"VG-69-2026-2026000110177"

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110177

Real Property

ORDINANCE

Recorded On: August 14, 2026 10:29 AM

Number of Pages: 112

" Examined and Charged as Follows: "

Total Recording: $465.00

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

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

File Information:

Document Number:	2026000110177
Receipt Number:	20260814000201
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Station:	Station 1

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BAILEY CLARK
600 E JOHN CARPENTER FWY STE 150

IRVING TX 75062

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- 064

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS NORTH 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 February 9, 2016, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2016-12R establishing the Wells North 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 Neighborhood Improvement Area #1 of the PID, pursuant to Ordinance No. 2016-20 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of March 29, 2016, (the "Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2016-19 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of March 29, 2016 (the "Service and Assessment Plan and Major Improvement Area Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #2 of the PID, pursuant to Ordinance No. 2019-12 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of April 9, 2019 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #2 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #3 of the PID, pursuant to Ordinance No. 2020-32 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of May 12, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #3 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #4 of the PID, pursuant to Ordinance No. 2020-93 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of October 13, 2020 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #4 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood

Improvement Area #5 of the PID, pursuant to Ordinance No. 2021-49 which ordinance also approved the Wells North Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of June 8, 2021 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll"); [and, together with the Service and Assessment Plan and Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, and Neighborhood Improvement Area #4 Assessment Rolls, the "Updated Service and Assessment Plan and Assessment Rolls"]; and

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

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Neighborhood Improvement Area #1, Major Improvement Area, Neighborhood Improvement Area #2, Neighborhood Improvement Area #3, Neighborhood Improvement Area #4, and Neighborhood Improvement Area #5 Assessment Rolls (the "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 Wells North Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

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

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

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven

(7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas on this 11th day of August.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

WELLS NORTH PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

CELINA TEXAS EST 1878

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

APPENDIX G-2 - 2026-27 NIA #4 PROJECTED ASSESSMENT SCHEDULE

APPENDIX H-1 – 2026-27 NIA #5 ASSESSMENT ROLL SUMMARY

APPENDIX H-2 – 2026-27 NIA #5 PROJECTED ASSESSMENT SCHEDULE

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 2024-25 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the Special Assessments on each Parcel of Assessed Property 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 Assessment Rolls for Annual Installments to be collected for 2024-25.

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 to be approved through City ordinance or order and 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) must 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 I and the 2026–27 Projected Assessment Schedules as Appendices C-2, E-2, F-2, G-2 and H-2. 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 providing the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

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

Table II-A-1
Updated Sources and Uses – NIA #1

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[2]
Par amount	$6,425,000	$6,425,000	$0
Development Agreement Contributions	$365,950	$365,950	$0
Other funding sources	$1,418,557	$1,453,267	$34,710
Total Sources	**$8,209,507**	**$8,244,217**	**$34,710**
Uses of Funds			
NIA #1 Improvements			
Road improvements	$3,423,000	$2,646,348	($776,652)
Water distribution system improvements	$569,000	$749,564	$180,564
Sanitary sewer improvements	$579,000	$1,136,439	$557,439
Storm drainage improvements	$621,000	$730,684	$109,684
ROW Acquisition	$0	$0	$0
CCN Certificate	$0	$0	$0
Dry Utilities	$0	$0	$0
Subtotal: NIA #1 Improvements	*$5,192,000*	*$5,263,035*	*$71,035*
Major Improvements			
Road improvements	$517,000	$440,346	($76,654)
Water distribution system improvements	$81,000	$138,739	$57,739
Sanitary sewer improvements	$202,000	$210,346	$8,346
Storm drainage improvements	$161,000	$135,244	($25,756)
ROW Acquisition	$256,000	$256,000	$0
CCN Certificate	$14,000	$14,000	$0
Subtotal: Authorized Improvements	*$1,231,000*	*$1,194,675*	*($36,325)*
City of Celina Regional Park Improvements	$365,950	$365,950	$0
Bond Issuance Costs			$0
Capitalized interest	$440,494	$440,494	$0
Reserve fund	$447,313	$447,313	$0
Other costs of issuance including underwriter's discount	$532,750	$532,750	$0
Subtotal: Bond Issuance Costs	*$1,420,557*	*$1,420,557*	*$0*
Total Uses	**$8,209,507**	**$8,244,217**	**$34,710**

1 – According to the Service and Assessment Plan approved on March 29, 2016.
2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2018.

