"VG-69-2026-2026000110181"

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110181

Real Property

ORDINANCE

Recorded On: August 14, 2026 10:29 AM

Number of Pages: 79

" Examined and Charged as Follows: "

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STATE OF TEXAS
Collin County
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

Stacey Kemp

ORDINANCE NO. 2026-056

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE OWNSBY FARMS 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 9, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-26R establishing the Ownsby Farms 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. 2017-06 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of January 17, 2017 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Phase #2 Major Improvement Area of the PID, pursuant to Ordinance No. 2017-07 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phase #2 Major Improvement Area, dated as of January 17, 2017 (the "Service and Assessment Plan and Phase #2 Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2020-98 which ordinance also approved the Ownsby Farms Public Improvement District Service and Assessment Plan and Assessment Roll related to the Phase #2 Direct Improvements, dated as of November 10, 2020 (the "Updated Service and Assessment Plan and Phase #2 Direct Assessment Roll") [and, together with the Service and Assessment Plan and the Phase #1 and Phase #2 Major Improvement Area Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]

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, Phase #2 Major Improvement Area, and Phase #2 Direct Assessment Rolls 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, THAT:

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 Ownsby Farms Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1, Phase #2 Major Improvement Area, and Phase #2 Direct 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 11th day of August 2026.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

THE CITY OF CELINA

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26-8/31/27)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 11, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

OWNSBY FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26-8/31/27)

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I. INTRODUCTION

The Ownsby Farms Public Improvement District (the "PID") was created pursuant to the PID act and a resolution of the City Council (the "City Council") of the City of Celina, (the "City") on June 9, 2015, to finance certain public improvement projects for the benefit of the property in the PID.

On January 17, 2017, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,465,000, were issued 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 Phase #1 of the PID. In addition, reimbursement obligations for the PID Reimbursement Agreement (the "Phase #1 Reimbursement Agreement") in the aggregate principal amount of $1,256,000 are secured by Assessments (the "Phase #1 Assessments).

On January 17, 2017, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #2 Major Improvement Project) (the "Phase #2 Major Improvement Bonds") in the aggregate principal amount of $1,765,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the Phase #2 Major Improvements provided for the benefit of the property in Phase #2 of the PID.

On February 8, 2022, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Ownsby Farms Public Improvement District Phase #2 Direct Improvements Project) (the "Phase #2 Direct Improvement Bonds") in the aggregate principal amount of $2,845,000 to fully reimburse the Developer for the unpaid balance of the Phase #2 Direct Reimbursement Agreement and to refinance, provide, or otherwise assist in the acquisition, construction, and maintenance of the Phase #2 Direct Improvements provided for the benefit of the property in Phase #2 of the PID.

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") for Phase #1 (the "Phase #1 Improvements") and Phase #2 (the "Phase #2 Major 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 November 10, 2020, the Service and Assessment Plan was updated for the Phase #2 Direct Improvements (the "Phase #2 Direct Improvements"). On February 8, 2022, the Service and Assessment Plan was updated for the Phase #2 Direct Improvement Bonds (the "Updated Service and Assessment Plan").

Pursuant to the PID Act, the Updated 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 Updated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1 of the PID (the "Phase #1 Assessment Roll"), Phase #2 Major Improvements of the PID (the "Phase #2 Major Improvement Assessment Roll"), and Phase #2 Direct Improvements of the PID (the "Phase #2 Direct Improvement Assessment Roll") attached as Appendix C-1, Appendix D-1, and Appendix D-3, respectively, to the Updated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll, the Phases #2 Major Improvements Assessment Roll, and the Phase #2 Direct Improvements Assessment Roll for 2026-27.

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 E and projected Annual Installment Schedules as shown in Appendix C-3 and D-4. 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 situations 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 in this section not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on January 17, 2017, the updated initial total estimated costs of the Phase #1 Improvements (including bond issuance related costs) were equal to $8,628,601. According to the Updated Service and Assessment Plan, the actual costs of the Phase #1 Improvements were equal to $8,656,353.

According to the City, the Phase #1 Improvements were completed and accepted by the City on April 27, 2018.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue the Phase #1 Bonds. For additional Phases #1 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ER378216

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Table II-A-1
Updated Sources and Uses – Phase #1 Improvements

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent	Variance[2]
Bond par amount	$4,465,000	$4,465,000	$0
PID Reimbursement Agreement	$1,256,000	$1,256,000	$0
Subtotal	*$5,721,000*	*$5,721,000*	*$0*
Other funding sources	$2,907,601	$2,935,353	$27,752
Total Sources	**$8,628,601**	**$8,656,353**	**$27,752**
Uses of Funds			
Phase #1 Improvements			
Road improvements	$3,296,087	$3,296,087	$0
Water distribution system improvements	$513,972	$513,972	$0
Sanitary sewer improvements	$632,843	$632,843	$0
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$778,068	$805,820	$27,752
Subtotal: Phase #1 Improvements	*$5,220,970*	*$5,248,722*	*$27,752*
City Major Improvements			
Road improvements	$378,520	$378,520	$0
Water distribution system improvements	$28,623	$28,623	$0
Sanitary sewer improvements	$166,976	$166,976	$0
Storm drainage improvements	$13,248	$13,248	$0
Other soft costs	$158,901	$158,901	$0
Subtotal: City Major Improvements	*$746,268*	*$746,268*	*$0*
Additional Major Improvements			
Road improvements	$916,300	$916,300	$0
Water distribution system improvements	$25,732	$25,732	$0
Sanitary sewer improvements	$2,447	$2,447	$0
Storm drainage improvements	$32,074	$32,074	$0
Other soft and miscellaneous costs	$264,187	$264,187	$0
Subtotal: Additional Major Improvements	*$1,240,740*	*$1,240,740*	*$0*
Bond issue costs	$1,420,623	$1,420,623	$0
Total Uses	**$8,628,601**	**$8,656,353**	**$27,752**

1 - According to the Original Service and Assessment Plan dated January 17, 2019.
2 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #1 Cost Variances

As shown in Table II-A-1 above, the actual cost increases of $27,752 were funded by the Developer and interest incomes earned within the Phase #1 project fund.

Phase #2 Major Improvement Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on January 17, 2017, the updated initial total estimated costs of the Phase #2 Major Improvements (including bond issuance related costs) were equal to $2,222,728. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Major Improvements were equal to $2,222,72 8.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2021, the Phase #2 Major Improvements were completed and accepted by the City on March 23, 2021.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Major Improvements, (2) establish the PID, and (3) issue the Phase #2 Major Improvement Bonds. The actual costs of the Phase #2 Major Improvements were provided by the Developer. For additional Phase #2 Major Improvements development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ER378217

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Table II-A-2
Updated Sources and Uses – Phase #2 Major Improvements

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent	Variance[1]
Bond par amount	$1,765,000	$1,765,000	$0
Other funding sources	$457,728	$457,728	$0
Total Sources	**$2,222,728**	**$2,222,728**	**$0**
Uses of Funds			
City Major Improvements			
Road improvements	$308,354	$308,354	$0
Water distribution system improvements	$23,317	$23,317	$0
Sanitary sewer improvements	$136,025	$136,025	$0
Storm drainage improvements	$10,793	$10,793	$0
Other soft and miscellaneous costs	$129,446	$129,446	$0
Subtotal: City Major Improvements	*$607,934*	*$607,935*	*$0*
Additional Major Improvements			
Road improvements	$746,450	$746,450	$0
Water distribution system improvements	$20,962	$20,962	$0
Sanitary sewer improvements	$1,993	$1,993	$0
Storm drainage improvements	$26,128	$26,128	$0
Other soft and miscellaneous costs	$215,216	$215,216	$0
Subtotal: Additional Major Improvements	*$1,010,749*	*$1,010,749*	*$0*
Estimated Bond issue costs	$604,044	$604,044	$0
Total Uses	**$2,222,728**	**$2,222,728**	**$0**

1 - According to the Original Service and Assessment Plan dated January 17, 2017.
2 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #2 Major Improvement Cost Variances

As shown in Table II-A-2 above, there are no significant variances for the Phase #2 Major Improvement costs.

Phase #2 Direct Improvement Sources and Uses

According to the Updated Service and Assessment Plan, the initial estimated costs of the Phase #2 Direct Improvements were equal to $6,837,217. According to the Updated Service and Assessment Plan, the actual costs of the Phase #2 Direct Improvements were equal to $6,837,217.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Direct Improvements, (2) establish the PID, and (3) issue the Phase #2 Direct Improvement Bonds. The actual costs of the Phase #2 Direct Improvements provided by the Developer.

Table II-A-3

Updated Sources and Uses – Phase #2 Direct Improvements

Sources of Funds	Initial Estimated Budget[1]	Actual Amount Spent[1]	Variance
Bond par amount	$2,845,000	$2,845,000	$0
Other funding sources	$3,992,217	$3,992,217	$0
Total Sources	**$6,837,217**	**$6,837,217**	**$0**
Uses of Funds			
Phase #2 Direct Improvements			
Road improvements	$2,185,836	$2,185,836	$0
Water distribution system improvements	$833,217	$833,217	$0
Sanitary sewer improvements	$718,538	$718,538	$0
Storm drainage improvements	$1,732,529	$1,732,529	$0
Other soft and miscellaneous costs	$826,046	$826,046	$0
Subtotal: Phase #2 Direct Improvements	*$6,296,166*	*$6,296,166*	*$0*
Estimated Bond issue costs	$541,051	$541,051	$0
Total Uses	**$6,837,217**	**$6,837,217**	**$0**

1 - According to the Updated Service and Assessment Plan updated for the Phase #2 Direct Improvement Bonds on February 8, 2022.

Phase #2 Direct Improvement Cost Variances

As shown in Table II-A-3 above, there are no significant variances for the Phase #2 Direct Improvement costs.

B. Five-Year Service Plan

According to the PID act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements, the Annual Installments expected to be collected during the next five years are shown on the following page in Table II-B.

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Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2017-2032)

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments	Phase #2 Major Improvement Projected Annual Installments	Phase #2 Direct Improvement Projected Annual Installments
2017-2026	$2,975,275	$1,097,339	$985,383
2027	$235,372	$6,928	$189,815
2028	$188,607	$267,075	$195,488
2029	$490,203	$268,309	$197,218
2030	$486,226	$268,882	$194,824
2031	$486,953	$269,364	$197,486
2032	$487,107	$269,587	$195,981
Total	**$5,649,743**	**$2,447,285**	**$2,156,195**

1 – Assessment years ending 2017 through 2027 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2028 through 2032 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #1. As a result, the number of new homes completed in Phase #1 during the current fiscal year and the number of total new homes completed is no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #1 Bonds Continuing Disclosure Agreement of the Issuer.

