Lot)	100	0.88	88.00
Lot Type 3 (50 Ft Lot)	132	0.76	100.32
Lot Type 4 (40 Ft Lot)	126	0.68	85.68
<b>Total Equivalent Units</b>	<b>358</b>		<b>274.00</b>

The above Equivalent Unit totals were used to calculate the Phase #1 Maximum Assessments Per Unit amounts shown below.

Lot Type 2 (60 Ft) - \$45,737.73

Lot Type 3 (50 Ft) - \$39,500.77

Lot Type 4 (40 Ft) - \$35,342.79

According to the final Phase #1 plat filed with Collin Central Appraisal District on February 16, 2023, and information provided by the Developer on June 6, 2023, the actual Lot Type count resulted in a change in the total Equivalent Units from the original estimates. See Table III-A-2 on the following page for the updated actual Lot Type and Equivalent Unit amounts in Phase #1 of the PID.

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**Table III-A-2**  
**Phase #1 Actual Equivalent Units**

<b>Lot Type</b>	<b>Actual No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (74 Ft Lot)	-	1.00	-
Lot Type 2 (60 Ft Lot)	97	0.88	85.36
Lot Type 3 (50 Ft Lot)	135	0.76	102.60
Lot Type 4 (40 Ft Lot)	126	0.68	85.68
<b>Total Equivalent Units</b>	<b>358</b>		<b>273.64</b>

As shown in Table III-A-2 above, the total actual Equivalent Units in Phase #1 of the PID have decreased from the original amount, resulting in an increase in the Phase #1 Maximum Assessments Per Unit. Below are the updated Phase #1 Maximum Assessments Per Unit.

Lot Type 2 (60 Ft) - \$45,797.91  
 Lot Type 3 (50 Ft) - \$39,552.74  
 Lot Type 4 (40 Ft) - \$35,389.29

As shown in the Service and Assessment Plan adopted by the City Council on June 10, 2025, the following estimated Lot Types and corresponding Equivalent Units were anticipated to be developed in Phase #2 of the PID.

**Table III-A-1**  
**Phase #2 Original Estimated Equivalent Units**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (74 Ft Lot)	84	1.00	84
Lot Type 2 (60 Ft Lot)	114	0.81	92.45
Lot Type 3 (50 Ft Lot)	132	0.68	89.20
Lot Type 4 (40 Ft Lot)	57	0.54	30.82
<b>Total Equivalent Units</b>	<b>358</b>		<b>296.47</b>

The above Equivalent Unit totals were used to calculate the Phase #2 Maximum Assessments Per Unit amounts shown below.

Lot Type 1 (74 Ft) - \$82,270.10  
 Lot Type 2 (60 Ft) - \$66,717.27  
 Lot Type 3 (50 Ft) - \$55,597.72  
 Lot Type 4 (40 Ft) - \$44,478.18

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## ***IV. UPDATE OF THE ASSESSMENT ROLL***

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Pursuant to the Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

The summary Assessment Rolls for Phase #1 Parcels are shown in Appendix B-1 and B-2. The summary Assessment Rolls for the Major Improvement Area are shown in Appendix C-1 and C-2. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

### **A. PARCEL UPDATES**

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

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

Where the terms have the following meanings:

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

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

According to CCAD records, the Phase #1 Parcel 2122461 was subdivided into 358 residential lots in 2023. The Phase #1 Assessments for Parcel 2122461 were allocated to the 358 residential lots as shown in the 2023-24 Annual Service Plan Update.