NIA #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the NIA #1 Improvement aggregate budget.

Table II-A-2
Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[1]
Par amount	$3,235,000	$3,235,000	$0
Development Agreement Contributions	$219,050	$219,050	$0
Other funding sources	$0	$1,489,408	$1,489,408
Total Sources	**$3,454,050**	**$4,943,458**	**$1,489,408**
Uses of Funds			
Major Improvements			
Road improvements	$968,000	$1,296,158	$328,158
Water distribution system improvements	$152,000	$300,176	$148,176
Sanitary sewer improvements	$377,000	$265,874	($111,126)
Storm drainage improvements	$302,000	$1,426,200	$1,124,200
ROW Acquisition	$479,000	$479,000	$0
CCN Certificate	$25,000	$25,000	$0
Subtotal: Major Improvements	*$2,303,000*	*$3,792,408*	*$1,489,408*
City of Celina Regional Park Improvements	$219,050	$219,050	$0
Bond Issuance Costs			
Capitalized interest	$403,901	$403,901	$0
Reserve fund	$230,663	$230,663	$0
Other costs of issuance including underwriter's discount	$297,436	$297,436	$0
Subtotal: Bond Issuance Costs	*$932,000*	*$932,000*	*$0*
Total Uses	**$3,454,050**	**$4,943,458**	**$1,489,408**

1 – According to the Service and Assessment Plan approved on March 29, 2016.
2 – Revised budget and funded to date amounts are based on a proportional allocation of the total shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021.

Major Improvement Area Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021, overages are a result of upgraded construction specifications of certain projects. The overages were funded entirely by the Developer.

NIA #2 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, and updated for NIA #2 on April 9, 2019, and December 10, 2019, the initial total estimated costs of the NIA #2 Improvements were equal to $2,877,835. As shown in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2020, the current estimated actual costs of the NIA #2 Authorized Improvements are $2,966,841.

The NIA #2 Improvements were completed and accepted by the City on December 10, 2019.

NIA #3 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016, and updated for NIA #3 on May 12, 2020, the initial total estimated costs of the NIA #3 Improvements were equal to $1,149,876. As described in the Updated Service and Assessment Plan, the current estimated actual costs of the NIA #3 Improvements are $1,049,840.

According to the Updated Service and Assessment Plan, the NIA #3 Improvements were completed and accepted by the City in May 2020. For additional NIA #3 development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P1406005

Table II-A-4 below summarizes the estimated updated sources and uses of funds required to construct the NIA #3 Improvements.

Table II-A-4
Estimated Updated Sources and Uses – NIA #3

Sources of Funds	Initial Estimated Budget	Actual Amount[1]	Variance
NIA #3 share of NIA #3-4 Bonds	$995,000	$995,000	$0
Other funding sources	$154,876	$234,379	$79,503
Total Sources	**$1,149,876**	**$1,229,379**	**$79,503**
Uses of Funds			
Storm Drainage Improvements	$171,758	$170,118	($1,640)
Wastewater Improvements	$159,700	$152,974	($6,726)
Water Improvements	$173,914	$173,914	$0
Road Improvements	$539,970	$552,834	$12,864
Soft Costs	$104,534	$0	($104,534)
Subtotal: NIA #3 Improvements	*$1,149,876*	*$1,049,840*	*($100,036)*
Bond Issuance Costs			
Capitalized interest	$0	$0	$0
Reserve fund	$0	$72,460	$72,460
Other costs of issuance including underwriter's discount	$0	$107,079	$107,079
Subtotal: Bond Issuance Costs	*$0*	*$179,539*	*$179,539*
Total Uses	**$1,149,876**	**$1,229,379**	**$79,503**

1 – According to the Updated Service and Assessment Plan.