According to the City, building permits have been issued for parcels representing, in the aggregate, greater than 95 percent of the Special Assessment levied within Phase #2. As a result, the number of new homes completed in Phase #2 during the current fiscal year and the number of total new homes completed are no longer required to be reported in this Annual Service Plan Update pursuant to Section 4 of the Phase #2 Major Improvement Bonds and Phase #2 Direct Improvements Bonds Continuing Disclosure Agreements of the Issuer.

D. Annual Budget – Phase #1

Phase #1 – Annual Installments – 2026-27

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 and/or execution of the PID Reimbursement Agreement of which twenty (20) Annual Installments remain outstanding.

Pursuant to the Updated 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 6.05 percent and the interest rate applicable to the PID Reimbursement Agreement is 5.50 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 (6.05 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #1 Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 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 bear 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 the TIRZ Annual Credit Amount, 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 PID 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 Updated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2026-27

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-D-1 on the following page.

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Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2026-27

Descriptions	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Interest payment on March 1, 2027	$116,078	$28,935	$145,013
Interest payment on September 1, 2027	$116,078	$28,935	$145,013
Principal payment on September 1, 2027	$100,000	$30,000	$130,000
Subtotal debt service on bonds	*$332,155*	*$87,871*	*$420,026*
Administrative Expenses	$28,699	$7,871	$36,570
Excess interest for prepayment and delinquency reserves	$19,182	$0	$19,182
Subtotal Expenses	*$380,036*	*$95,742*	*$475,778*
Available TIRZ Annual Credit Amount	($228,406)	$0	($228,406)
Available reserve fund income	($12,000)	$0	($12,000)
Available capitalized interest account	$0	$0	$0
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*($240,406)*	*$0*	*($240,406)*
Annual Installments	$139,631	$95,742	$235,372

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 Bonds include interest due on March 1, 2027, in the amount of $116,078 and on September 1, 2027, in the amount of $116,078, which equal interest on the outstanding Phase #1 Assessment balance of $3,836,472 for six months each and an effective interest rate of 6.05 percent. Annual Installments to be collected include a principal amount of $100,000 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 of the Phase #1 Bonds Assessment is estimated to be equal to $332,155.

Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement include interest due on March 1, 2027, in the amount of $28,935 and on September 1, 2027, in the amount of $28,935, which equal interest on the outstanding Phase #1 Reimbursement Agreement balance of $1,052,195 for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected on the Phase #1 Reimbursement Agreement include a principal amount of $30,000 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 of the Phase #1 Reimbursement Agreement is estimated to be equal to $87,871.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor, and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $36,570.

Table II-D-2
Administrative Budget Breakdown – Phase #1

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$6,324
PID Administrator	$24,000
Trustee	$2,750
Auditor	$2,200
Dissemination Agent	$1,167
Contingency	$129
Total	**$36,570**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $19,182, which equals 0.5 percent interest on the outstanding Phase #1 Bond Assessment balance of $3,836,472.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2025 in the total amount of $228,406 that are available to be used as TIRZ Credit in 2026-27 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated to each of the 218 Parcels within Phase #1 that generated the TIRZ Revenues in 2025 as shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2026, 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 $12,000 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, 2026, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #1 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, there are $23,019 available funds to pay Phase #1 administrative expenses. Approximately $23,019 is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are not anticipated to be any funds available in the Administrative Expense Fund to reduce the Phase #1 2026-27 Annual Installment.

E. Annual Installments per Unit – Phase #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover administrative expenses of Phase #1.

According to the Updated Service and Assessment Plan, 205 units representing 182.00 total Equivalent Units are estimated to be built within Phase #1 of the PID. According to Trustee records, one 60' Lot has partially prepaid their Phase #1 Assessment related to the Phase #1 Bonds and one 60' Lot has fully prepaid their Phase #1 Assessment related to the Phase #1 Bonds. As a result, the outstanding Phase #1 total Equivalent Units related to the Phase #1 Bonds are 180.57 (182.00 – 1.43 = 180.57). According to Trustee records, one 60' Lot has fully prepaid their Phase #1 Assessment related to the Phase #1 Reimbursement Agreement. As a result, the outstanding Phase #1 total Equivalent Units related to the Phase #1 Reimbursement Agreement are 181.00 (182.00 – 1.00 = 181.00). The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2026-27 is shown in Table II-E-1 below.

Table II-E-1

Annual Installment Per Equivalent Unit – Phase #1

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$130,000.00	$719.54
Interest	$297,208.32	$1,645.16
Administrative Expenses	$36,569.83	$202.04
Total	**$463,778.16**	**$2,566.74**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 180.57 Equivalent Units related to the Phase #1 Bonds and 181.00 Equivalent Units related to the Phase #1 Reimbursement Agreement.

The Annual Installment due to be collected from each land use class in Phase #1 for 2026-27 is shown in Table II-E-2 on the following page.

Table II-E-2
Annual Installment Per Unit - Phase #1

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 Ft	$2,566.74	1.00	$2,566.74
50 Ft	$2,566.74	0.83	$2,138.95

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the administrative expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. Annual Budget – Phase #2 Major Improvements

Phase #2 Major Improvements – Annual Installments – 2026-27

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 #2 Major Improvement Bonds, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Major Improvement Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #2 Major Improvement Bonds is 6.13 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 Phase #2 Major Improvement Bonds (6.13%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #2 Major Improvements Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 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 bear 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 the TIRZ Annual Credit Amount, 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 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 Updated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Major Improvement Annual Installments to be Collected for 2026-27

The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-F-1 below.

Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2026-27

Descriptions	Phase #2 Major Improvement Bonds
Interest payment on March 1, 2027	$47,775
Interest payment on September 1, 2027	$47,775
Principal payment on September 1, 2027	$45,000
Subtotal debt service on bonds	*$140,550*
Administrative Expenses	$36,570
Excess interest for prepayment and delinquency reserves	$7,800
Subtotal Expenses	*$184,920*
Available TIRZ Annual Credit Amount	($171,991)
Available reserve fund income	($6,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($177,991)*
Annual Installments	**$6,928**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $47,775 and on September 1, 2027, in the amount of $47,775, which equal interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,560,000 for six months each and an effective interest rate of 6.13 percent. Annual Installments to be collected include a principal amount of $45,000 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $140,550.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor, and contingency. As shown in Table II-F-2 below the total administrative expenses to be collected for 2026-27 are estimated to be $36,570.

Table II-F-2
Administrative Budget Breakdown – Phase #2 Major Improvements

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$6,324
PID Administrator	$22,813
Trustee	$2,750
Auditor	$2,200
Dissemination Agent	$1,167
Contingency	$1,316
Total	**$36,570**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $7,800, which equals 0.5 percent interest on the outstanding Phase #2 Major Improvement Bonds balance of $1,560,000.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for tax year 2025 in the total amount of $171,991 that are available to be used as TIRZ Credit in 2026-27 for the respective Parcels within Phase #2 Major Improvement. This TIRZ Credit amount is allocated to each of the 175 Parcels within Phase #2 Major Improvement that generated the TIRZ Revenues in 2025 as shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2026, 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 $6,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #2 Major Improvement Bonds' debt service.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Phase #2 Major Improvements 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, there are $55,497 available funds to pay Phase #2 Major Improvement Administrative Expenses. Approximately $55,497 is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2027. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Major Improvement 2026-27 Annual Installment.

G. Annual Installments per Unit – Phase #2 Major Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Major Improvement Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover administrative expenses of Phase #2 Major Improvement Bonds.

According to the Updated Service and Assessment Plan, 168 units representing 147.17 total Equivalent Units are estimated to be built within Phase #2 Major Improvement Bonds of the PID. The Annual Installment due to be collected per Equivalent Unit within Phase #2 Major Improvement Bonds of the PID for 2026-27 is shown in Table II-G-1 below.

Table II-G-1

Annual Installment Per Equivalent Unit – Phase #2 Major Improvement

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$45,000.00	$305.78
Interest	$97,350.00	$661.49
Administrative Expenses	$36,569.83	$248.49
Total	**$178,919.83**	**$1,215.76**

1 – Refer to Table II-F-1 of this report for additional budget details.
2 – Based on the current outstanding 147.17 Equivalent Units.

The Annual Installment due to be collected from each land use class in Phase #2 Major Improvement for 2026-27 is shown in Table II-G-2 on the following page.

Table II-G-2
Annual Installment Per Unit - Phase #2 Major Improvement

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 Ft	$1,215.76	1.00	$1,215.76
50 Ft	$1,215.76	0.83	$1,013.14

The list of Parcels within Phase #2 Major Improvement of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the administrative expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

II. ANNUAL BUDGET – PHASE #2 DIRECT IMPROVEMENTS

Phase #2 Direct Improvements – Annual Installments – 2026-27

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 #2 Direct Improvement Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Direct Improvement Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #2 Direct 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 Phase #2 Direct Improvement Bonds (4.34%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Phase #2 Direct Improvement Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 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 bear 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 the TIRZ Annual Credit Amount, 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 Direct 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 Updated Service and Assessment plan and applicable Trust Indenture.

Phase #2 Direct Improvements Annual Installments to be Collected for 2026-27

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-H-1 below.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2026-27

Descriptions	Phase #2 Direct Improvement Bonds
Interest payment on March 1, 2027	$57,233
Interest payment on September 1, 2027	$57,233
Principal payment on September 1, 2027	$42,000
Subtotal debt service on bonds	*$156,466*
Administrative Expenses	$28,154
Excess interest for prepayment and delinquency reserves	$13,195
Subtotal Expenses	*$197,815*
Available TIRZ Annual Credit Amount	$0
Available reserve fund income	($8,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($8,000)*
Annual Installments	**$189,815**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $57,233 and on September 1, 2027, in the amount of $57,233, which equal interest on the outstanding Phase #2 Direct Improvement Bonds balance of $2,639,000 for six months each and an effective interest rate of 4.34 percent. Annual Installments to be collected include a principal amount of $42,000 due on September 1, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $156,466.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, auditor, and contingency. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $28,154.

Table II-H-2
Administrative Budget Breakdown – Phase #2 Direct Improvements

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$6,324
PID Administrator	$15,364
Trustee	$3,000
Auditor	$2,200
Dissemination Agent	$1,167
Contingency	$100
Total	$28,154

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $13,195, which equals 0.5 percent interest on the outstanding Phase #2 Direct Improvement Bonds balance of $2,639,000.

Available Reserve Fund Income

As of May 31, 2026, 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, $8,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #2 Direct Improvement Bonds' debt service.

Available Administrative Expense Account

As of May 31, 2026, there are $41,616 available funds to pay Phase #2 Direct Improvement Administrative Expenses. Approximately $41,616 is anticipated to be used for the payment of current year Administrative Expenses through January 31, 2027. As a result, there are no funds in the Administrative Expense Fund to reduce the Phase #2 Direct Improvement 2026-27 Annual Installment.

