

ORDINANCE NO. 2025-53

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE NORTH SKY 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 June 8, 2021, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2021-39R establishing the North Sky 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 Improvement Area #1 the PID, pursuant to Ordinance No. 2023-13 which ordinance also approved the North Sky Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of February 14, 2023 (the “Service and Assessment Plan and Improvement Area #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. 2023-14 which ordinance also approved the North Sky Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of February 14, 2023 (the “Service and Assessment Plan and Major Improvement Area Assessment Roll”) [and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, the “Service and Assessment Plan and Assessment Rolls”] ; and

WHEREAS, the 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 Improvement Area #1 and the Major Improvement Area Assessment Rolls attached thereto, update the 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 Roll 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 North Sky Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

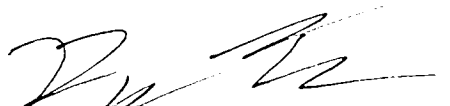
SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the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

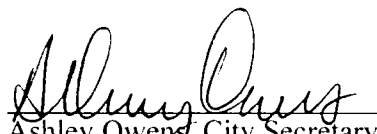
DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 12th day of August 2025.

CITY OF CELINA

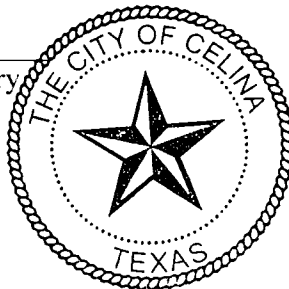


Ryan Tubbs, Mayor

ATTEST:



Ashley Owens, City Secretary



**NORTH SKY
PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
2025-26**

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

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

NORTH SKY PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The North Sky Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2021-39R of the City Council on June 8, 2021 to finance certain public improvement projects for the benefit of the property in the PID.

On February 14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Improvement Area #1 Project) (the “Series 2023 Improvement Area #1 Bonds”) in the aggregate principal amount of \$6,715,000, and reimbursement obligations for the Improvement Area #1 Reimbursement Agreement (the “Improvement Area #1 Reimbursement Agreement”) in the aggregate principal amount of \$6,050,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the Improvement Area #1. Both the Series 2023 Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement are secured by the Improvement Area #1 Assessments (the “Phase #1 Assessments”).

Additionally on February 14, 2023, the City approved issuance of the City of Celina Texas Special Assessment Revenue Bonds Series 2023 (North Sky Public Improvement District Major Improvement Area Project) (the “Major Improvement Area Bonds”) in the aggregate principal amount of \$3,452,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the Major Improvement Area of the PID. The Major Improvement Area Bonds are secured by the Major Improvement Area Assessments.

On October 8, 2024, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (North Sky Public Improvement District Improvement Area #1B Project) (the “Series 2024 Improvement Area #1 Bonds”) in the aggregate principal amount of \$5,965,000 to fully reimburse the Developer for the unpaid balance of the Improvement Area #1 Reimbursement Agreement.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On October 8, 2024, the City approved an amended and restated Service and Assessment plan pursuant to Ordinance No. 2024-96 in accordance with the issuance of the Series 2024 Improvement Area #1 Bonds (the “Amended and Restated Service and Assessment Plan”). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls 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 D 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 purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller 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 Amended and Restated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan approved on October 8, 2024, the total estimated costs of Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, were equal to \$13,363,660. According to the Developer, the estimated costs of Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, subsequently increased to \$14,453,880. According to the most recent update provided by the Developer, the Actual Costs of the Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, spent to date are equal to \$14,453,880.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Improvements (2) establish the PID, and (3) issue the Improvement Area #1 Bonds.