## **B. PREPAYMENT OF ASSESSMENTS**

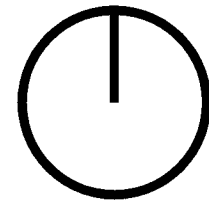
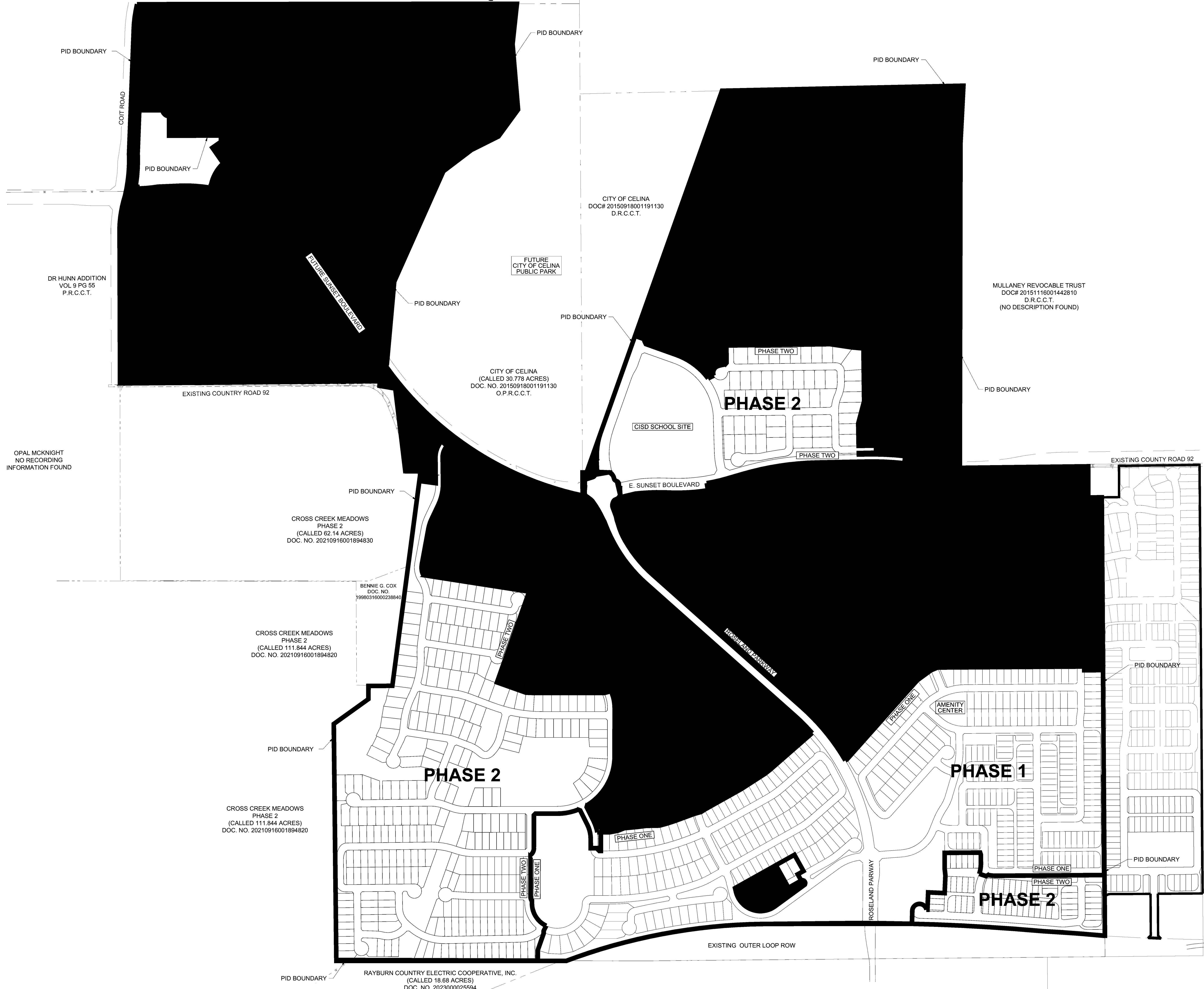
There have been no Assessment prepayments as of June 30, 2025.