I. Annual Installments per Unit – Phase #2 Direct Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Direct Improvements Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2 Direct Improvement Bonds. According to the Updated Service and Assessment Plan, 168 units representing 147.17 total Equivalent Units are estimated to be built within Phase #2 Direct Improvement Bonds of the PID. The Annual Installment due to be collected per Equivalent Unit within Phase #2 Direct Improvement Bonds of the PID for 2026-27 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Equivalent Unit – Phase #2 Direct Improvement

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$42,000.00	$285.39
Interest	$119,661.26	$813.10
Administrative Expenses	$28,154.06	$191.31
Total	**$189,815.32**	**$1,289.80**

1 – Refer to Table II-H-1 of this report for additional budget details.
2 – Based on the current outstanding 147.17 Equivalent Units.

The Annual Installment due to be collected from each land use class in Phase #2 Direct Improvement for 2026-27 is shown in Table II-I-2 below.

Table II-I-2
Annual Installment Per Unit - Phase #2 Direct Improvement

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 Ft	$1,289.80	1.00	$1,289.80
50 Ft	$1,289.80	0.83	$1,074.83

The list of Parcels within Phase #2 Direct Improvements of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix D-3.

J. Bond Redemption Related Updates

Phase #1 Bonds

The Phase #1 Bonds were issued in 2017. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #1 Bonds, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the 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 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.

Phase #2 Major Improvement Bonds

The Phase #2 Major Improvement Bonds were issued in 2017. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #2 Major Improvement Bonds, the City reserves the right and option to redeem the Phase #2 Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the 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 Phase #2 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.

Phase #2 Direct Improvement Bonds

The Phase #2 Direct Improvement Bonds were issued in 2022. Pursuant to Section 4.3 (a) of the Trust Indenture relating to the Phase #2 Direct Improvement Bonds, the City reserves the right and option to redeem the Phase #2 Direct Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the 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 Phase #2 Direct 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 Updated 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 Updated 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 this Service and Assessment Plan.

The summary of updated Assessment Rolls are shown in Appendix C-1, D-1, and D-3 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 original 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 Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of 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 units to be built on a Parcel may be estimated by net land area and reasonable density rules.

According to the Developer and Collin Central Appraisal District Records, Phase #1 Parcels 962907, 962872, 962916, and 2717764 were subdivided in 2018. Parcel 962907 was subdivided into eighteen Parcels and is no longer active. Phase #2 Parcels 962872, 962916, and 2717764 were subdivided into twenty-two Parcels, one hundred sixty-three Parcels, and five Parcels, respectively.

B. Prepayment of Assessments

As of May 31, 2026, one Parcel has fully prepaid their Phase #1 Assessment related to the Phase #1 Bonds and Phase #1 Reimbursement Agreement and one Parcel partially prepaid their Phase #1 Assessment related to the Phase #1 Bonds. See Appendix B for a list of prepaid parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 112 N. Colorado Street, Celina, Texas 75009.

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APPENDIX A
PID MAP AND AVAILABLE PLATS

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount[1]	Full/Partial
2779181	November 2020	$10,000.00	Partial
2779127	May 2025	$28,339.93	Full

1 - Represents the outstanding Assessment and does not include any applicable credits.

APPENDIX C-1

PHASE #1 ASSESSMENT ROLL SUMMARY – 2026-27

[illegible]

[illegible] Public Improvement District

Phase 1 Annual Assessment Roll Summary - [illegible]

Parcel	Lot Size	Reimbursement Agreement Equivalent Unit	Bonds Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
[illegible]	50	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	1.00	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Appendix D-1

Ownby Farms Public Improvement District

Phase 1 Annual Assessment Roll Summary - 2016-17

Parcel	Lot Size	Units/Assessment Equivalent Units	Bonds Outstanding Equivalent Units	Outstanding Assessment (1)	Principal	Interest	Excess Interest for Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	$0.00	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.42	0.42	$11,275	[illegible]	$641.22	$44.26	$84.18	[illegible]	[illegible]
[illegible]		0.42	0.42	$11,275	[illegible]	$641.22	$44.26	$84.18	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	$0.00	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	$0.00	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	60	1.00	1.00	$27,059	$719.34	$1,558.96	$106.23	$202.04	[illegible]	[illegible]
[illegible]	50	0.83	0.83	$22,549	$599.45	$1,282.44	$88.51	$168.37	[illegible]	[illegible]
[illegible]	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Appendix C-1
[illegible] Public Improvements District
Phase 1 Annual Assessment Roll Summary - 2026-27

Parcel	Lot Size	Reimbursement Agreement Equivalent Units	Bonds Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Annual Interest for Reserves	Administrative Expenses	HBE Credit	Annual Installment
2774675	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2774676	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2774677	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2774678	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2774679	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2774680	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2770004	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,048.11)	$1,098.67
2774681	0	0.00	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2770016	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,024.77)	$1,114.38
2770017	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,218.14)	$920.71
2770018	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,017.69)	$1,120.86
2770019	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	$0.00	$2,138.95
2770020	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,044.78)	$1,094.17
2770021	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,208.04)	$930.91
2770022	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($848.30)	$1,290.47
2770023	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($981.02)	$1,277.29
2770024	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,074.47)	$1,064.47
2770025	60	1.00	1.00	$24,019	$710.21	$1,378.50	$105.92	$180.64	($1,055.90)	$1,311.06
2770026	60	1.00	1.00	$24,019	$710.21	$1,378.50	$105.92	$180.64	($1,346.45)	$1,228.29
2770027	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,022.48)	$1,116.16
2770028	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,002.96)	$1,135.99
2770029	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,114.32)	$1,024.65
2770030	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,280.60)	$858.35
2770031	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,097.14)	$1,041.90
2770032	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,118.25)	$1,020.70
2770033	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($962.40)	$1,176.44
2770034	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,110.40)	$1,028.55
2770035	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($917.59)	$1,221.29
2770036	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($974.64)	$1,164.30
2770037	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,468.10)	$668.30
2770038	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,533.00)	$605.00
2770039	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($951.78)	$1,186.17
2770040	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($861.00)	$1,277.06
2770041	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,002.51)	$1,136.44
2770042	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,059.20)	$1,078.72
2770043	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,056.02)	$1,082.03
2770044	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,050.05)	$1,088.87
2770045	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($985.20)	$1,153.75
2770046	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,419.78)	$719.18
2770047	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,051.80)	$1,087.06
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2770048	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,429.00)	$709.81
2770049	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($900.61)	$1,238.28
2770050	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,057.70)	$1,081.17
2770051	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,189.50)	$949.00
2770052	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,463.00)	$676.06
2770053	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,081.70)	$1,057.25
2770054	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,217.70)	$921.38
2770055	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,048.70)	$1,090.13
2770056	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	$0.00	$2,138.95
2770057	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($148.57)	$1,990.37
2770058	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,136.29)	$1,002.66
2770059	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($988.16)	$1,150.19
2770060	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,117.80)	$1,021.00
2770061	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,029.07)	$1,109.76
2770062	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,096.00)	$1,042.00
2770063	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,019.23)	$1,019.72
2770064	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,131.58)	$1,007.36
2770065	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,111.00)	$1,027.36
2770066	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,120.00)	$1,017.96
2770067	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,157.30)	$981.65
2770068	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($979.78)	$1,159.16
2770069	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,263.00)	$875.05
2770070	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($981.12)	$1,157.82
2770071	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,057.81)	$1,081.14
2770072	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,069.16)	$1,069.81
2770073	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($1,079.50)	$1,068.79
2770074	50	0.93	0.93	$22,349	$590.51	$1,282.44	$98.55	$168.37	($979.78)	$1,159.16

Appendix C-[illegible]

[illegible] Public Improvement District

Phase 1 Annual Assessment Roll Summary - [illegible]

Parcel	Lot Size	Reimbursement Agreement Equivalent Unit	Bonds Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	[illegible] Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX C-2
PHASE #1 TIRZ CREDIT CALCULATION – 2026-27

Appendix C-2
Ownsby Farms Public Improvement District
Phase #1 TIRZ Credit - 2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2778744	1.00	$82.38	$3,536.29	$3,453.91	($1,337.46)	($1,337.46)
2779142	0.83	$68.65	$2,804.05	$2,735.40	($1,059.23)	($1,059.23)
2779143	0.83	$68.65	$3,055.45	$2,986.80	($1,156.58)	($1,156.58)
2779144	0.83	$68.65	$3,069.72	$3,001.07	($1,162.11)	($1,162.11)
2779145	0.83	$68.65	$2,633.16	$2,564.51	($993.06)	($993.06)
2779146	0.83	$68.65	$3,303.07	$3,234.42	($1,252.47)	($1,252.47)
2779147	0.83	$68.65	$3,265.84	$3,197.19	($1,238.05)	($1,238.05)
2779148	0.83	$68.65	$2,982.20	$2,913.55	($1,128.22)	($1,128.22)
2779149	0.83	$68.65	$2,791.02	$2,722.37	($1,054.18)	($1,054.18)
2779150	0.83	$68.65	$2,674.06	$2,605.41	($1,008.89)	($1,008.89)
2779151	0.83	$68.65	$3,125.79	$3,057.14	($1,183.82)	($1,183.82)
2779152	0.83	$68.65	$2,017.06	$1,948.41	($754.48)	($754.48)
2779153	0.83	$68.65	$2,783.42	$2,714.77	($1,051.24)	($1,051.24)
2779154	0.83	$68.65	$1,569.78	$1,501.13	($581.28)	($581.28)
2779155	0.83	$68.65	$2,890.51	$2,821.86	($1,092.71)	($1,092.71)
2779156	0.83	$68.65	$2,927.03	$2,858.38	($1,106.85)	($1,106.85)
2779157	0.83	$68.65	$3,077.36	$3,008.71	($1,165.06)	($1,165.06)
2779158	1.00	$82.38	$3,875.46	$3,793.08	($1,468.80)	($1,468.80)
2779159	1.00	$82.38	$3,676.92	$3,594.54	($1,391.92)	($1,391.92)
2779160	1.00	$82.38	$3,220.06	$3,137.68	($1,215.01)	($1,215.01)
2779161	1.00	$82.38	$4,474.06	$4,391.68	($1,700.59)	($1,700.59)
2779162	1.00	$82.38	$3,623.46	$3,541.08	($1,371.21)	($1,371.21)
2779163	1.00	$82.38	$4,100.27	$4,017.89	($1,555.85)	($1,555.85)
2779164	1.00	$82.38	$3,519.68	$3,437.30	($1,331.03)	($1,331.03)
2779141	0.83	$68.65	$2,959.48	$2,890.83	($1,119.42)	($1,119.42)
2779165	1.00	$82.38	$3,948.04	$3,865.66	($1,496.90)	($1,496.90)
2779140	0.83	$68.65	$2,831.39	$2,762.74	($1,069.82)	($1,069.82)
2779138	0.83	$68.65	$2,014.25	$1,945.60	($753.40)	($753.40)
2779115	0.83	$68.65	$2,988.82	$2,920.17	($1,130.78)	($1,130.78)
2779116	0.83	$68.65	$2,658.75	$2,590.10	($1,002.97)	($1,002.97)
2779117	0.83	$68.65	$2,766.72	$2,698.07	($1,044.78)	($1,044.78)
2779118	0.83	$68.65	$2,757.69	$2,689.04	($1,041.28)	($1,041.28)
2779119	0.83	$68.65	$2,538.53	$2,469.88	($956.41)	($956.41)
2779120	0.83	$68.65	$1,773.20	$1,704.55	($660.05)	($660.05)
2779121	0.83	$68.65	$2,712.72	$2,644.07	($1,023.86)	($1,023.86)
2779122	0.83	$68.65	$2,990.90	$2,922.25	($1,131.58)	($1,131.58)
2779123	0.83	$68.65	$3,351.59	$3,282.94	($1,271.25)	($1,271.25)
2779124	0.83	$68.65	$1,248.58	$1,179.93	($456.91)	($456.91)
2779125	0.83	$68.65	$3,575.08	$3,506.43	($1,357.80)	($1,357.80)
2779126	1.00	$82.38	$4,292.95	$4,210.57	($1,630.46)	($1,630.46)
2779127	1.00	$82.38	$3,227.85	$3,145.47	($1,218.02)	0.00
2779128	1.00	$82.38	$3,018.87	$2,936.49	($1,137.10)	($1,137.10)
2779129	1.00	$82.38	$3,841.79	$3,759.41	($1,455.76)	($1,455.76)
2779130	1.00	$82.38	$4,029.71	$3,947.33	($1,528.53)	($1,528.53)
2779131	1.00	$82.38	$2,991.61	$2,909.23	($1,126.54)	($1,126.54)
2779132	1.00	$82.38	$4,131.08	$4,048.70	($1,567.78)	($1,567.78)
2779133	1.00	$82.38	$1,528.19	$1,445.81	($559.86)	($559.86)
2779134	0.83	$68.65	$2,737.81	$2,669.16	($1,033.58)	($1,033.58)
2779135	0.83	$68.65	$2,772.08	$2,703.43	($1,046.85)	($1,046.85)
2779136	0.83	$68.65	$2,813.47	$2,744.82	($1,062.88)	($1,062.88)
2779137	0.83	$68.65	$2,803.71	$2,735.06	($1,059.10)	($1,059.10)