NIA #3 Improvement Cost Variances

As stated in Table II-A-4 above, there was an increase from the initial estimated budget and the actual costs of the NIA #3 Improvements, including bond issuance costs. The increase was a result of NIA #3's portion of the NIA #3-4 Bond issuance costs.

Table II-A-5
Estimated Updated Sources and Uses – NIA #4

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance
NIA #4 share of NIA #3-4 Bonds	$2,065,000	$2,065,000	$0
Other funding sources	$911,467	$863,805	($47,662)
Total Sources	**$2,976,467**	**$2,928,805**	**($47,662)**
Uses of Funds			
Storm Drainage Improvements	$462,519	$436,961	($25,558)
Wastewater Improvements	$333,064	$333,064	$0
Water Improvements	$366,022	$366,022	$0
Road Improvements	$985,302	$971,252	($14,050)
Soft Costs	$391,418	$383,364	($8,054)
Subtotal: NIA #4 Improvements	*$2,538,325*	*$2,490,663*	*($47,662)*
Bond Issuance Costs			
Capitalized interest	$62,040	$62,040	$0
Reserve fund	$150,381	$150,381	$0
Other costs of issuance including underwriter's discount	$225,721	$225,721	$0
Subtotal: Bond Issuance Costs	*$438,142*	*$438,142*	*$0*
Total Uses	**$2,976,467**	**$2,928,805**	**($47,662)**

1 – According to the Updated Service and Assessment Plan
2 – According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2022.

NIA #4 Improvement Cost Variances

As stated in Table II-A-5 above, there was a decrease in the actual costs of the NIA #4 Improvements.

NIA #5 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 29, 2016 and updated for NIA #5 on June 8, 2021, the initial total estimated costs of the NIA #5 Improvements were equal to $2,806,513. According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2023, the actual costs of the NIA #5 Improvements are $2,490,154.

According to the Developer's Quarterly Improvement Implementation Report for NIA #5 as of March 31, 2023, the NIA #5 Improvements were completed and accepted by the City in September 2021.

Table II-B-1
Projected Annual Installments

Assessment Year ending 09/01[1]	NIA #1	MIA	NIA #2	NIA #3	NIA #4	NIA #5
2017-2026	$4,793,142	$2,454,631	$2,062,172	$2,004,161	$2,067,599	$2,176,587
2027	$469,191	$261,846	$133,934	$79,267	$143,039	$126,717
2028	$498,922	$277,610	$138,305	$82,780	$152,167	$126,492
2029	$490,058	$278,483	$137,191	$82,057	$156,054	$130,655
2030	$481,209	$279,084	$131,090	$81,336	$154,765	$129,654
2031	$497,376	$279,414	$140,187	$80,617	$153,487	$128,665
2032	$482,184	$274,471	$138,672	$79,776	$156,972	$127,687
Total	**$8,180,415**	**$4,096,293**	**$2,879,015**	**$2,488,343**	**$2,968,674**	**$2,944,665**

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

C. Status of Development

NIA #1 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #1 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #1 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #1 of the PID in the Annual Service Plan Update.

Major Improvement Area Development

According to the City, greater than 95 percent of the total building permits expected to be issued within MIA have been issued as of June 1, 2025. Pursuant to Section 4 (a)(ii) of the MIA Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in MIA of the PID in the Annual Service Plan Update.

NIA #2 Development

According to the City, greater than 95 percent of the total building permits expected to be issued within NIA #2 have been issued as of June 18, 2023. Pursuant to Section 4 (a)(ii) of the NIA #2 Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in NIA #2 of the PID in the Annual Service Plan Update.

such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

NIA #1 Annual Installments to be collected for 2026-27

The budget for NIA #1 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-D-1 below.