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Table II-A-1
Improvement Area #1 Sources and Uses of Funds

IA #1 Sources of Funds	Series 2023 Improvement Area #1 Bonds	Series 2024 Improvement Area #1 Bonds	Budget Revisions²	Updated Budget²	Amount Spent to Date³	Amount Needed to Complete
Par amount	\$6,715,000	\$5,965,000	\$0	\$12,680,000	\$12,680,000	\$0
Assessment paid under the IA #1 Reimbursement Agreement	\$0	\$85,000	\$0	\$85,000	\$85,000	\$0
Other funding sources	\$0	\$2,675,973	\$1,090,220	\$3,766,193	\$3,766,193	\$0
Total Sources	\$6,715,000	\$8,725,973	\$1,090,220	\$16,531,193	\$16,531,193	\$0
Uses of Funds						
<u><i>Improvement Area #1</i></u>						
Road Improvements	\$1,829,717	\$2,604,763	\$464,598	\$4,899,079	\$4,899,079	\$0
Water Improvements	\$779,960	\$1,110,342	\$932,499	\$2,822,801	\$2,822,801	\$0
Sanitary Sewer Improvements	\$504,541	\$718,259	(\$183,040)	\$1,039,760	\$1,039,760	\$0
Storm Drainage Improvements	\$866,263	\$1,233,201	\$1,173,920	\$3,273,384	\$3,273,384	\$0
Other Soft and Miscellaneous	\$687,990	\$1,131,688	(\$209,651)	\$1,610,027	\$1,610,027	\$0
Costs						
<i>Subtotal: Improvement Area #1</i>	<i>\$4,668,471</i>	<i>\$6,798,254</i>	<i>\$2,178,326</i>	<i>\$13,645,051</i>	<i>\$13,645,051</i>	<i>\$0</i>
<u><i>Major Improvement Area</i></u>						
Road Improvements	\$247,843	\$352,826	(\$416,989)	\$183,680	\$183,680	\$0
Water Improvements	\$56,055	\$79,799	\$110,508	\$246,362	\$246,362	\$0
Offsite Sanitary Sewer Improvements	\$237,323	\$337,850	(\$418,910)	\$156,263	\$156,263	\$0
Storm Drainage Improvements	\$91,881	\$130,800	(\$14,807)	\$207,874	\$207,874	\$0
Other Soft and Miscellaneous	\$130,284	\$232,273	(\$347,908)	\$14,649	\$14,649	\$0
Costs						
<i>Subtotal: Major Improvement Area</i>	<i>\$763,386</i>	<i>\$1,133,549</i>	<i>(\$1,088,106)</i>	<i>\$808,829</i>	<i>\$808,828</i>	<i>\$0</i>
<u><i>Bond Issuance Costs</i></u>						
Debt Service Reserve Fund	\$471,303	\$210,500	\$0	\$681,803	\$681,803	\$0
Administrative Expense Fund	\$50,000	\$0	\$0	\$50,000	\$50,000	\$0
Capitalized Interest Account	\$172,076	\$0	\$0	\$172,076	\$172,076	\$0
Cost of Issuance Account	\$388,315	\$385,306	\$0	\$773,621	\$773,621	\$0
Underwriters Discount	\$201,450	\$178,950	\$0	\$380,400	\$380,400	\$0
Original Issue Discount related to the Series 2024 Improvement Area #1 Bonds	\$0	\$19,415	\$0	\$19,415	\$19,415	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,283,143</i>	<i>\$794,171</i>	<i>\$0</i>	<i>\$2,077,315</i>	<i>\$2,077,315</i>	<i>\$0</i>
Total Uses	\$6,715,000	\$8,725,973	\$1,090,220	\$16,531,193	\$16,531,193	\$0

1 - According to the Amended and Restated Service and Assessment Plan adopted on October 8, 2024.

2 - According to the Developer as of October 8, 2024. The budget increase is to be funded with interest earnings from the Project Fund.

3 - Based on Requisition #10 approved by the City on August 13, 2024, and information provided for the Amended and Restated Service and Assessment Plan Approved on October 8, 2024.

Major Improvement Area Sources and Uses

The current total estimated costs of the Major Improvement Area are equal to \$2,682,131, which remain the same as the budget estimates included in the Amended and Restated Service and Assessment Plan. According to the Developer, the estimated costs of the Major Improvements increased to \$2,757,403. According to Requisition #10 approved by the City on August 13, 2024 the actual costs of the Major Improvement spent to date are equal to \$1,559,640.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Major Improvement Area (2) establish the PID, and (3) issue the Major Improvement Area Bonds.