Appendix C-2

Ormsby Farms Public Improvement District

Phase #1 TIRZ Credit - 2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2779139	0.83	$68.65	$3,001.10	$2,932.45	($1,135.53)	($1,135.53)
2779166	1.00	$82.38	$4,265.56	$4,183.18	($1,619.86)	($1,619.86)
2779167	1.00	$82.38	$4,519.65	$4,437.27	($1,718.25)	($1,718.25)
2779168	1.00	$82.38	$3,609.52	$3,527.14	($1,365.82)	($1,365.82)
2779197	0.83	$68.65	$2,812.65	$2,744.00	($1,062.56)	($1,062.56)
2779198	0.83	$68.65	$3,905.34	$3,836.69	($1,485.68)	($1,485.68)
2779199	0.83	$68.65	$3,256.67	$3,188.02	($1,234.50)	($1,234.50)
2779200	0.83	$68.65	$1,686.20	$1,617.55	($626.37)	($626.37)
2779201	0.83	$68.65	$2,491.94	$2,423.29	($938.37)	($938.37)
2779202	0.83	$68.65	$2,752.65	$2,684.00	($1,039.33)	($1,039.33)
2779203	0.83	$68.65	$2,573.11	$2,504.46	($969.80)	($969.80)
2779204	0.83	$68.65	$2,607.68	$2,539.03	($983.19)	($983.19)
2779205	0.83	$68.65	$3,535.67	$3,467.02	($1,342.54)	($1,342.54)
2779206	0.83	$68.65	$2,780.60	$2,711.95	($1,050.15)	($1,050.15)
2779207	0.83	$68.65	$2,717.38	$2,648.73	($1,025.67)	($1,025.67)
2779208	0.83	$68.65	$2,248.83	$2,180.18	($844.23)	($844.23)
2779209	0.83	$68.65	$2,644.37	$2,575.72	($997.40)	($997.40)
2779210	1.00	$82.38	$4,173.14	$4,090.76	($1,584.07)	($1,584.07)
2779211	0.83	$68.65	$3,417.48	$3,348.83	($1,296.77)	($1,296.77)
2779212	0.83	$68.65	$2,968.47	$2,899.82	($1,122.90)	($1,122.90)
2779213	1.00	$82.38	$3,972.08	$3,889.70	($1,506.21)	($1,506.21)
2779214	1.00	$82.38	$3,651.36	$3,568.98	($1,382.02)	($1,382.02)
2779215	1.00	$82.38	$3,493.43	$3,411.05	($1,320.86)	($1,320.86)
2779216	0.83	$68.65	$2,616.86	$2,548.21	($986.74)	($986.74)
2779217	1.00	$82.38	$0.00	$0.00	$0.00	$0.00
2779218	1.00	$82.38	$4,196.20	$4,113.82	($1,593.00)	($1,593.00)
2803348	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2779196	0.83	$68.65	$2,869.49	$2,800.84	($1,084.57)	($1,084.57)
2779195	0.83	$68.65	$3,070.26	$3,001.61	($1,162.32)	($1,162.32)
2779194	0.42	$34.32	$1,262.84	$1,228.52	($475.72)	($475.72)
2867652	0.42	$34.32	$1,348.66	$1,314.34	($508.95)	($508.95)
2779193	0.83	$68.65	$2,889.43	$2,820.78	($1,092.29)	($1,092.29)
2779169	1.00	$82.38	$4,266.73	$4,184.35	($1,620.31)	($1,620.31)
2779170	1.00	$82.38	$3,066.17	$2,983.79	($1,155.41)	($1,155.41)
2779171	1.00	$82.38	$3,158.68	$3,076.30	($1,191.24)	($1,191.24)
2779172	1.00	$82.38	$3,659.06	$3,576.68	($1,385.00)	($1,385.00)
2779173	1.00	$82.38	$3,419.57	$3,337.19	($1,292.26)	($1,292.26)
2779174	1.00	$82.38	$3,781.73	$3,699.35	($1,432.50)	($1,432.50)
2779175	1.00	$82.38	$2,750.42	$2,668.04	($1,033.15)	($1,033.15)
2779176	1.00	$82.38	$3,780.71	$3,698.33	($1,432.11)	($1,432.11)
2779177	1.00	$82.38	$4,350.16	$4,267.78	($1,652.61)	($1,652.61)
2779178	1.00	$82.38	$0.00	$0.00	$0.00	$0.00
2779179	1.00	$82.38	$3,617.98	$3,535.60	($1,369.09)	($1,369.09)
2779114	0.83	$68.65	$2,720.86	$2,652.21	($1,027.02)	($1,027.02)
2779180	1.00	$82.38	$3,502.22	$3,419.84	($1,324.27)	($1,324.27)
2779182	1.00	$82.38	$3,432.98	$3,350.60	($1,297.45)	($1,297.45)
2779183	1.00	$82.38	$3,300.33	$3,217.95	($1,246.09)	($1,246.09)
2779184	1.00	$82.38	$2,939.65	$2,857.27	($1,106.42)	($1,106.42)
2779185	0.83	$68.65	$2,729.20	$2,660.55	($1,030.25)	($1,030.25)
2779186	0.83	$68.65	$2,852.13	$2,783.48	($1,077.85)	($1,077.85)
2779187	0.83	$68.65	$2,732.14	$2,663.49	($1,031.38)	($1,031.38)

Appendix C-2

Ownsby Farms Public Improvement District

Phase #1 TIRZ Credit - 2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2779188	0.83	$68.65	$2,645.68	$2,577.03	($997.90)	($997.90)
2779189	0.83	$68.65	$2,695.26	$2,626.61	($1,017.10)	($1,017.10)
2779190	0.83	$68.65	$3,456.17	$3,387.52	($1,311.75)	($1,311.75)
2779191	0.83	$68.65	$1,137.95	$1,069.30	($414.07)	($414.07)
2779192	0.83	$68.65	$3,043.31	$2,974.66	($1,151.88)	($1,151.88)
2779181	1.00	$82.38	$3,358.76	$3,276.38	($1,268.71)	($1,268.71)
2779113	0.83	$68.65	$2,812.65	$2,744.00	($1,062.56)	($1,062.56)
2779112	0.83	$68.65	$2,745.03	$2,676.38	($1,036.38)	($1,036.38)
2779111	0.83	$68.65	$2,707.07	$2,638.42	($1,021.68)	($1,021.68)
2779031	1.00	$82.38	$2,996.75	$2,914.37	($1,128.53)	($1,128.53)
2779032	1.00	$82.38	$3,393.39	$3,311.01	($1,282.12)	($1,282.12)
2779033	1.00	$82.38	$3,732.77	$3,650.39	($1,413.54)	($1,413.54)
2779034	1.00	$82.38	$2,887.87	$2,805.49	($1,086.37)	($1,086.37)
2779035	1.00	$82.38	$3,288.96	$3,206.58	($1,241.69)	($1,241.69)
2779037	1.00	$82.38	$4,025.74	$3,943.36	($1,526.99)	($1,526.99)
2779038	1.00	$82.38	$3,563.36	$3,480.98	($1,347.94)	($1,347.94)
2779039	1.00	$82.38	$3,800.13	$3,717.75	($1,439.63)	($1,439.63)
2779040	1.00	$82.38	$3,609.88	$3,527.50	($1,365.96)	($1,365.96)
2779041	1.00	$82.38	$0.00	$0.00	$0.00	$0.00
2779042	1.00	$82.38	$4,156.77	$4,074.39	($1,577.73)	($1,577.73)
2779043	1.00	$82.38	$1,537.50	$1,455.12	($563.47)	($563.47)
2779044	1.00	$82.38	$4,490.16	$4,407.78	($1,706.83)	($1,706.83)
2779045	1.00	$82.38	$3,970.04	$3,887.66	($1,505.42)	($1,505.42)
2779046	1.00	$82.38	$2,893.38	$2,811.00	($1,088.51)	($1,088.51)
2779047	1.00	$82.38	$1,825.73	$1,743.35	($675.08)	($675.08)
2779048	1.00	$82.38	$4,334.54	$4,252.16	($1,646.57)	($1,646.57)
2779049	1.00	$82.38	$4,551.93	$4,469.55	($1,730.74)	($1,730.74)
2779050	1.00	$82.38	$4,023.28	$3,940.90	($1,526.04)	($1,526.04)
2779051	1.00	$82.38	$2,133.58	$2,051.20	($794.29)	($794.29)
2779052	0.83	$68.65	$2,942.29	$2,873.64	($1,112.76)	($1,112.76)
2779053	0.83	$68.65	$2,590.44	$2,521.79	($976.51)	($976.51)
2779054	0.83	$68.65	$2,366.30	$2,297.65	($889.72)	($889.72)
2779030	1.00	$82.38	$4,260.70	$4,178.32	($1,617.97)	($1,617.97)
2779029	1.00	$82.38	$4,334.54	$4,252.16	($1,646.57)	($1,646.57)
2779028	0.83	$68.65	$4,027.91	$3,959.26	($1,533.15)	($1,533.15)
2779027	1.00	$82.38	$3,007.01	$2,924.63	($1,132.51)	($1,132.51)
2778747	0.83	$68.65	$2,580.92	$2,512.27	($972.83)	($972.83)
2778753	0.00	$0.00	$5.76	$5.76	($2.23)	$0.00
2778872	0.00	$0.00	$5.76	$5.76	($2.23)	$0.00
2778873	0.00	$0.00	$5.76	$5.76	($2.23)	$0.00
2778874	0.00	$0.00	$20.17	$20.17	($7.81)	$0.00
2778875	0.00	$0.00	$5.76	$5.76	($2.23)	$0.00
2778876	0.00	$0.00	$11.53	$11.53	($4.46)	$0.00
2778877	0.00	$0.00	$11.53	$11.53	($4.46)	$0.00
2778878	0.00	$0.00	$11.53	$11.53	($4.46)	$0.00
2778879	0.00	$0.00	$11.53	$11.53	($4.46)	$0.00
2778880	0.00	$0.00	$11.53	$11.53	($4.46)	$0.00
2779055	0.83	$68.65	$2,755.20	$2,686.55	($1,040.31)	($1,040.31)
2778881	0.00	$0.00	$5.76	$5.76	($2.23)	$0.00
2779016	0.83	$68.65	$2,714.53	$2,645.88	($1,024.57)	($1,024.57)
2779017	0.83	$68.65	$3,194.02	$3,125.37	($1,210.24)	($1,210.24)