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

Descriptions	NIA #1 Bonds
Interest payment on March 1, 2027	$132,501
Interest payment on September 1, 2027	$132,501
Principal payment on September 1, 2027	$150,000
Subtotal debt service on bonds	$415,002
Administrative expenses	$37,301
Excess interest for prepayment and delinquency reserves	$25,697
Subtotal Expenses	$478,000
Available reserve fund income	($2,392)
Available capitalized interest account	$0
Available Administrative Expense account	($6,417)
Subtotal funds available	*($8,809)*
Annual Installments	**$469,191**

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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 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $70,067. Approximately $33,651 is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there is $6,417 available in the Administrative Expense Fund to reduce the NIA #1 2026-27 Annual Installment.

E. Annual Installments by Lot Type - NIA #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 NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

The Annual Installment to be collected from each Lot Type in NIA #1 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-E-1 below.

Table II-E-1
Allocation of Annual Installment to NIA #1 Parcels for 2026-27

Lot Size	Total 2026-27 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$469,191	0.28%	$1,300.05
60'	$469,191	0.33%	$1,547.07
70'	$469,191	0.41%	$1,940.55
HOA[2]	$469,191	0.00%	$0.00

1 – Allocation percentages shown above are based on estimated build out values for NIA #1 lots, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2026-27 Annual Installment.

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the 2026-27 NIA #1 Assessment Roll Summary attached hereto as Appendix C-1.

Table II-F-1
Budget for the MIA Annual Installments
to be Collected for 2026-27

Descriptions	MIA Bonds
Interest payment on March 1, 2027	$71,304
Interest payment on September 1, 2027	$71,304
Principal payment on September 1, 2027	$80,000
Subtotal debt service on bonds	*$222,609*
Administrative expenses	$37,301
Excess interest for debt service reserve fund	$13,190
Subtotal Expenses	*$273,100*
Available reserve fund income	($1,255)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($11,255)*
Annual Installments	**$261,846**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Bonds include interest due on March 1, 2027 in the amount of $71,304, and on September 1, 2027 in the amount of $71,304, which equal interest on the outstanding Special Assessments balance of $2,638,052 for six months each at an effective interest rate of 5.41 percent. Annual Installments to be collected include a principal amount of $80,000 due on September 1, 2027. As a result, the total Annual Installment to be collected for principal and interest for the MIA Bonds in 2026-27 is equal to $222,609.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2026-27 are estimated to be $37,301.

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The Annual Installment for 2026-27 will only be collected from the Assessed Property within the Major Improvement Area that is shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in the Major Improvement Area is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-G-1 below.

Table II-G-1
Allocation of Annual Installment to MIA Parcels for 2026-27

Phase	Lot Size	Total 2026-27 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
NIA #2	50'	$261,846	0.15%	$388.46
NIA #3	60'	$261,846	0.21%	$544.16
	70'	$261,846	0.22%	$564.94
NIA #4	50'	$261,846	0.14%	$365.10
	60'	$261,846	0.17%	$434.78
	70'	$261,846	0.19%	$490.52
NIA #5	50'	$261,846	0.15%	$391.07
	60'	$261,846	0.19%	$499.69
HOA[2]		$261,846	0.00%	$0.00

1- The allocation percentages and Annual Installments per Units are first allocated to each Neighborhood Improvement Area within the Major Improvement Area and then allocated between lot sizes.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2026-27 Annual Installment.

The list of Parcels within the MIA of the PID, the number of units to be developed on the current residential Parcels, the corresponding allocation percentage, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the 2026-27 MIA Assessment Roll Summary attached hereto as Appendix D-1.

H. Annual Budget – NIA #2

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty-one annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #2 Improvements commenced following the recording of the final plat for NIA #2A. The first NIA #2 Annual Installment was due on January 31, 2020, and twenty-three (23) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #2 Bonds commencing with the issuance of the NIA #2 Bonds. The effective interest rate on the NIA #2 Bonds is 3.76 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special Assessment may not exceed a rate that is one-half of one