Table II-A-2
Major Improvement Area Sources and Uses of Funds

MIA Sources of Funds	Initial Estimated Budget¹	Budget Revisions²	Updated Budget²	Amount Spent to Date³	Amount Needed to Complete
Par amount	\$3,452,000	\$0	\$3,452,000	\$2,329,507	\$1,122,493
Other funding sources	\$0	\$0	\$0	\$0	\$0
Total Sources	\$3,452,000	\$0	\$3,452,000	\$2,329,507	\$1,122,493
Uses of Funds					
<u>Major Improvement Area Projects</u>					
Road Improvements	\$870,788	\$0	\$870,788	\$270,218	\$600,571
Water Improvements	\$196,946	\$0	\$196,946	\$177,251	\$19,695
Sanitary Sewer Improvements	\$833,827	\$0	\$833,827	\$750,444	\$83,383
Drainage Improvements	\$322,820	\$0	\$322,820	\$288,861	\$33,959
Soft and miscellaneous costs	\$457,750	\$0	\$457,750	\$72,865	\$384,885
<i>Subtotal: Authorized Improvements</i>	<i>\$2,682,133</i>	<i>\$0</i>	<i>\$2,682,133</i>	<i>\$1,559,640</i>	<i>\$1,122,493</i>
<u>Bond Issuance Costs</u>					
Debt Service Reserve Fund	\$263,773	\$0	\$263,773	\$263,773	\$0
Administrative Expense Fund	\$50,000	\$0	\$50,000	\$50,000	\$0
Capitalized Interest Account	\$98,314	\$0	\$98,314	\$98,314	\$0
Cost of Issuance Account	\$254,221	\$0	\$254,221	\$254,221	\$0
Underwriters Discount	\$103,560	\$0	\$103,560	\$103,560	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$769,867</i>	<i>\$0</i>	<i>\$769,867</i>	<i>\$769,867</i>	<i>\$0</i>
Total Uses	\$3,452,000	\$0	\$3,452,000	\$2,329,507	\$1,122,493

1 - According to the original Amended and Restated Service and Assessment Plan adopted on October 8, 2024.

2 - According to the Developer as of October 8, 2024. The budget increase is to be funded with interest earnings from the Project Fund.

3 - According to Requisition #10 approved by the City on August 13, 2024.

B. FIVE YEAR SERVICE PLAN

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 anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2023-2031

Assessment Year Ending 09/01¹	Improvement Area #1 Projected Annual Installments	Major Improvement Area Projected Annual Installments
2023-25	\$2,155,786	\$646,239
2026	\$980,010	\$317,750
2027	\$984,913	\$332,479
2028	\$984,916	\$332,068
2029	\$986,458	\$331,571
2030	\$985,451	\$331,988
2031	\$985,984	\$332,267
Total	\$8,063,519	\$2,624,361

1 - Assessment years ending 2023 and 2026 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest credits. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

According to the City, 239 building permits have been issued for the PID as of June 1, 2025, representing 74.22 percent of the Improvement Area #1 Assessments. As of the same date, 31 certificates of occupancy have been issued for the Improvement Area #1 Assessments of the PID.

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

Table II-C-1
Completed Homes

Status	Cumulative as of September 30, 2024	Cumulative as of June 1, 2025¹
Completed Homes	0	31

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

According to the City, 0 building permits have been issued for the Major Improvement Area PID as of June 1, 2025. As of the same date, 0 certificates of occupancy have been issued for the Major Improvement Area of the PID.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2025-26

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 Improvement Area #1 Bonds of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rates on the Improvement Area #1 Bonds commencing with the issuance of the Series 2024 Improvement Area #1 Bonds. The effective interest rate on the Series 2023 Improvement Area #1 Bonds is 5.40 percent and the interest rate applicable to the Series 2024 Improvement Area #1 Bonds is 5.03 percent for 2025-26. 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 Series 2023 Improvement Area #1 Bonds and Series 2024 Improvement Area #1 Bonds (5.40 percent and 5.03 percent, respectively) 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 Amended and Restated 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 Amended and Restated 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 Series 2023 Improvement Area #1 Bonds and Series 2024 Improvement Area #1 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 Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Improvement Area #1 Annual Installments
to be Collected for 2025-26