Appendix C-2

Ownsby Farms Public Improvement District

Phase #1 TIRZ Credit - 2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2779018	0.83	$68.65	$2,696.51	$2,627.86	($1,017.59)	($1,017.59)
2779019	0.83	$68.65	$0.00	$0.00	$0.00	$0.00
2779020	0.83	$68.65	$2,766.72	$2,698.07	($1,044.78)	($1,044.78)
2779021	0.83	$68.65	$3,242.31	$3,173.66	($1,228.94)	($1,228.94)
2779022	0.83	$68.65	$1,226.80	$1,158.15	($448.47)	($448.47)
2779023	0.83	$68.65	$2,397.13	$2,328.48	($901.66)	($901.66)
2779024	0.83	$68.65	$2,843.41	$2,774.76	($1,074.47)	($1,074.47)
2779025	1.00	$82.38	$3,840.03	$3,757.65	($1,455.08)	($1,455.08)
2779026	1.00	$82.38	$3,559.50	$3,477.12	($1,346.45)	($1,346.45)
2779055	0.83	$68.65	$2,709.15	$2,640.50	($1,022.48)	($1,022.48)
2779056	0.83	$68.65	$2,658.74	$2,590.09	($1,002.96)	($1,002.96)
2779058	0.83	$68.65	$2,946.31	$2,877.66	($1,114.32)	($1,114.32)
2779087	0.83	$68.65	$3,383.47	$3,314.82	($1,283.60)	($1,283.60)
2779088	0.83	$68.65	$2,772.49	$2,703.84	($1,047.01)	($1,047.01)
2779089	0.83	$68.65	$2,956.46	$2,887.81	($1,118.25)	($1,118.25)
2779090	0.83	$68.65	$2,554.00	$2,485.35	($962.40)	($962.40)
2779091	0.83	$68.65	$2,956.84	$2,888.19	($1,118.40)	($1,118.40)
2779092	0.83	$68.65	$2,438.47	$2,369.82	($917.67)	($917.67)
2779093	0.83	$68.65	$2,585.61	$2,516.96	($974.64)	($974.64)
2779094	0.83	$68.65	$3,901.93	$3,833.28	($1,484.36)	($1,484.36)
2779095	0.83	$68.65	$4,028.39	$3,959.74	($1,533.33)	($1,533.33)
2779096	0.83	$68.65	$2,531.73	$2,463.08	($953.78)	($953.78)
2779097	0.83	$68.65	$2,294.36	$2,225.71	($861.86)	($861.86)
2779099	0.83	$68.65	$2,657.57	$2,588.92	($1,002.51)	($1,002.51)
2779100	0.83	$68.65	$2,804.05	$2,735.40	($1,059.23)	($1,059.23)
2779101	0.83	$68.65	$2,797.31	$2,728.66	($1,056.62)	($1,056.62)
2779102	0.83	$68.65	$2,786.60	$2,717.95	($1,052.47)	($1,052.47)
2779103	0.83	$68.65	$2,612.86	$2,544.21	($985.20)	($985.20)
2779104	0.83	$68.65	$3,735.08	$3,666.43	($1,419.75)	($1,419.75)
2779105	0.83	$68.65	$2,731.92	$2,663.27	($1,031.30)	($1,031.30)
2779106	0.83	$68.65	$1,954.87	$1,886.22	($730.40)	($730.40)
2779107	0.83	$68.65	$2,524.12	$2,455.47	($950.85)	($950.83)
2779108	0.83	$68.65	$2,800.29	$2,731.64	($1,057.77)	($1,057.77)
2779109	0.83	$68.65	$1,548.51	$1,479.86	($573.05)	($573.06)
2779110	0.83	$68.65	$3,761.37	$3,692.72	($1,429.93)	($1,429.93)
2779086	0.83	$68.65	$2,399.73	$2,331.08	($902.67)	($902.67)
2779085	0.83	$68.65	$2,800.29	$2,731.64	($1,057.77)	($1,057.77)
2779084	0.83	$68.65	$3,141.39	$3,072.74	($1,189.86)	($1,189.86)
2779083	0.83	$68.65	$2,813.49	$2,744.84	($1,062.89)	($1,062.89)
2779059	0.83	$68.65	$2,784.66	$2,716.01	($1,051.72)	($1,051.72)
2779060	0.83	$68.65	$3,471.70	$3,403.05	($1,317.76)	($1,317.76)
2779061	0.83	$68.65	$2,777.05	$2,708.40	($1,048.78)	($1,048.78)
2779062	0.83	$68.65	$0.00	$0.00	$0.00	$0.00
2779063	0.83	$68.65	$452.33	$383.68	($148.57)	($148.57)
2779064	0.83	$68.65	$3,003.05	$2,934.40	($1,136.29)	($1,136.29)
2779065	0.83	$68.65	$2,622.07	$2,553.42	($988.76)	($988.76)
2779066	0.83	$68.65	$2,954.12	$2,885.47	($1,117.34)	($1,117.34)
2779067	0.83	$68.65	$2,726.47	$2,657.82	($1,029.19)	($1,029.19)
2779068	0.83	$68.65	$2,901.19	$2,832.54	($1,096.85)	($1,096.85)
2779069	0.83	$68.65	$2,804.05	$2,735.40	($1,059.23)	($1,059.23)
2779057	0.83	$68.65	$2,990.90	$2,922.25	($1,131.58)	($1,131.58)

<u>Appendix C-2</u>

Ownsby Farms Public Improvement District

Phase #1 TIRZ Credit - 2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2779070	0.83	$68.65	$2,990.90	$2,922.25	($1,131.58)	($1,131.58)
2779072	0.83	$68.65	$2,963.53	$2,894.88	($1,120.99)	($1,120.99)
2779073	0.83	$68.65	$3,573.69	$3,505.04	($1,357.26)	($1,357.26)
2779074	0.83	$68.65	$2,598.88	$2,530.23	($979.78)	($979.78)
2779075	0.83	$68.65	$3,332.57	$3,263.92	($1,263.89)	($1,263.89)
2779076	0.83	$68.65	$2,524.87	$2,456.22	($951.12)	($951.12)
2779077	0.83	$68.65	$2,800.38	$2,731.73	($1,057.81)	($1,057.81)
2779078	0.83	$68.65	$2,752.17	$2,683.52	($1,039.14)	($1,039.14)
2779079	0.83	$68.65	$2,853.96	$2,785.31	($1,078.56)	($1,078.56)
2779080	0.83	$68.65	$2,598.88	$2,530.23	($979.78)	($979.78)
2779081	0.83	$68.65	$2,947.07	$2,878.42	($1,114.61)	($1,114.61)
2779082	0.83	$68.65	$3,053.01	$2,984.36	($1,155.64)	($1,155.64)
2779071	0.83	$68.65	$2,572.81	$2,504.16	($969.69)	($969.69)
2779098	0.83	$68.65	$3,097.01	$3,028.36	($1,172.67)	($1,172.67)
Totals	182.00	$14,993.90	$607,705.15	$593,056.68	($229,665.07)	($228,405.77)

APPENDIX C-3

PHASE #1 PROJECTED ASSESSMENT SCHEDULE – 2026-27

Ownsby Farms Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Type	Lot Type 1 (60 Ft Lot)
Outstanding Assessment	$27,059
Equivalent Units	1.00

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	R.A. Principal[3]	R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment[5]
2026	$27,059	$554	$1,325	$166	$320	$202	$2,567
2027	$26,340	$665	$1,357	$166	$311	$207	$2,705
2028	$25,509	$692	$1,316	$193	$302	$211	$2,714
2029	$24,624	$728	$1,272	$193	$292	$215	$2,700
2030	$23,711	$748	$1,227	$221	$281	$219	$2,696
2031	$22,742	$803	$1,181	$221	$269	$224	$2,697
2032	$21,718	$831	$1,131	$231	$257	$228	$2,677
2033	$20,656	$886	$1,076	$249	$244	$233	$2,687
2034	$19,532	$941	$1,017	$249	$231	$237	$2,675
2035	$18,341	$997	$959	$236	$217	$242	$2,650
2036	$17,068	$1,052	$888	$276	$202	$247	$2,665
2037	$15,740	$1,108	$819	$306	$189	$252	$2,668
2038	$14,329	$1,163	$745	$331	$173	$257	$2,666
2039	$12,834	$1,218	$668	$331	$151	$262	$2,632
2040	$11,284	$1,301	$588	$359	$133	$267	$2,648
2041	$9,624	$1,384	$501	$387	$115	$273	$2,658
2042	$7,852	$1,468	$410	$387	$92	$278	$2,634
2043	$5,968	$1,551	$312	$414	$71	$284	$2,632
2044	$4,351	$1,636	$210	$442	$48	$289	$2,625
2045	$1,958	$1,521	$101	$426	$24	$293	$2,378
Total		$21,246	$17,099	$5,813	$3,913	$4,920	$52,991

1 - Annual Installments billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2017 Phase #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.
5 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at taplid@municap.com.