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

Descriptions	NIA #2 Bonds
Interest payment on March 1, 2027	$29,060
Interest payment on September 1, 2027	$29,060
Principal payment on September 1, 2027	$45,000
Subtotal debt service on debt	*$103,120*
Excess interest for debt service reserve fund	$7,725
Administrative Expenses	$28,154
Subtotal Expenses	*$138,999*
Available reserve fund income	*($676)*
Available capitalized interest account	$0
Available Administrative Expense account	($4,389)
Subtotal funds available	*($5,065)*
Annual Installments	**$133,934**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #2 Bonds include interest due on March 1, 2027 in the amount of $29,060 and September 1, 2027 in the amount of $29,060, which equal interest on the outstanding Special Assessments balance of $1,544,912 for six months each at an effective interest rate of 3.76 percent. Annual Installments to be collected include a principal amount of $45,000 due on September 1, 2027. As a result, the total principal and interest due for the NIA #2 Bonds is anticipated to be $103,120.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-H-2 on the following page, the total administrative expenses to be collected for 2026-27 are estimated to be $28,154.

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I. Annual Installments by Lot Type - NIA #2

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 NIA #2 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of NIA #2.

The Annual Installment for 2026-27 will only be collected from the Assessed Property within NIA #2 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in NIA #2 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-I-1 below.

Table II-I-1
Allocation of Annual Installment to NIA #2 Parcels for 2026-27

Lot Size	Total 2026-27 Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
50'	$133,934	0.59%	$792.51
HOA[2]	$133,934	0.00%	$0.00

1 - Allocation percentage is shown on a per unit basis, excluding prepaid Parcels, if any.
2 – The HOA lot prepaid its entire Special Assessment in December 2021. As a result, the HOA lot is not allocated a 2026-27 Annual Installment.

The list of Parcels within NIA #2 of the PID, the number of units to be developed on the current residential Parcels, the percentage of Special Assessments for each Parcel, the total outstanding Special Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the 2026-27 NIA #2 Assessment Roll Summary attached hereto as Appendix E-1.

J. Annual Budget – NIA #3

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in thirty annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #3 Improvements commenced following the recording of the final plat for NIA #3. The first NIA #3 Annual Installment was due on January 31, 2021, and twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #3 portion of the NIA #3-4 Bonds is 3.84 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special 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 NIA #3 portion of the NIA #3-4 Bonds (3.84 percent) plus an additional interest of one-half of one percent is used to calculate the interest on the Special

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds include interest due on March 1, 2027, in the amount of $16,318 and September 1, 2027, in the amount of $16,318, which equal interest on the outstanding Special Assessments balance of $850,350 for six months each at an effective interest rate of 3.84 percent. Annual Installments to be collected include a principal amount of $25,000 due on September 1, 2027. As a result, the total Annual Installment to be collected for principal and interest for the NIA #3 portion of the NIA #3-4 Bonds in 2026-27 is equal to $57,636.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-J-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $21,230.

Table II-J-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$6,234
PID Administrator	$9,298
Trustee	$1,625
Auditor	$2,000
Dissemination Agent	$0
Contingency	$2,073
Total	**$21,230**

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $4,252 which equals 0.5 percent interest on the outstanding NIA #3 Bonds Assessments balance $850,350.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $642 is available as credit to reduce the 2026–27 NIA #3 debt service.

L. Annual Budget – NIA #4

The Special Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Special Assessment shall be payable in twenty-nine annual installments of principal and interest. Collection of the initial Annual Installments relating to the NIA #4 Improvements commenced following the recording of the final plat for NIA #4. The final plat for NIA #4 was recorded on January 26, 2021. The first NIA #4 Annual Installment was due on January 31, 2022, and twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #3-4 Bonds commencing with the issuance of the NIA #3-4 Bonds. The effective interest rate on the NIA #4 portion NIA #3-4 Bonds is 3.84 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Special 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 NIA #4 portion of the NIA #3-4 Bonds (3.84) plus an additional interest of one-half of one percent is used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special 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 Special 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 bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

<u>Annual Budget for the Repayment of Indebtedness</u>

Debt service will be paid on the unpaid balance of the NIA #4 portion of the NIA #3-4 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #4 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

<u>NIA #4 Annual Installments to be collected for 2026-27</u>

The budget for NIA #4 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-L-1 on the following page.