The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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**APPENDIX A**  
**MAP OF THE PID**



GRAPHIC SCALE IN FEET  
0 150 300 600  
1"=300' @ 24x36

#### LEGEND

	MAJOR IMPROVEMENT AREA
	PHASE 1 AREA
	PHASE 2 AREA

#### THE PARKS AT WILSON CREEK PID AREA TABLE

DESCRIPTION	AREA
REMAINING MAJOR IMPROVEMENT AREA	403.801 AC
PHASE 1	109.157 AC
PHASE 2	133.904 AC
BOUNDARY ADJUSTMENTS	0.105 AC
PID DEEDED AREA	646.967 AC

#### THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT EXHIBIT

**APPENDIX B-1**  
**PHASE #1 UPDATED SOURCES AND USES**

**Phase #1 Sources and Uses**  
2025-26

<b>Sources of Funds</b>	<b>Initial Estimated Budget<sup>1</sup></b>	<b>Budget Revisions</b>	<b>Updated Budget</b>	<b>Spent to Date</b>	<b>Remaining to Draw</b>
Phase #1 Bond Par Amount	\$7,373,000	\$0	\$7,373,000	\$7,373,000	\$0
Phase #1 Bond Premium	\$77,396	\$0	\$77,396	\$77,396	\$0
Assessments	\$6,868,067	\$0	\$6,868,067	\$6,875,708	(\$7,641)
Other Funding Sources	\$7,641	\$0	\$7,641	\$0	\$7,641
<b>Total Sources</b>	<b>\$14,326,104</b>	<b>\$0</b>	<b>\$14,326,104</b>	<b>\$14,326,104</b>	<b>\$0</b>
<b>Uses of Funds</b>					
<u>Major Improvements:</u>					
Road Improvements	\$1,083,007	\$0	\$1,083,007	\$1,083,007	\$0
Water Improvements	\$106,023	\$0	\$106,023	\$106,023	\$0
Sanitary Sewer Improvements	\$136,051	\$0	\$136,051	\$136,051	\$0
Storm Drainage Improvements	\$203,191	\$0	\$203,191	\$203,191	\$0
Other Soft and Miscellaneous Costs	\$269,695	\$0	\$269,695	\$269,695	\$0
<i>Subtotal: Major Improvements</i>	<i>\$1,797,967</i>	<i>\$0</i>	<i>\$1,797,967</i>	<i>\$1,797,967</i>	<i>\$0</i>
<u>Additional Major Improvements:</u>					
Road Improvements	\$1,348,642	\$0	\$1,348,642	\$1,348,642	\$0
Water Improvements	\$128,107	\$0	\$128,107	\$128,107	\$0
Sanitary Sewer Improvements	\$67,371	\$0	\$67,371	\$67,371	\$0
Storm Drainage Improvements	\$489,221	\$0	\$489,221	\$489,221	\$0
Other Soft and Miscellaneous Costs	\$293,709	\$0	\$293,709	\$293,709	\$0
<i>Subtotal: Additional Major Improvements</i>	<i>\$2,327,050</i>	<i>\$0</i>	<i>\$2,327,050</i>	<i>\$2,327,050</i>	<i>\$0</i>
<u>Phase #1 Improvements</u>					
Road Improvements	\$3,769,188	\$0	\$3,769,188	\$3,769,188	\$0
Water Improvements	\$1,303,352	\$0	\$1,303,352	\$1,303,352	\$0
Sanitary Sewer Improvements	\$979,387	\$0	\$979,387	\$979,387	\$0
Storm Drainage Improvements	\$1,021,742	\$0	\$1,021,742	\$1,021,742	\$0
Other Soft and Miscellaneous Costs	\$1,580,567	\$0	\$1,580,567	\$1,580,567	\$0
<i>Subtotal: Phase #1 Improvements</i>	<i>\$8,654,236</i>	<i>\$0</i>	<i>\$8,654,236</i>	<i>\$8,654,236</i>	<i>\$0</i>
<u>Bond Issuance Costs:</u>					
Cost of Issuance	\$387,043	\$0	\$387,043	\$387,043	\$0
Capitalized interest	\$467,658	\$0	\$467,658	\$467,658	\$0
Reserve Fund	\$440,960	\$0	\$440,960	\$440,960	\$0
Administrative Expense	\$30,000	\$0	\$30,000	\$30,000	\$0
Underwriters Discount	\$221,190	\$0	\$221,190	\$221,190	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,546,851</i>	<i>\$0</i>	<i>\$1,546,851</i>	<i>\$1,546,851</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$14,326,104</b>	<b>\$0</b>	<b>\$14,326,104</b>	<b>\$14,326,104</b>	<b>\$0</b>