	Series 2023 Improvement Area #1 Bonds	Series 2024 Improvement Area #1 Bonds	Total
Interest payment on March 1, 2026	\$175,114	\$146,104	\$321,218
Interest payment on September 1, 2026	\$175,114	\$146,104	\$321,218
Principal payment on September 1, 2026	\$121,000	\$102,000	\$223,000
<i>Subtotal debt service</i>	<i>\$471,228</i>	<i>\$394,208</i>	<i>\$865,435</i>
Administrative expenses	\$27,981	\$25,079	\$53,060
Excess interest for Additional Interest Reserve	\$32,440	\$29,075	\$61,515
<i>Subtotal Expenses</i>	<i>\$531,649</i>	<i>\$448,361</i>	<i>\$980,010</i>
Available reserve fund income	\$0	\$0	\$0
Available capitalized interest account	\$0	\$0	\$0
Available administrative expense account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Annual Installments	\$531,649	\$448,361	\$980,010

Debt Service Payments

Annual Installments to be collected for principal and interest include the Series 2023 Improvement Area #1 Bonds' interest due on March 1, 2026 in the amount of \$175,114 and on September 1, 2026 in the amount of \$175,114, which equal interest on the outstanding Series 2023 Improvement Area #1 Bonds' Assessments balance of \$6,488,000 for six months each and an effective interest rate of 5.40 percent. Series 2023 Improvement Area #1 Bonds Annual Installments to be collected include a principal amount of \$121,000 due on September 1, 2026. As a result, total Annual Installments to be collected for the Series 2023 Improvement Area #1 Bonds' principal and interest in 2025-26 is equal to \$471,228.

Additionally, Annual Installments to be collected for principal and interest include Series 2024 Improvement Area #1 Bonds' interest due on March 1, 2026 in the amount of \$146,104 and on September 1, 2026 in the amount of \$146,104, which equal interest on the outstanding Series 2024 Improvement Area #1 Bonds' Assessments balance of \$5,815,000 for six months each at an effective interest rate of 5.03 percent. Series 2024 Improvement Area #1 Bonds Annual Installments to be collected include a principal amount of \$102,000 due on September 1, 2026. As

a result, total Annual Installments to be collected for Series 2024 Improvement Area #1B Bonds principal and interest in 2025-26 is equal to \$394,208.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total Improvement Area #1 administrative expenses to be collected for 2025-26 are estimated to be \$53,060.

Table II-D-2
Improvement Area #1 Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$6,200
PID Administrator	\$37,772
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$588
Total	\$53,060

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$61,515, which equals 0.5 percent interest on the outstanding Improvement Area #1 Bonds Assessments balance of \$12,303,000.

Available Reserve Fund Income

As of May 31, 2025, the balance in the Reserve Fund was \$700,933, which includes the Bond Reserve Requirement of \$681,803 and an excess balance of \$19,131. Such excess balance may be used to pay debt service on September 1, 2025. As a result, there are no excess Reserve Fund amounts available to reduce the Improvement Area #1 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, and in accordance with Section 6.4(c) of the Trust Indenture as supplemented for the issuance of the Series 2024 Improvement Area #1 Bond Issuance, all Capitalized Interest funds will have been fully expended as of September 1, 2025. As a result, there is no credit to reduce the 2025-26 Improvement Area #1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$62,770. \$62,770 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 Improvement Area #1 Bonds 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Amended and Restated Service and Assessment Plan, 322 units representing 280.90 total Equivalent Units are estimated to be built within Improvement Area #1 of the PID. According to Trustee records there have been no prepayments. As a result, the outstanding Improvement Area #1 total Equivalent Units are 280.90 (280.90 – 0.00 = 280.90). The Annual Installment due to be collected per Equivalent Unit within Improvement Area #1 of the PID for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Equivalent Unit – Improvement Area #1

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$223,000.00	\$793.88
Interest	\$703,950.00	\$2,506.05
Administrative Expense	\$53,060.40	\$188.89
Total	\$980,010.40	\$3,488.82

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

2 – Based on the current outstanding 280.90 Equivalent Units.