Table II-L-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$6,234
PID Administrator	$15,470
Trustee	$1,650
Auditor	$2,000
Dissemination Agent	$0
Contingency	$2,800
Total	**$28,154**

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $8,994, which equals 0.5 percent interest on the outstanding NIA #4 Bonds Assessments balance of $1,798,829.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $1,358 is available as credit to reduce the 2026-27 NIA #4 debt service.

Available Capitalized Interest Account

As of May 31, 2026, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, there was $105,462 in the NIA #3-4 Administrative Expense Fund. Approximately $68,329 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there is anticipated to be an excess balance of $10,000 available in the Administrative Expense Fund to reduce the Annual Installment. $6,790 of the excess balance has been allocated to reduce the NIA #4 2026-27 Annual Installment.

on the NIA #5 Bonds (3.17 percent) plus an additional interest of one-half of one percent is used to calculate the interest on the Special Assessments. These payments, the "Annual Installments" of the Special 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 Special 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 bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the unpaid balance of the NIA #5 Bonds and any accrued interest thereon from the collection of the Annual Installments in accordance with the NIA #5 Assessment Roll. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of such Annual Installments.

NIA #5 Annual Installments to be collected for 2026-27

The budget for NIA #5 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-N-1 on the following page.

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Table II-N-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$6,324
PID Administrator	$15,853
Trustee	$3,000
Auditor	$2,000
Dissemination Agent	$0
Contingency	$425
Total	**$27,602**

Excess Interest for Additional Interest Reserve Fund

Annual Installments to be collected for excess interest for additional interests reserves in the amount of $8,135, which equals 0.5 percent interest on the outstanding NIA #5 Bonds Assessments balance of $1,626,950.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $621 is available as credit to reduce the 2026-27 NIA #5 debt service.

Available Capitalized Interest Account

As of May 31, 2026, there was no capitalized interest amount available. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the balance in the Administrative Expense Fund was $24,654. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no funds available in the Administrative Expense Fund to reduce the NIA #5 2026-27 Annual Installment.

The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

MIA Bonds

The MIA Bonds were issued in 2016. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2022** through August 31, 2025, 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 MIA Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

NIA #2 Bonds

The NIA #2 Bonds were issued in 2019. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2 Bonds, the City reserves the right and option to redeem the NIA #2 Bonds maturing on or after September 1, 2020, before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, 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 NIA #2 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.

NIA #3-4 Bonds

The NIA #3-4 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #3-4 Bonds, the City reserves the right and option to redeem the NIA #3-4 Bonds maturing on or after September 1, 2040 before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2030**, at the Redemption Price.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #3-4 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.

III. Update of the Assessment Plan

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent 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, as updated in prior Annual Service Plan Updates, 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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The sum of the Special Assessments for all newly subdivided Lots shall not exceed the Special Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to the Updated Service and Assessment Plan approved by the City Council.

NIA #1 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #1 of the PID was completely subdivided in 2017, and the Special Assessments allocated proportionally according to Lot Type.

NIA #2 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #2 of the PID was completely subdivided in 2019, and the Special Assessments allocated proportionally according to Lot Type.

NIA #3 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #3 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #4 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #4 of the PID was completely subdivided in 2020, and the Special Assessments allocated proportionally according to Lot Type.

NIA #5 Parcel Related Updates

According to the Developer and the Collin Central Appraisal District records, NIA #5 of the PID was completely subdivided in 2021, and the Special Assessments allocated proportionally according to Lot Type.

B. PREPAYMENT OF SPECIAL ASSESSMENTS

As of June 30, 2025, the NIA #1 Special Assessments on Parcel 2765036 (November 2018), the HOA Parcel 2765383 (December 2021), Parcel 2765109 (December 2021), Parcel 2765128