Ownsby Farms Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Type	Lot Type 2 (50 ft Lot)
Outstanding Assessment	$22,549
Equivalent Units	0.83

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	R.A. Principal[3]	R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment[5]
2026	$22,549	$461	$1,108	$128	$265	$168	$2,129
2027	$21,960	$554	$1,131	$128	$259	$172	$2,255
2028	$21,238	$577	$1,096	$161	$252	$176	$2,262
2029	$20,528	$600	$1,060	$161	$243	$179	$2,244
2030	$19,759	$625	$1,023	$184	$234	$183	$2,247
2031	$18,952	$669	$984	$184	$224	$186	$2,248
2032	$18,069	$698	$943	$186	$214	$190	$2,222
2033	$17,232	$738	$896	$207	$204	$194	$2,239
2034	$16,278	$765	$847	$207	$192	$198	$2,229
2035	$15,288	$831	$799	$230	$181	$202	$2,239
2036	$14,224	$877	$740	$230	$168	$206	$2,221
2037	$13,117	$925	$682	$253	$155	$210	$2,224
2038	$11,918	$969	$621	$276	$141	$214	$2,222
2039	$10,665	$1,013	$557	$276	$126	$218	$2,193
2040	$9,404	$1,085	$490	$299	$111	$223	$2,207
2041	$8,023	$1,158	$418	$322	$94	$227	$2,215
2042	$6,544	$1,225	$341	$322	$77	$232	$2,195
2043	$4,999	$1,290	$260	$345	$59	$236	$2,193
2044	$3,361	$1,361	$175	$368	$40	$241	$2,185
2045	$1,631	$1,276	$85	$355	$20	$246	$1,981
Total		$17,765	$14,249	$4,844	$3,263	$4,188	$44,159

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2019 Phase #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
5 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at lspid@municap.com.

APPENDIX B-1

PHASE #2 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2026-27

Appendix D-2
Owasky Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2016-17

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825315	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825316	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825317	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825318	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825319	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825322	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825323	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825324	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825325	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825326	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825327	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825328	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825329	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	$0.00	$1,215.76
2825330	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,107.40)	$108.36
2825331	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825332	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825313	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825314	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825312	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825311	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825293	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825294	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825295	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825296	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825297	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825298	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825299	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825300	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825333	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825301	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825303	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825304	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825305	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825306	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825307	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825308	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825309	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825310	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825302	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825334	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825335	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825336	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($971.01)	$42.13
2825359	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825360	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	$0.00	$1,013.14
2825361	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825362	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($999.36)	$13.78
2825363	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825364	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825365	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825366	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($995.59)	$17.55
2825368	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825367	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825369	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825370	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825371	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825372	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825373	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($972.56)	$40.58
2825374	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825375	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825376	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825388	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00

Appendix D-1
Ownby Farms Public Improvement District
Phase 2 Major Improvement Annual Assessment Roll Summary - 2026-27

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2825292	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825337	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825365	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825137	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825138	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825139	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825140	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825141	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825142	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825143	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825144	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825330	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825341	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825347	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825348	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825349	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825350	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825351	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825352	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825353	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825354	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825306	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825377	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825301	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825298	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2825228	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825230	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825231	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825232	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825233	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825234	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825235	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825236	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825237	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825238	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825239	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825240	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825241	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825242	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825243	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825244	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825127	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,003.84)	$9.30
2825126	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825125	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($884.91)	$128.19
2825224	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($951.96)	$61.17
2825205	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825206	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825207	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825208	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825209	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825210	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825211	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825212	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825265	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825215	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825216	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($978.25)	$34.89
2825217	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825218	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825219	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825220	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825221	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2825222	50	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00

Appendix D-4

[illegible] Public Improvement District

Phase 2 Major Improvement Annual Assessment Roll Summary - 2024-25

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2025221	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025214	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025246	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025247	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025248	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025271	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025272	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025273	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025274	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025275	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025276	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2025277	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2025278	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025270	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025279	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025281	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	$0.00	$1,215.76
2025282	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025283	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($547.84)	$667.92
2025284	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025285	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	$0.00	$1,215.76
2025286	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025287	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025288	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025289	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	($1,215.76)	$0.00
2025290	60	1.00	$10,600	$305.78	$608.49	$53.00	$248.49	$0.00	$1,215.76
2025299	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025287	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025249	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025250	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025251	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025252	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025253	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025254	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025255	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025256	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($984.95)	$28.19
2025258	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025257	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025259	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025260	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025261	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025262	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025263	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025264	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025265	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025266	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025268	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025978	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2025215	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
2025312	58	0.83	$8,834	$254.81	$507.08	$44.17	$207.08	($1,013.14)	$0.00
TOTAL		147.17	$1,560,000	$43,836.80	$87,556.00	$7,600.00	$35,509.35	($171,351.29)	$6,918.34

APPENDIX D-2

PHASE #2 MAJOR IMPROVEMENT TIRZ CREDIT CALCULATION – 2026-27

Appendix D-2

Ownsby Farms Public Improvement District

Phase 2 Major Improvement TIRZ Credit - 2026-27

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2825204	50	0.83	$96.35	$2,996.28	$2,899.93	($1,122.96)	($1,013.14)
2825316	50	0.83	$96.35	$3,636.87	$3,540.52	($1,371.00)	($1,013.14)
2825317	50	0.83	$96.35	$3,560.65	$3,464.30	($1,341.46)	($1,013.14)
2825318	50	0.83	$96.35	$3,802.74	$3,706.39	($1,435.25)	($1,013.14)
2825319	0	0.00	$96.35	$5.76	$0.00	$0.00	$0.00
2825320	0	0.00	$96.35	$5.76	$0.00	$0.00	$0.00
2825321	60	1.00	$96.35	$4,216.64	$4,120.29	($1,595.50)	($1,215.76)
2825322	60	1.00	$96.35	$3,992.76	$3,896.41	($1,508.81)	($1,215.76)
2825323	60	1.00	$96.35	$4,155.20	$4,058.85	($1,571.71)	($1,215.76)
2825324	60	1.00	$96.35	$3,665.75	$3,569.40	($1,382.18)	($1,215.76)
2825325	60	1.00	$96.35	$3,914.98	$3,818.63	($1,478.69)	($1,215.76)
2825326	60	1.00	$96.35	$3,903.52	$3,807.17	($1,474.25)	($1,215.76)
2825327	60	1.00	$0.00	$3,905.37	$3,905.37	($1,512.28)	($1,215.76)
2825328	60	1.00	$0.00	$3,816.35	$3,816.35	($1,477.81)	($1,215.76)
2825329	60	1.00	$96.35	$0.00	$0.00	$0.00	$0.00
2825330	60	1.00	$96.35	$2,956.48	$2,860.13	($1,107.53)	($1,107.53)
2825331	60	1.00	$96.35	$4,166.23	$4,069.88	($1,575.98)	($1,215.76)
2825332	60	1.00	$96.35	$4,306.52	$4,210.17	($1,630.30)	($1,215.76)
2825315	50	0.83	$96.35	$3,752.07	$3,655.72	($1,415.60)	($1,013.14)
2825314	50	0.83	$96.35	$3,270.81	$3,174.46	($1,229.25)	($1,013.14)
2825313	50	0.83	$96.35	$3,573.27	$3,476.92	($1,346.37)	($1,013.14)
2825311	50	0.83	$96.35	$2,888.90	$2,792.55	($1,081.36)	($1,013.14)
2825293	50	0.83	$96.35	$2,953.24	$2,856.89	($1,106.27)	($1,013.14)
2825294	50	0.83	$96.35	$2,888.90	$2,792.55	($1,081.36)	($1,013.14)
2825295	50	0.83	$96.35	$3,475.12	$3,378.77	($1,308.38)	($1,013.14)
2825296	50	0.83	$96.35	$3,688.97	$3,592.62	($1,391.17)	($1,013.14)
2825297	50	0.83	$96.35	$3,573.16	$3,476.81	($1,346.33)	($1,013.14)
2825298	50	0.83	$96.35	$2,962.90	$2,866.55	($1,110.01)	($1,013.14)
2825299	50	0.83	$96.35	$2,922.42	$2,826.07	($1,094.34)	($1,013.14)
2825300	50	0.83	$96.35	$2,715.98	$2,619.63	($1,014.40)	($1,013.14)
2825333	50	0.83	$96.35	$3,347.74	$3,251.39	($1,259.04)	($1,013.14)
2825301	50	0.83	$96.35	$2,739.28	$2,642.93	($1,023.42)	($1,013.14)
2825303	50	0.83	$96.35	$3,364.80	$3,268.45	($1,265.64)	($1,013.14)
2825304	50	0.83	$96.35	$3,472.82	$3,376.47	($1,307.47)	($1,013.14)
2825305	50	0.83	$96.35	$3,352.22	$3,255.87	($1,260.77)	($1,013.14)
2825306	50	0.83	$96.35	$3,671.67	$3,575.32	($1,384.47)	($1,013.14)
2825307	50	0.83	$96.35	$3,245.41	$3,149.06	($1,219.41)	($1,013.14)
2825308	50	0.83	$96.35	$2,989.72	$2,893.37	($1,120.40)	($1,013.14)
2825309	50	0.83	$96.35	$2,888.90	$2,792.55	($1,081.36)	($1,013.14)
2825310	50	0.83	$96.35	$2,953.39	$2,857.04	($1,106.33)	($1,013.14)
2825302	50	0.83	$96.35	$3,724.71	$3,628.36	($1,405.01)	($1,013.14)
2825334	50	0.83	$96.35	$2,841.46	$2,745.11	($1,063.07)	($1,013.14)
2825335	50	0.83	$96.35	$3,311.93	$3,215.58	($1,245.17)	($1,013.14)
2825336	50	0.83	$96.35	$2,603.91	$2,507.56	($971.00)	($971.00)
2825359	50	0.83	$96.35	$2,714.85	$2,618.50	($1,013.96)	($1,013.14)
2825360	50	0.83	$96.35	$0.00	$0.00	$0.00	$0.00
2825361	50	0.83	$96.35	$2,974.36	$2,878.01	($1,114.45)	($1,013.14)
2825362	50	0.83	$96.35	$2,599.65	$2,503.30	($969.35)	($969.35)
2825363	50	0.83	$96.35	$3,803.68	$3,707.33	($1,435.59)	($1,013.14)
2825364	50	0.83	$96.35	$3,245.41	$3,149.06	($1,219.41)	($1,013.14)
2825365	50	0.83	$96.35	$3,364.80	$3,268.45	($1,265.64)	($1,013.14)
2825366	50	0.83	$96.35	$2,589.91	$2,493.56	($965.58)	($965.58)
2825358	50	0.83	$96.35	$3,311.93	$3,215.58	($1,245.17)	($1,013.14)
2825367	50	0.83	$96.35	$2,719.60	$2,623.25	($1,015.80)	($1,013.14)
2825369	50	0.83	$96.35	$3,337.38	$3,241.03	($1,255.02)	($1,013.14)