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

Table II-E-2
Annual Installment Per Unit – Improvement Area #1

Land Use Class	Annual Installment Per Equivalent Unit¹	Equivalent Unit Factor	Annual Installment Per Land Use Class¹
Lot Type 3 (60' Lot)	\$3,488.82	1.00	\$3,488.82
Lot Type 4 (50' Lot)	\$3,488.82	0.88	\$3,070.16
Lot Type 5 (40' Lot)	\$3,488.82	0.74	\$2,581.73

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

F. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments – 2025-26

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 Area Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Major Improvement Area Bonds. The effective interest rate on the Major Improvement Area Bonds is 6.00 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 Area Bonds (6.00 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 applicable 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 Area 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 Annual Installments to be Collected for 2025-26

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Major Improvement Area Annual Installments
to be Collected for 2025-26

	Major Improvement Area Bonds
Interest payment on March 1, 2026	\$100,010
Interest payment on September 1, 2026	\$100,010
Principal payment on September 1, 2026	\$62,000
<i>Subtotal debt service on bonds</i>	<i>\$262,020</i>
Administrative Expenses	\$53,060
Excess interest for Additional Interest Reserves	\$16,670
<i>Subtotal Expenses</i>	<i>\$331,750</i>
Available Reserve Fund Income	(\$4,000)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$14,000)</i>
Annual Installments	\$317,750

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026, in the amount of \$100,010 and on September 1, 2026, in the amount of \$100,010, which equal interest on the outstanding Major Improvement Area Bonds Assessments balance of \$3,334,000 for six months each and an effective interest rate of 6.00 percent. Major Improvement Area Bonds Annual Installments to be collected include a principal amount of \$62,000 due on September 1, 2026. As a result, the total Major Improvement Area Annual Installments to be collected for principal and interest in 2025-26 is estimated to be equal to \$262,020.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-F-2 on the following page, the total Major Improvement Area administrative expenses to be collected for 2025-26 are estimated to be \$53,060.

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Table II-F-2
Major Improvement Area Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$6,200
Administrator	\$36,360
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$2,000
Total	\$53,060

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for Additional Interest Reserves in the amount of \$16,670, which equals 0.5 percent interest on the outstanding Major Improvement Area Bonds Assessments balance of \$3,334,000.

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 \$4,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Major Improvement Area Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2025, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds were fully expended as of September 1, 2023. As a result, there is no credit to reduce the Major Improvement Area 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was \$89,865. \$79,865 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are \$10,000 in funds available in the Administrative Expense Fund to reduce the Major Improvement Area Bonds 2025–26 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

According to the Amended and Restated Service and Assessment Plan, 464 units representing 407.22 total Equivalent Units are estimated to be built within Major Improvement Area of the PID.

According to Trustee records there have been no prepayments. As a result, the outstanding Major Improvement Area total Equivalent Units are 407.22 (407.22 – 0.00 = 407.22). The Annual Installment due to be collected per Equivalent Unit within Major Improvement Area of the PID for 2025-26 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Equivalent Unit – Major Improvement Area

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$62,000.00	\$152.25
Interest	\$212,690.00	\$522.30
Administrative Expense	\$43,060.08	\$105.74
Total	\$317,750.08	\$780.29

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

2 – Based on the current outstanding 407.22 Equivalent Units.

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

Table II-G-2
Annual Installment Per Unit – Major Improvement Area

Land Use Class	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
Lot Type 3 (60' Lot)	\$780.29	1.00	\$780.29
Lot Type 4 (50' Lot)	\$780.29	0.88	\$686.66
Lot Type 5 (40' Lot)	\$780.29	0.74	\$577.42

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

H. BOND REDEMPTION RELATED UPDATES

Series 2023 Improvement Area #1 Bonds

The Series 2023 Improvement Area #1 Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Trust Indenture, the City reserves the right and option to redeem the Improvement Area #1 Bonds maturing on or after September 1, 2043, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Improvement Area #1 Trust Indenture.