**APPENDIX B-2**  
**MAJOR IMPROVEMENT UPDATED SOURCES AND USES**

**Major Improvement Area Sources and Uses**  
2025-26

<b>Sources of Funds</b>	<b>Initial Estimated Budget<sup>1</sup></b>	<b>Budget Revisions</b>	<b>Updated Budget</b>	<b>Spent to Date</b>	<b>Remaining to Draw</b>
Par Amount	\$12,604,000		\$12,604,000	\$12,603,989	\$11
Assessments	\$12,780,092		\$12,780,092	\$0	\$12,780,092
Other Funding Sources	\$41,965		\$41,965	\$41,965	\$0
<b>Total Sources</b>	<b>\$25,426,057</b>	<b>\$0</b>	<b>\$25,426,057</b>	<b>\$12,645,954</b>	<b>\$12,780,103</b>
<b>Uses of Funds</b>					
<u><b>Major Improvements:</b></u>					
Road Improvements	\$5,947,842	\$0	\$5,947,842	\$5,694,977	\$252,865
Water Improvements	\$582,275		\$582,275	\$82,275	\$0
Sanitary Sewer Improvements	\$747,186		\$747,186	\$747,186	\$0
Storm Drainage Improvements	\$1,115,920		\$1,115,920	\$2,022,927	(\$907,007)
Other Soft and Miscellaneous Costs	\$1,481,159		\$1,481,159	\$827,028	\$654,131
<i>Subtotal: Major Improvements</i>	<i>\$9,874,382</i>	<i>\$0</i>	<i>\$9,874,382</i>	<i>\$9,874,393</i>	<i>(\$11)</i>
<u><b>Additional Major Improvements:</b></u>					
Road Improvements	\$7,406,701		\$7,406,701	\$0	\$7,406,701
Water Improvements	\$703,561		\$703,561	\$0	\$703,561
Sanitary Sewer Improvements	\$369,998		\$369,998	\$0	\$369,998
Storm Drainage Improvements	\$2,686,789		\$2,686,789	\$0	\$2,686,789
Other Soft and Miscellaneous Costs	\$1,613,043		\$1,613,043	\$0	\$1,613,043
<i>Subtotal: Additional Major Improvements</i>	<i>\$12,780,092</i>	<i>\$0</i>	<i>\$12,780,092</i>	<i>\$0</i>	<i>\$12,780,092</i>
<u><b>Bond Issuance Costs:</b></u>					
Cost of Issuance	\$606,031		\$606,031	\$606,031	\$0
Capitalized interest	\$940,242		\$940,242	\$940,242	\$0
Reserve Fund	\$817,190		\$817,190	\$817,190	\$0
Administrative Expense	\$30,000		\$30,000	\$30,000	\$0
Underwriters Discount	\$378,120		\$378,120	\$378,120	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$2,771,583</i>	<i>\$0</i>	<i>\$2,771,583</i>	<i>\$2,771,583</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$38,206,149</b>	<b>\$0</b>	<b>\$25,426,057</b>	<b>\$12,645,976</b>	<b>\$12,780,081</b>