APPENDIX A
PID MAP AND AVAILABLE PLATS

APPENDIX B

LIST OF PREPAID PARCELS

Parcel ID	Phase	Prepayment Date	Amount	Full/Partial
2765036	NIA #1	Nov-18	$17,049	Full
2799762	NIA #2	Apr-20	$15,445	Full
2799844	NIA #2	Jan-21	$15,148	Full
2799897	NIA #2	Mar-21	$15,148	Full
2765383[1]	NIA #1	Dec-21	$59,750	Full
2799927[1]	NIA #2/MIA	Dec-21	$48,380	Full
2815910[1]	NIA #3	Dec-21	$9,650	Full
2830243[1]	NIA #4	Dec-21	$20,650	Full
2840818[1]	NIA #5	Dec-21	$18,050	Full
2765109	NIA #1	Dec-21	$16,100	Full
2765128	NIA #1	Jan-22	$16,100	Full
2830161	NIA #4	Jan-22	$17,080	Full
2799850	NIA#2/MIA	Jun-22	$14,466	Full
2765048	NIA #1	Apr-23	$15,774	Full
2799813	NIA #2/MIA	Nov-23	$14,129	Full
2765291	NIA #1	Jul-24	$18,377	Full
2765182	NIA #1	April-26	$17,424	Full
Total			**$348,721**	

1 – Parcel represents the HOA owned lot for the respective neighborhood improvement area.

Appendix C-1
Wells North PID
2026-27 NIA #1 Assessment Roll Summary

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
2765005	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765006	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765007	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765008	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765009	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765010	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765011	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765012	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765013	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765014	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765015	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765016	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765017	60	$16,946.30	0.33%	$494.59	$865.91	$101.84	$84.73	$1,547.07
2765018	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765019	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765020	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765021	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765022	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765023	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765024	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765025	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765026	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765027	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765028	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765029	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765030	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765031	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765032	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765033	50	$7,120.26	0.14%	$207.81	$363.82	$42.79	$35.60	$650.03
2889220		$7,120.26	0.14%	$207.81	$363.82	$42.79	$35.60	$650.03
2765034	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765035	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765036	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765037	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765038	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765039	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765040	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765041	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765042	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765043	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765044	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765045	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765046	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765047	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765048	50	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765049	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765050	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765051	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765052	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765053	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765054	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765055	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765056	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765057	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765058	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765059	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765060	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765061	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765062	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765063	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765064	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765065	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05
2765066	50	$14,240.52	0.28%	$415.63	$727.64	$85.58	$71.20	$1,300.05

<u>Appendix C-1</u>
Wells North PID
2026-27 NIA #1 Assessment Roll Summary

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
2765129	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765130	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765131	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765132	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765133	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765134	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765135	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765136	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765137	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765138	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765139	50	$7,120.26	0.14%	$207.81	$363.82	$42.79	$35.60	$650.03
2902812		$7,120.26	0.14%	$207.81	$363.82	$42.79	$35.60	$650.03
2765140	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765141	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765142	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765143	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765144	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765145	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765146	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765147	50	$7,120.26	0.14%	$207.81	$363.82	$42.79	$35.60	$650.03
2817759		$7,120.26	0.14%	$207.81	$363.82	$42.79	$35.60	$650.03
2765148	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765149	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765150	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765151	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765152	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765153	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765154	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765155	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765156	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765157	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765158	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765159	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765160	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765161	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765162	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765163	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765164	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765165	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765166	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765167	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765168	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765169	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765170	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765171	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765172	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765173	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765174	70	$21,256.41	0.43%	$620.39	$1,086.14	$127.74	$106.28	$1,940.55
2765175	70	$21,256.41	0.43%	$620.39	$1,086.14	$127.74	$106.28	$1,940.55
2765176	70	$21,256.41	0.43%	$620.39	$1,086.14	$127.74	$106.28	$1,940.55
2765177	70	$21,256.41	0.43%	$620.39	$1,086.14	$127.74	$106.28	$1,940.55
2765178	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765179	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765180	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765181	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765182	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765183	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765184	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765185	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765186	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765187	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765188	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05
2765189	50	$14,240.52	0.28%	$415.63	$727.65	$85.58	$71.20	$1,300.05