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 Improvement Area #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.

Series 2024 Improvement Area #1 Bonds

The Series 2024 Improvement Area #1 Bonds were issued in 2024. Pursuant to Section 4.3(b) of the Improvement Area #1 Trust Indenture as supplemented for the Series 2024 Improvement Area #1 Bonds, the City reserves the right and option to redeem the Series 2024 Improvement Area #1 Bonds maturing on or after September 1, 2044, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Improvement Area #1 Trust Indenture.

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 Series 2024 Improvement Area #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 Area Bonds

The Major Improvement Area Major Improvement Bonds were issued in 2023. Pursuant to Section 4.3 of the Major Improvement Area Trust Indenture, the City reserves the right and option to redeem the Major Improvement Area Major Improvement Bonds maturing on or after September 1, 2052, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Major Improvement Area Trust Indenture.

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 Area 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 Amended and Restated 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.

Assessment Methodology

This method of assessing property has not been changed and assessed property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls 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.G of the Service and Assessment Plan.

The updated Assessment Rolls are shown in Appendix B and C of this report. 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

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision 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 newly 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 the Developer and the Collin Central Appraisal District records, the Improvement Area #1 Parcel 2120983 was completely subdivided and final plat was recorded on January 11, 2024. The Improvement Area #1 Assessments allocated proportionally according to Lot Type as shown in Table IV-A on the following page.

Table IV-A
Improvement Area #1 Subdivision

Prior to Subdivision			After Subdivision							
Parent Parcel	Equivalent Units	Applicable Assessment	New Parcels	Lot Type	No. of Lots	Equivalent Units per Lot	Total Equivalent Units	Assessment Per Equivalent Unit	Assessment per Unit	Total Assessment
2120983	280.90	\$12,303,000	Various	65 Ft Lots	109	1.00	109.00	\$43,799	\$43,799	\$4,774,037
				55 Ft Lots	102	0.88	89.76	\$38,543	\$38,543	\$3,931,354
				40 Ft Lots	111	0.74	82.14	\$32,411	\$32,411	\$3,597,609
Total	280.90	\$12,303,000			322		280.90			\$12,303,000