**APPENDIX B-3**  
**PHASE #2 UPDATED SOURCES AND USES**

Phase #2 Sources and Uses  
2025-26

Sources of Funds	Initial Estimated Budget <sup>1</sup>	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Par Amount	\$0		\$0		\$0
Assessments	\$19,524,266		\$19,524,266		\$19,524,266
Other Funding Sources	\$0		\$0		\$0
<b>Total Sources</b>	<b>\$19,524,266</b>	<b>\$0</b>	<b>\$19,524,266</b>	<b>\$0</b>	<b>\$19,524,266</b>
<b>Uses of Funds</b>					
<u>Phase #2 Improvements:</u>					
Road Improvements	\$7,013,904		\$7,013,904	\$5,694,977	\$1,318,927
Water Improvements	\$2,430,168		\$2,430,168	2,430,168	\$0
Sanitary Sewer Improvements	\$2,283,594		\$2,283,594	\$747,186	\$1,536,408
Storm Drainage Improvements	\$2,807,145		\$2,807,145	\$2,022,927	\$784,218
Other Soft and Miscellaneous Costs	\$4,939,455		\$4,939,455	\$827,028	\$4,112,427
<i>Subtotal: Major Improvements</i>	<i>\$19,474,266</i>	<i>\$0</i>	<i>\$19,474,266</i>	<i>\$11,722,286</i>	<i>\$7,751,980</i>
<u>Assessment Levy Related Costs:</u>					
Administrative Expense	\$50,000		\$50,000	\$30,000	\$20,000
<i>Subtotal: Bond Issuance Costs</i>	<i>\$50,000</i>	<i>\$0</i>	<i>\$50,000</i>	<i>\$30,000</i>	<i>\$20,000</i>
<b>Total Uses</b>	<b>\$19,524,266</b>	<b>\$0</b>	<b>\$19,524,266</b>	<b>\$11,752,286</b>	<b>\$7,771,980</b>



**APPENDIX C-1**  
**PHASE #1 IMPROVEMENTS AND INITIAL MAJOR IMPROVEMENTS**  
**ASSESSMENT ROLL SUMMARY – 2025-26**

Assessment Roll Summary - Phase #1  
2025-26

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2874878	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874880	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874881	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874882	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874883	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874884	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874885	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874886	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874887	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874888	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874889	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874890	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874891	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874892	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874893	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874894	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874895	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874896	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874897	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874898	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874899	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874900	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874901	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874902	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874903	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874904	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874905	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874906	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874907	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874908	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874909	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874910	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874911	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874912	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874913	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874914	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874915	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874916	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874917	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874918	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874919	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874920	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874921	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874922	50'	3	0.76	\$31,484	\$724.89	\$1,246.41	\$97.92	\$106.63	\$2,175.84
2874923	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2874924	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2874925	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874927	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874928	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874929	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874930	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874931	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874932	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874933	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874934	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874935	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874936	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874937	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874938	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874939	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874940	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874941	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874942	40'	4	0.34	\$14,085	\$324.29	\$557.60	\$43.80	\$47.70	\$973.40
2921912	40'	4	0.34	<b>\$14,085</b>	<b>\$324.29</b>	<b>\$557.60</b>	<b>\$43.80</b>	<b>\$47.70</b>	<b>\$973.40</b>
2874943	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874944	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81
2874945	40'	4	0.68	\$28,170	\$648.59	\$1,115.21	\$87.61	\$95.40	\$1,946.81

**Assessment Roll Summary - Phase #1**  
**2025-26**

[illegible]

E-1-3

**Assessment Roll Summary - Phase #1**  
**2025-26**

[illegible]