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Dorsky Farms Public Improvement District

Phase 2 Major Improvement TIRZ Credit - 2026-27

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2825370	50	0.83	$96.35	$3,528.29	$3,431.94	($1,328.95)	($1,013.14)
2825371	50	0.83	$96.35	$3,516.93	$3,420.58	($1,324.55)	($1,013.14)
2825372	50	0.83	$96.35	$2,739.28	$2,642.93	($1,023.42)	($1,013.14)
2825373	50	0.83	$96.35	$2,607.93	$2,511.58	($972.56)	($972.56)
2825374	50	0.83	$48.18	$2,835.89	$2,787.71	($1,079.49)	($1,013.14)
2825375	50	0.83	$48.18	$3,313.93	$3,265.75	($1,264.62)	($1,013.14)
2825376	50	0.83	$96.35	$3,141.39	$3,045.04	($1,179.13)	($1,013.14)
2825368	50	0.83	$96.35	$3,535.03	$3,438.68	($1,331.56)	($1,013.14)
2825292	50	0.83	$96.35	$3,268.70	$3,172.35	($1,228.43)	($1,013.14)
2825357	50	0.83	$96.35	$3,477.52	$3,381.17	($1,309.29)	($1,013.14)
2825355	50	0.83	$96.35	$3,502.53	$3,406.18	($1,318.98)	($1,013.14)
2825337	50	0.83	$96.35	$2,999.45	$2,903.10	($1,124.17)	($1,013.14)
2825338	60	1.00	$96.35	$4,294.19	$4,197.84	($1,625.55)	($1,215.76)
2825339	60	1.00	$96.35	$3,809.62	$3,713.27	($1,437.89)	($1,215.76)
2825340	60	1.00	$96.35	$3,976.12	$3,879.77	($1,502.36)	($1,215.76)
2825341	60	1.00	$96.35	$3,828.58	$3,732.23	($1,445.25)	($1,215.76)
2825342	60	1.00	$96.35	$4,348.25	$4,251.70	($1,646.39)	($1,215.76)
2825343	60	1.00	$96.35	$3,899.05	$3,802.72	($1,472.55)	($1,215.76)
2825344	60	1.00	$96.35	$4,294.18	$4,197.84	($1,625.55)	($1,215.76)
2825356	50	0.83	$96.35	$3,502.14	$3,405.79	($1,318.82)	($1,013.14)
2825345	60	1.00	$96.35	$4,479.77	$4,383.42	($1,697.39)	($1,215.76)
2825347	60	1.00	$96.35	$3,630.64	$3,534.29	($1,368.58)	($1,215.76)
2825348	60	1.00	$96.35	$3,888.21	$3,791.86	($1,468.32)	($1,215.76)
2825349	60	1.00	$96.35	$3,805.45	$3,709.10	($1,436.28)	($1,215.76)
2825350	60	1.00	$96.35	$3,647.64	$3,551.29	($1,375.17)	($1,215.76)
2825351	60	1.00	$96.35	$3,347.00	$3,250.65	($1,258.75)	($1,215.76)
2825352	60	1.00	$96.35	$4,343.11	$4,246.76	($1,644.47)	($1,215.76)
2825353	50	0.83	$96.35	$3,515.40	$3,419.05	($1,323.96)	($1,013.14)
2825354	50	0.83	$96.35	$3,526.21	$3,429.86	($1,328.14)	($1,013.14)
2825346	60	1.00	$96.35	$4,228.69	$4,132.34	($1,600.17)	($1,215.76)
2825377	0	0.00	$96.35	$8.76	$0.00	$0.00	$0.00
2825290	50	0.83	$96.35	$3,373.62	$3,277.27	($1,269.06)	($1,013.14)
2825289	60	1.00	$96.35	$4,278.05	$4,181.70	($1,619.28)	($1,215.76)
2825228	0	0.00	$96.35	$8.76	$0.00	$0.00	$0.00
2825229	50	0.83	$96.35	$3,337.36	$3,241.01	($1,255.02)	($1,013.14)
2825230	50	0.83	$96.35	$2,953.24	$2,856.89	($1,106.27)	($1,013.14)
2825231	50	0.83	$96.35	$3,311.93	$3,215.58	($1,245.17)	($1,013.14)
2825232	50	0.83	$96.35	$2,793.22	$2,697.37	($1,044.50)	($1,013.14)
2825233	50	0.83	$96.35	$3,103.00	$3,005.65	($1,163.88)	($1,013.14)
2825234	50	0.83	$96.35	$2,881.90	$2,785.55	($1,078.65)	($1,013.14)
2825235	50	0.83	$96.35	$2,875.33	$2,778.98	($1,076.10)	($1,013.14)
2825236	50	0.83	$96.35	$3,392.66	$3,296.31	($1,276.43)	($1,013.14)
2825237	50	0.83	$96.35	$2,719.60	$2,623.25	($1,015.80)	($1,013.14)
2825238	50	0.83	$96.35	$2,968.36	$2,872.01	($1,112.13)	($1,013.14)
2825239	50	0.83	$96.35	$3,520.19	$3,595.84	($1,356.79)	($1,013.14)
2825240	50	0.83	$96.35	$2,874.59	$2,778.24	($1,075.82)	($1,013.14)
2825241	50	0.83	$96.35	$2,776.22	$2,679.87	($1,057.73)	($1,013.14)
2825242	50	0.83	$96.35	$2,874.59	$2,778.24	($1,075.82)	($1,013.14)
2825243	50	0.83	$96.35	$3,752.07	$3,655.72	($1,415.60)	($1,013.14)
2825244	50	0.83	$96.35	$2,719.97	$2,623.62	($1,015.94)	($1,013.14)
2825227	50	0.83	$96.35	$2,688.19	$2,591.84	($1,003.64)	($1,003.64)
2825226	50	0.83	$96.35	$2,870.30	$2,773.95	($1,074.16)	($1,013.14)
2825225	50	0.83	$96.35	$2,639.92	$2,543.57	($984.95)	($984.95)
2825224	50	0.83	$96.35	$2,554.74	$2,458.39	($951.96)	($951.96)

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Ownsby Farms Public Improvement District

Phase 2 Major Improvement TIRZ Credit - 2026-27

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2825205	50	0.83	$96.35	$3,311.93	$3,215.58	($1,245.17)	($1,013.14)
2825206	50	0.83	$96.35	$2,956.94	$2,860.59	($1,107.71)	($1,013.14)
2825207	50	0.83	$96.35	$2,739.28	$2,642.93	($1,023.42)	($1,013.14)
2825208	50	0.83	$96.35	$3,082.33	$2,985.98	($1,156.26)	($1,013.14)
2825209	50	0.83	$96.35	$3,297.01	$3,200.66	($1,239.39)	($1,013.14)
2825210	50	0.83	$96.35	$3,163.84	$3,067.49	($1,187.82)	($1,013.14)
2825211	50	0.83	$96.35	$2,910.25	$2,813.90	($1,089.63)	($1,013.14)
2825212	50	0.83	$96.35	$2,771.92	$2,675.57	($1,036.06)	($1,013.14)
2825245	50	0.83	$96.35	$2,875.33	$2,778.98	($1,076.10)	($1,013.14)
2825215	50	0.83	$96.35	$2,915.44	$2,819.09	($1,091.64)	($1,013.14)
2825216	50	0.83	$96.35	$2,622.62	$2,526.27	($978.25)	($978.25)
2825217	50	0.83	$96.35	$2,778.25	$2,681.90	($1,038.51)	($1,013.14)
2825218	50	0.83	$96.35	$2,793.72	$2,697.37	($1,044.50)	($1,013.14)
2825219	50	0.83	$96.35	$3,304.51	$3,208.16	($1,242.30)	($1,013.14)
2825220	50	0.83	$96.35	$3,060.69	$2,964.34	($1,147.88)	($1,013.14)
2825221	50	0.83	$96.35	$3,299.56	$3,203.21	($1,240.38)	($1,013.14)
2825222	50	0.83	$96.35	$2,939.65	$2,843.30	($1,101.01)	($1,013.14)
2825223	50	0.83	$96.35	$3,505.67	$3,409.32	($1,320.19)	($1,013.14)
2825214	50	0.83	$96.35	$2,746.03	$2,649.68	($1,026.04)	($1,013.14)
2825246	50	0.83	$96.35	$2,888.90	$2,792.55	($1,081.36)	($1,013.14)
2825247	50	0.83	$96.35	$2,739.28	$2,642.93	($1,023.42)	($1,013.14)
2825248	50	0.83	$96.35	$3,311.93	$3,215.58	($1,245.17)	($1,013.14)
2825271	50	0.83	$96.35	$3,082.17	$2,985.82	($1,156.20)	($1,013.14)
2825272	50	0.83	$96.35	$2,996.47	$2,900.12	($1,123.01)	($1,013.14)
2825273	60	1.00	$96.35	$4,398.47	$4,302.12	($1,665.91)	($1,215.76)
2825274	60	1.00	$96.35	$3,987.13	$3,890.78	($1,491.14)	($1,215.76)
2825275	60	1.00	$96.35	$4,058.28	$3,961.93	($1,534.18)	($1,215.76)
2825276	0	0.00	$96.35	$5.76	$0.00	$0.00	$0.00
2825277	0	0.00	$96.35	$5.76	$0.00	$0.00	$0.00
2825278	60	1.00	$96.35	$3,978.07	$3,881.72	($1,503.12)	($1,215.76)
2825270	50	0.83	$96.35	$2,738.78	$2,642.43	($1,023.23)	($1,013.14)
2825279	60	1.00	$96.35	$4,308.14	$4,211.79	($1,630.93)	($1,215.76)
2825281	60	1.00	$96.35	$0.00	$0.00	$0.00	$0.00
2825282	60	1.00	$96.35	$3,918.86	$3,822.51	($1,480.19)	($1,215.76)
2825283	60	1.00	$96.35	$1,596.06	$1,499.71	($907.84)	($907.84)
2825284	60	1.00	$96.35	$4,037.75	$3,941.40	($1,526.23)	($1,215.76)
2825285	60	1.00	$96.35	$0.00	$0.00	$0.00	$0.00
2825286	60	1.00	$96.35	$4,325.73	$4,229.38	($1,637.74)	($1,215.76)
2825287	60	1.00	$96.35	$3,845.03	$3,748.68	($1,451.60)	($1,215.76)
2825288	60	1.00	$96.35	$4,216.06	$4,119.71	($1,595.28)	($1,215.76)
2825289	60	1.00	$96.35	$3,856.97	$3,760.62	($1,456.23)	($1,215.76)
2825290	60	1.00	$96.35	$0.00	$0.00	$0.00	$0.00
2825269	50	0.83	$96.35	$2,782.51	$2,686.16	($1,040.14)	($1,013.14)
2825267	50	0.83	$96.35	$2,953.24	$2,856.89	($1,106.27)	($1,013.14)
2825249	50	0.83	$96.35	$2,953.39	$2,857.04	($1,106.33)	($1,013.14)
2825250	50	0.83	$96.35	$2,738.78	$2,642.43	($1,023.23)	($1,013.14)
2825251	50	0.83	$96.35	$2,972.27	$2,875.92	($1,114.00)	($1,013.14)
2825252	50	0.83	$96.35	$2,888.90	$2,792.55	($1,081.36)	($1,013.14)
2825253	50	0.83	$96.35	$2,719.97	$2,623.62	($1,015.94)	($1,013.14)
2825254	50	0.83	$96.35	$2,775.37	$2,679.02	($1,037.40)	($1,013.14)
2825255	50	0.83	$96.35	$2,825.77	$2,729.42	($1,056.91)	($1,013.14)
2825256	50	0.83	$96.35	$2,639.92	$2,543.57	($984.95)	($984.95)
2825258	50	0.83	$96.35	$3,304.51	$3,208.16	($1,242.30)	($1,013.14)
2825257	50	0.83	$96.35	$2,874.59	$2,778.24	($1,075.82)	($1,013.14)