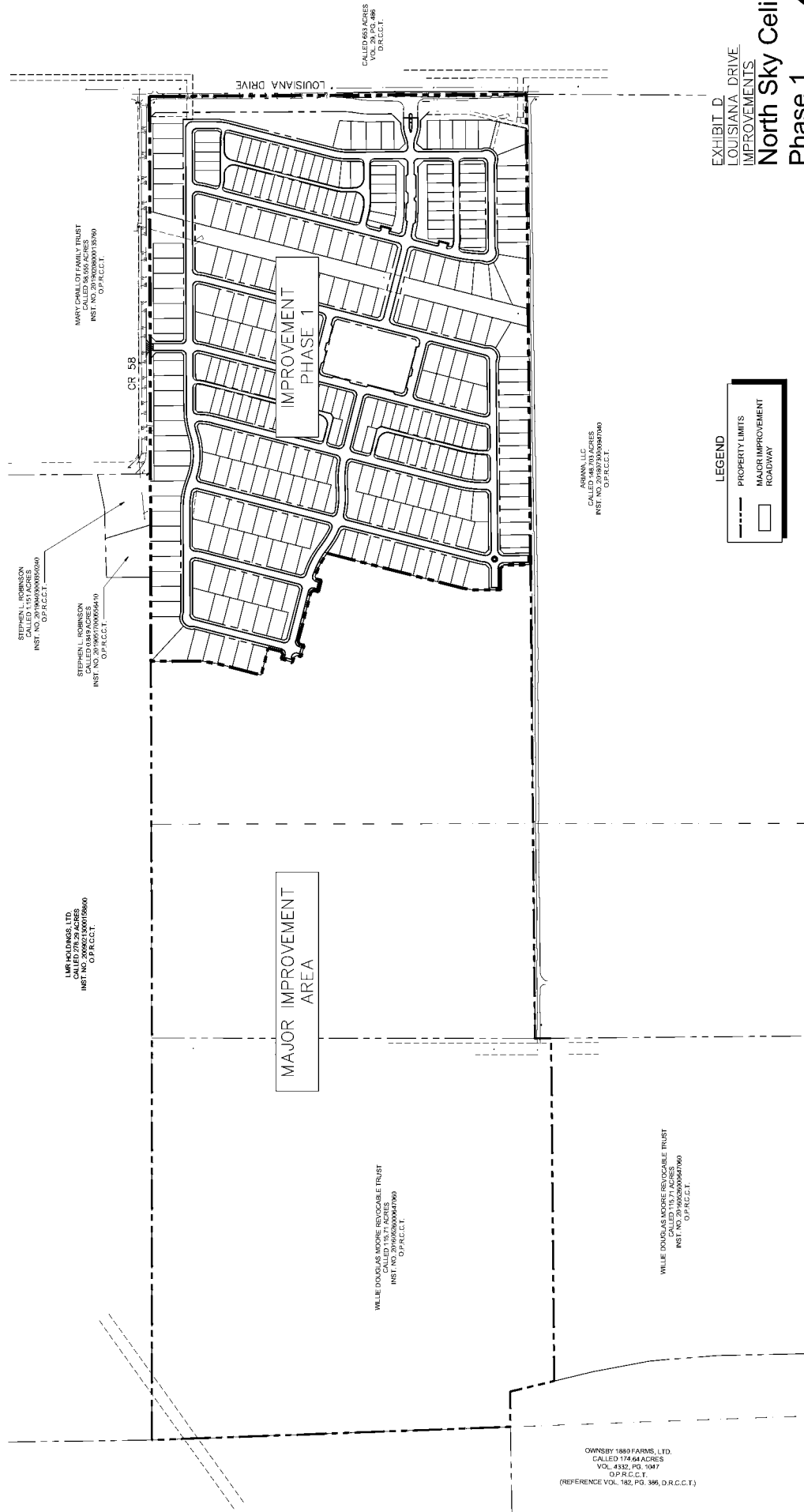
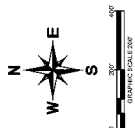
B. PREPAYMENT OF ASSESSMENTS

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

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

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APPENDIX A
MAP OF NORTH SKY PID



LEGEND

- PROPERTY LIMITS
- MAJOR IMPROVEMENT ROADWAY

EXHIBIT D
LOUISIANA DRIVE
IMPROVEMENTS
North Sky Celina
Phase 1
Celina, Texas
February 2022
Kimley»Horn

PHASE 1
CELLINA, TEXAS
FEBRUARY 2022
KIMLEY-HORN
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
No. 15923
KIMLEY-HORN & ASSOCIATES, P.C.
10000 N. MOORE AVENUE, SUITE 200
DALLAS, TEXAS 75243
KIMLEY-HORN & ASSOCIATES, P.C.
10000 N. MOORE AVENUE, SUITE 200
DALLAS, TEXAS 75243

APPENDIX B
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2025-26

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2901880	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	\$3,070.16
2901883	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	\$3,070.16
2901884	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	\$3,070.16
2901885	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	\$3,070.16
2901886	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901887	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901888	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901889	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901890	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901891	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901892	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901893	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901894	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901895	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901896	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901897	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901898	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901899	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901900	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901901	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901902	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901903	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901904	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901905	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901906	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901907	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901908	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901909	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901910	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901911	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901912	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901913	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901914	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901915	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901916	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901917	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2025-26