**APPENDIX C-2**  
**PHASE #1'S SHARE OF THE ADDITIONAL MAJOR IMPROVEMENTS**  
**ASSESSMENT ROLL SUMMARY – 2025-26**

Assessment Roll Summary - Phase #1 Additional Major Improvements  
2025-26

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
2874878	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874880	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874881	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874882	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874883	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874884	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874885	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874886	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874887	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874888	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874889	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874890	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874891	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874892	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874893	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874894	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874895	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874896	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874897	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874898	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874899	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874900	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874901	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874902	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874903	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874904	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874905	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874906	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874907	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874908	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874909	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874910	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874911	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874912	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874913	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874914	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874915	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874916	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874917	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874918	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874919	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874920	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874921	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874922	50'	3	0.76	\$6,085	\$136.09	\$282.36	\$44.21	\$462.66
2874923	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2874924	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2874925	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874927	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874928	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874929	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874930	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874931	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874932	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874933	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874934	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874935	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874936	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874937	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874938	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874939	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874940	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874941	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874942	40'	4	0.34	\$2,722	\$60.88	\$126.32	\$19.78	\$206.98
2921912	40'	4	0.34	<b>\$2,722</b>	<b>\$60.88</b>	<b>\$126.32</b>	<b>\$19.78</b>	<b>\$206.98</b>
2874943	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874944	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2874945	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96





E-1-3



**Assessment Roll Summary - Phase #1 Additional Major Improvements**  
**2025-26**

2919367	60'	2	0.44	\$3,523	\$78.79	\$163.47	\$25.60	\$267.86
2875199	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875200	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875201	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875202	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875203	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875204	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875205	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875206	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875207	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875208	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875209	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875210	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875211	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875212	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875213	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875214	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875215	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875216	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875217	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875218	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2875219	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2875220	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875221	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875222	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875223	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875224	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875225	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875226	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875227	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875228	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875229	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875230	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875231	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875232	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875233	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875234	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875235	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875236	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875237	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875238	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875239	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875240	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875241	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875242	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875243	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875244	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875245	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875246	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875247	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2875248	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2875249	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875251	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875252	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875253	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875254	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875255	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875256	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875257	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875258	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875259	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875260	60'	2	0.88	\$7,046	\$157.58	\$326.94	\$51.19	\$535.71
2875261	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2875262	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2875263	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2875264	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2875265	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2875266	40'	4	0.68	\$5,445	\$121.77	\$252.64	\$39.56	\$413.96
2875267	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2875268	0	Non-Assessed	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
			<b>273.64</b>	<b>\$2,191,050</b>	<b>\$49,000.00</b>	<b>\$101,664.73</b>	<b>\$15,918.12</b>	<b>\$166,582.85</b>

**APPENDIX D-1**  
**MAJOR IMPROVEMENT AREA INITIAL MAJOR IMPROVEMENTS ASSESSMENT**  
**ROLL SUMMARY – 2025-26**

Assessment Roll Summary - Initial Major Improvements  
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2122461				251.80	\$2,028,574	\$42,851.30	\$85,446.92	\$10,142.87	\$5,435.58	\$143,876.68
1013600				199.89	\$1,610,361	\$34,017.04	\$67,831.10	\$8,051.81	\$4,314.98	\$114,214.92
1005334				54.89	\$442,211	\$9,341.21	\$18,626.68	\$2,211.06	\$1,184.91	\$31,363.86
2696795				221.29	\$1,782,721	\$37,657.94	\$75,091.19	\$8,913.61	\$4,776.82	\$126,439.56
2696794				235.38	\$1,896,251	\$40,056.13	\$79,873.25	\$9,481.25	\$5,081.02	\$134,491.65
2896060	1,778	74,60,50,40	Various	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2929484				19.41	\$156,395	\$3,303.66	\$6,587.61	\$781.97	\$419.06	\$11,092.31
2929480				177.93	\$1,433,433	\$30,279.63	\$60,378.59	\$7,167.16	\$3,840.90	\$101,666.28
2929482				17.42	\$140,333	\$2,964.36	\$5,911.04	\$701.66	\$376.02	\$9,953.09
2929481				35.93	\$289,486	\$6,115.06	\$12,193.63	\$1,447.43	\$775.68	\$20,531.80
2929485				24.43	\$196,806	\$4,157.30	\$8,289.79	\$984.03	\$527.34	\$13,958.45
2696793				265.93	\$2,142,429	\$45,256.37	\$90,242.70	\$10,712.15	\$5,740.66	\$151,951.87
	<b>1,778</b>			<b>1504.30</b>	<b>\$12,119,000</b>	<b>\$256,000.00</b>	<b>\$510,472.50</b>	<b>\$60,595.00</b>	<b>\$32,472.96</b>	<b>\$859,540.46</b>