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Ownby Farms Public Improvement District

Phase 2 Major Improvement TIRZ Credit - 2026-27

Property ID	Lot Size	Equivalent Units	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
2825259	50	0.83	$95.35	$2,719.97	$2,625.62	($1,015.94)	($1,013.14)
2825260	50	0.83	$48.18	$3,326.74	$3,278.56	($1,268.79)	($1,013.14)
2825261	50	0.83	$48.18	$3,389.24	$3,341.06	($1,293.36)	($1,013.14)
2825262	50	0.83	$96.35	$3,496.50	$3,398.15	($1,315.87)	($1,013.14)
2825263	50	0.83	$95.35	$3,042.68	$2,946.33	($1,140.91)	($1,013.14)
2825264	50	0.83	$96.35	$3,258.07	$3,161.72	($1,224.38)	($1,013.14)
2825265	50	0.83	$96.35	$3,149.02	$3,052.67	($1,182.09)	($1,013.14)
2825266	50	0.83	$96.35	$2,953.24	$2,856.89	($1,106.27)	($1,013.14)
2825258	50	0.83	$96.35	$3,435.33	$3,339.03	($1,292.96)	($1,013.14)
2825378	0	0.00	$96.35	$5.76	$0.00	$0.00	$0.00
2825215	50	0.83	$96.55	$3,122.53	$3,026.28	($1,171.84)	($1,013.14)
2825312	50	0.83	$96.35	$2,902.59	$2,806.24	($1,087.05)	($1,013.14)
Total		147.17	$18,476.36	$537,561.95	$522,303.51	($202,251.05)	($171,998.49)

APPENDIX D-3

PHASE #2 DIRECT IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2026-27

Appendix H-1
Dorothy Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2026-27

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825304	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825316	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825317	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825318	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825319	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825320	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825321	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825322	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825323	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825324	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825325	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825326	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825327	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825328	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825329	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825330	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825331	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825332	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825313	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825314	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825315	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825311	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825293	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825294	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825295	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825296	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825297	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825298	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825299	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825300	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825333	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825301	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825303	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825304	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825305	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825306	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825307	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825308	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825309	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825310	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825302	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825334	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825335	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825336	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825359	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825360	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825361	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825362	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825363	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825364	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825365	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825366	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825368	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825367	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825369	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825370	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83

Appendix D-3
Dorothy Farms Public Improvement District
Phase 2 Direct Annual Assessment Roll Summary - 2026-27

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825371	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825372	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825373	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825374	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825375	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825376	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825368	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825292	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825357	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825355	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825337	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825338	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825339	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825340	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825341	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825342	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825343	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825344	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825356	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825345	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825347	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825348	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825349	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825350	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825351	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825352	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825353	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825354	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825346	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825377	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825291	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825309	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825228	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825229	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825230	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825231	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825232	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825233	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825234	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825235	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825236	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825237	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825238	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825239	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825240	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825241	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825242	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825243	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825244	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825227	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825226	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825225	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825224	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825209	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825206	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825207	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83

Appendix D-3

[illegible] Farms Public Improvement District

Phase 2 Direct Annual Assessment Roll Summary - 2026-27

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2825208	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825209	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825210	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825211	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825212	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825244	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825213	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825216	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825217	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825218	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825219	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825220	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825221	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825222	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825223	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825224	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825246	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825247	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825248	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825271	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825272	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825273	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825274	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825275	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825276	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825277	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2825278	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825270	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825279	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825281	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825282	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825283	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825284	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825285	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825286	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825287	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825288	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825289	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825290	60	1.00	$17,932	$285.39	$723.44	$89.66	$191.31	$1,289.80
2825266	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825267	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825249	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825250	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825251	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825252	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825253	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825254	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825255	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825256	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825268	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825257	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825259	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825260	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825261	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825262	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2825263	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83

Appendix B-2

Owasky Farms Public Improvement District

Phase 2 Direct Annual Assessment Roll Summary - 2026-27

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2025264	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2025265	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2025266	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2025259	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2025278	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2024215	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
2025312	50	0.83	$14,943	$237.83	$602.87	$74.72	$159.42	$1,074.83
TOTAL		**147.17**	**$3,659,000**	**$42,000.00**	**$106,466.26**	**$13,195.00**	**$28,154.06**	**$188,815.32**

APPENDIX D-4

PHASE #2 PROJECTED ASSESSMENT SCHEDULE – 2026-27

Ownsby Farms Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type	Lot Type 1 (50 Ft Lot)
Outstanding Assessment	$28,532
Equivalent Units	1.00

Year[1]	Cumulative Outstanding Principal	MI Bond Principal[2]	MI Bond Interest[2]	Direct Bond Principal[3]	Direct Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment[5]
2026	$28,532	$306	$661	$285	$862	$440	$2,596
2027	$27,941	$340	$682	$279	$855	$449	$2,604
2028	$27,323	$340	$658	$299	$842	$458	$2,598
2029	$26,684	$374	$637	$292	$829	$467	$2,598
2030	$26,018	$374	$612	$319	$815	$476	$2,597
2031	$25,325	$408	$587	$319	$801	$486	$2,601
2032	$24,598	$442	$560	$319	$787	$495	$2,604
2033	$23,837	$442	$531	$353	$771	$505	$2,603
2034	$23,042	$476	$502	$353	$754	$515	$2,600
2035	$22,213	$510	$470	$360	$737	$526	$2,603
2036	$21,343	$510	$437	$401	$719	$536	$2,602
2037	$20,433	$544	$400	$408	$700	$547	$2,600
2038	$19,481	$578	$367	$421	$680	$558	$2,603
2039	$18,482	$612	$329	$435	$659	$569	$2,603
2040	$17,436	$646	$288	$448	$638	$580	$2,600
2041	$16,342	$680	$245	$469	$615	$592	$2,602
2042	$15,193	$680	$200	$525	$593	$604	$2,600
2043	$13,991	$747	$155	$516	$568	$616	$2,603
2044	$12,727	$781	$106	$544	$543	$628	$2,602
2045	$11,402	$815	$54	$571	$515	$641	$2,597
2046	$10,016	$0	$0	$1,828	$458	$304	$2,600
2047	$8,188	$0	$0	$1,909	$399	$290	$2,599
2048	$6,279	$0	$0	$1,998	$306	$296	$2,600
2049	$4,281	$0	$0	$2,093	$208	$302	$2,603
2050	$2,188	$0	$0	$2,188	$107	$308	$2,602
Total		$10,600	$8,489	$17,988	$15,734	$12,168	$64,929

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2017 Phase #2 Major Improvement Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the Series 2022 Phase #2 Direct Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.
5 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Ownsby Farms Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type	Lot Type 2 (50 Ft Lot)
Outstanding Assessment	$23,777
Equivalent Units	0.83

Year[1]	Cumulative Outstanding Principal	MI Bond Principal[2]	MI Bond Interest[2]	Direct Bond Principal[3]	Direct Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment[5]
2026	$23,777	$259	$551	$238	$678	$366	$2,008
2027	$23,284	$283	$568	$222	$712	$374	$2,170
2028	$22,769	$283	$559	$249	$702	$381	$2,166
2029	$22,237	$311	$531	$243	$691	$389	$2,166
2030	$21,682	$311	$519	$256	$680	$397	$2,164
2031	$21,104	$340	$490	$266	$668	$405	$2,168
2032	$20,498	$368	$467	$255	$656	$413	$2,170
2033	$19,864	$368	$445	$294	$643	$421	$2,166
2034	$19,202	$396	$418	$294	$628	$429	$2,167
2035	$18,511	$425	$392	$303	$614	$438	$2,168
2036	$17,786	$425	$364	$334	$599	$447	$2,169
2037	$17,027	$453	$336	$340	$583	$456	$2,167
2038	$16,234	$481	$306	$351	$566	$465	$2,169
2039	$15,402	$510	$274	$362	$549	$474	$2,169
2040	$14,530	$538	$240	$374	$532	$484	$2,167
2041	$13,618	$566	$206	$391	$513	$493	$2,168
2042	$12,661	$595	$167	$436	$494	$503	$2,167
2043	$11,659	$623	$129	$450	$473	$513	$2,169
2044	$10,606	$651	$88	$453	$457	$523	$2,168
2045	$9,502	$680	$45	$476	$430	$534	$2,164
2046	$8,347	$0	$0	$1,525	$407	$237	$2,167
2047	$6,822	$0	$0	$1,591	$333	$242	$2,165
2048	$5,232	$0	$0	$1,603	$255	$246	$2,166
2049	$3,567	$0	$0	$1,738	$174	$251	$2,163
2050	$1,823	$0	$0	$1,825	$88	$256	$2,169
Total		$8,834	$7,872	$14,543	$13,120	$10,108	$54,108

1 - Annual Installments billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2017 Phase #2 Major Improvement Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the Series 2022 Phase #2 Direct Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
5 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. OWNSBY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at [illegible]@municap.com.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT
ASSESSMENT TOTHE 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 Ownsby Farms 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

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LEGACY CELINA 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 March 11, 2025, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2025-17R establishing the Legacy Celina 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 the PID, pursuant to Ordinance No. 2025-104 which ordinance also approved the Legacy Celina Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of October 14, 2025 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is 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 Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll 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, THAT:

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 Legacy Celina Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll 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 11th day of August 2026.

CITY OF CELINA

____
Ryan Tubbs, Mayor

ATTEST:

____
Ashley Owens, City Secretary