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2901960	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901961	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901962	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901963	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901964	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901965	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901966	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901967	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901968	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901969	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901970	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901971	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901972	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901973	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901974	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901975	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901976	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901977	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901978	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901979	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901980	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901981	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901982	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901983	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901984	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901985	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901986	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901987	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901988	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2901989	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2901990	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2901991	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2901992	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901993	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901994	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901995	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2901996	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901997	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901998	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2901999	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902000	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902001	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902002	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902003	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902004	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902005	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902006	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902007	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902008	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902009	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902010	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902011	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902012	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902013	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902014	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902015	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902016	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902017	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902018	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902019	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902020	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902021	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902022	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902023	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902024	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902025	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902026	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902027	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902028	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902029	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902030	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902031	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902032	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902033	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902034	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902035	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902036	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902037	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2025-26

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2902038	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902039	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902040	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902041	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902042	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902043	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902044	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902045	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902046	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902047	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902049	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902050	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902051	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902052	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902053	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902054	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902055	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902056	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902057	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902058	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902059	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902060	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902061	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902062	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902063	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902064	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902065	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902066	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902067	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902068	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902069	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902070	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902071	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902072	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902073	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902074	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902075	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902076	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902077	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902078	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902079	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902080	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902081	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902082	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902083	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902084	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902085	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902086	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902087	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902088	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902089	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902090	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902091	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902092	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902093	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902094	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902095	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902096	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902097	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902098	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902099	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902100	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902101	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902102	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902103	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902104	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902105	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902106	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902107	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902108	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902109	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902110	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902111	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902112	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902113	40	3	0.74	\$32,410.89	\$587.47	\$1,692.42	\$162.05	\$139.78	2581.729071
2902114	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902115	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902116	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2025-26

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2902117	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902118	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902119	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902120	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902121	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902122	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902123	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902124	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902125	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902126	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902127	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902128	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902129	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902130	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902131	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902132	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902133	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902134	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902135	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902136	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902137	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902138	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902139	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902140	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902141	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902142	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902143	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902144	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902145	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902146	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902147	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902148	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902149	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902150	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902151	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902152	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902153	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902154	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902155	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902156	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902157	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902158	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902159	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902160	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902161	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902162	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902163	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902164	55	2	0.88	\$38,542.68	\$698.61	\$2,012.61	\$192.71	\$166.23	3070.1643
2902165	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902166	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902167	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902168	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902169	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902170	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902171	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902172	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902173	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902174	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902175	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902176	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902177	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902178	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902179	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902180	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902181	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902182	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902183	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902184	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902185	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902186	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902187	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902188	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902189	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902190	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902191	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902192	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902193	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902194	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2025-26

Parcel	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2902195	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902196	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902197	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902198	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902199	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902200	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902201	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902202	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902203	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902204	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902205	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902206	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902207	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902208	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902209	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902210	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902211	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902212	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902213	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902214	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902215	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902216	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902217	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902218	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902219	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902220	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902221	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902222	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902223	65	1	1	\$43,798.50	\$793.88	\$2,287.06	\$218.99	\$188.89	3488.823069
2902224	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902225	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
2902226	0	Non-Assessed	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
			280.90	\$12,303,000	\$223,000	\$642,435	\$61,515	\$53,060	\$980,010

APPENDIX C
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2025-26

Appendix C
Assessment Roll Summary - Major Improvement Area
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Bond Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
1014538	112	65,55,40	Various	99.24	99.24	\$812,499.78	\$15,109.47	\$47,770.31	\$4,062.50	\$10,493.79	\$77,436.07
1014547	200	65,55,40	Various	179.82	179.82	\$1,472,226.02	\$27,377.93	\$86,558.41	\$7,361.13	\$19,014.45	\$140,311.92
2120983	152	65,55,40	Various	128.16	128.16	\$1,049,274.20	\$19,512.60	\$61,691.28	\$5,246.37	\$13,551.84	\$100,002.09
464				407.22		\$3,334,000	\$62,000	\$196,020	\$16,670	\$43,060	\$317,750

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC 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 North Sky 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 or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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.

Date: _____

Signature of Seller

Signature of Seller

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**

Instrument Number: 2025000102815

eRecording - Real Property

ORDINANCE

Recorded On: August 14, 2025 08:20 AM

Number of Pages: 36

" Examined and Charged as Follows: "

Total Recording: \$161.00

******* 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: 2025000102815
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