**APPENDIX D-2**  
**MAJOR IMPROVEMENT AREA ADDITIONAL MAJOR IMPROVEMENTS**  
**ASSESSMENT ROLL SUMMARY – 2025-26**

Assessment Roll Summary - Additional Major Improvements  
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
2122461				251.80	\$2,022,731	\$42,349.14	\$93,854.71	\$2,664.50	\$138,868.35
1013600				199.89	\$1,605,723	\$33,618.40	\$74,505.53	\$2,115.18	\$110,239.12
1005334				54.89	\$440,938	\$9,231.74	\$20,459.51	\$580.84	\$30,272.09
2696795				221.29	\$1,777,586	\$37,216.64	\$82,480.00	\$2,341.58	\$122,038.21
2696794				235.38	\$1,890,789	\$39,586.72	\$87,732.60	\$2,490.70	\$129,810.01
2896060				0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2929484	1,778	74,60,50,40	Various	19.41	\$155,944	\$3,264.95	\$7,235.82	\$205.42	\$10,706.19
2929480				177.93	\$1,429,304	\$29,924.79	\$66,319.71	\$1,882.79	\$98,127.29
2929482				17.42	\$139,928	\$2,929.63	\$6,492.67	\$184.32	\$9,606.62
2929481				35.93	\$288,652	\$6,043.40	\$13,393.46	\$380.24	\$19,817.09
2929485				24.43	\$196,239	\$4,108.58	\$9,105.48	\$258.50	\$13,472.56
2696793				265.93	\$2,136,258	\$44,726.02	\$99,122.38	\$2,814.05	\$146,662.44
	<b>1,778</b>			<b>1504.30</b>	<b>\$12,084,092</b>	<b>\$253,000.00</b>	<b>\$560,701.86</b>	<b>\$15,918.12</b>	<b>\$829,619.98</b>



**APPENDIX E**  
**PHASE #2 ASSESSMENT ROLL SUMMARY – 2025-26**

Assessment Roll Summary - Phase #2  
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
2122461	387	40,50,60,74	Various	29.20	\$1,923,121	\$5,229.13	\$125,772.11	\$4,924.95	\$153,844.33
1005334				60.82	\$4,005,629	\$10,891.64	\$261,968.13	\$10,258.08	\$320,439.18
2896060				0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2696793				206.44	\$13,595,516	\$36,967.34	\$889,146.75	\$34,816.97	\$1,087,603.49
	<b>387</b>			<b>296.47</b>	<b>\$19,524,266</b>	<b>\$53,088.10</b>	<b>\$1,276,887.00</b>	<b>\$50,000.00</b>	<b>\$1,561,887.00</b>

**APPENDIX F**  
**PID ASSESSMENT NOTICE**

**Appendix F**

**Form of Homebuyer Disclosure**

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Parks at Wilson Creek 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. The exact amount of each annual installment will be approved each year by the 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.

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.

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: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000102817

eRecording - Real Property

ORDINANCE

Recorded On: August 14, 2025 08:20 AM

Number of Pages: 62

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**" Examined and Charged as Follows: "**

Total Recording: \$265.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000102817  
Receipt Number: 20250813000669  
Recorded Date/Time: August 14, 2025 08:20 AM  
User: Michelle K  
Station: cck051

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