Appendix C-4
Wells North PID
2026-27 MIA #1 Assessment Roll Summary

Parcel	Lot Size	Outstanding Special Assessments	Percentage of Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
2765255	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765256	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765257	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765258	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765259	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765260	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765261	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765262	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765263	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765264	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765265	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765266	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765267	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765268	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765269	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765270	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765271	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765272	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765274	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765275	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765276	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765277	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765278	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765279	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765280	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765281	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765282	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765283	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765284	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765285	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765286	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765287	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765288	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765289	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765290	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765291	60	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2765292	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765293	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765294	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765295	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765296	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765297	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765298	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765299	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765300	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765301	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765302	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765303	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765304	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765305	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765306	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765307	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765308	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765309	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765310	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765312	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765313	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765314	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765315	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765316	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765317	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765318	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07
2765319	60	$16,946.30	0.33%	$494.60	$865.91	$101.84	$84.73	$1,547.07

APPENDIX C-2

2026-27 NIA #1 PROJECTED ASSESSMENT SCHEDUE

Appendix C-2

Neighborhood Improvement Area #1

2026-27 Projected Assessment Schedule

Lot Size	**60' Lot**
Outstanding Assessment	**$16,946**

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$16,946	$495	$929	$123	$1,547
2027	$16,452	$577	$943	$125	$1,645
2028	$15,875	$577	$911	$128	$1,616
2029	$15,298	$577	$879	$131	$1,587
2030	$14,721	$659	$847	$133	$1,640
2031	$14,061	$643	$811	$136	$1,590
2032	$13,418	$643	$776	$139	$1,557
2033	$12,775	$725	$740	$141	$1,607
2034	$12,050	$725	$701	$144	$1,570
2035	$11,324	$808	$661	$147	$1,615
2036	$10,517	$808	$616	$150	$1,574
2037	$9,709	$890	$570	$153	$1,613
2038	$8,818	$890	$519	$156	$1,565
2039	$7,928	$973	$467	$159	$1,599
2040	$6,955	$1,055	$411	$162	$1,629
2041	$5,900	$1,055	$351	$166	$1,571
2042	$4,845	$1,138	$290	$169	$1,596
2043	$3,708	$1,220	$225	$172	$1,617
2044	$2,488	$1,302	$155	$176	$1,633
2045	$1,185	$1,185	$80	$179	$1,444
Total		**$16,946**	**$11,881**	**$2,988**	**$31,816**

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 debt service requirements of the Series 2016 NIA #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.

3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 WELLS NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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.

APPENDIX D-1

2026-27 MIA ASSESSMENT ROLL SUMMARY

Appendix B-3

Wells North PID

2026-27 MIA Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MIA Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
2799829	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799830	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799831	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799832	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799833	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799834	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799835	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799836	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799837	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799838	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799839	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799840	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799841	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799842	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799843	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799844	1	50'	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
2799845	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799846	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799847	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799848	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799849	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799850	1	50'	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
2799851	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799852	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799853	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799854	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799855	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799856	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799857	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799858	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799859	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799860	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799861	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799862	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799863	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799864	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799865	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799866	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799867	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799868	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799869	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799870	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799871	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799872	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799873	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799874	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799875	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799876	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799877	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799878	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799879	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799880	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799881	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799882	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799883	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799884	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799885	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799886	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799887	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799888	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799889	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799890	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799891	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799892	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799893	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799894	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799895	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799896	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799897	1	50'	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
2799898	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799899	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799900	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799901	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799902	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799903	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799904	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799905	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799906	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799907	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46
2799908	1	50'	0.13%	$3,910.67	$118.68	$209.71	$40.50	$19.57	$388.46

Appendix B-1
Wells North PID
2026-27 [illegible] Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding [illegible] Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
2819900	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819901	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819902	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819903	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819904	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819905	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819906	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819907	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819908	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819909	1	60'	0.20%	$5,482.27	$566.25	$293.76	$56.74	$27.41	$944.16
2819910	0	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2819911	0	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2830081	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830082	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830083	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830084	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830085	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830086	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830087	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830088	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830089	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830090	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830091	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830092	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830093	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830094	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830095	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830096	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830097	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830098	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830099	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830100	1	50'	0.07%	$1,838.16	$205.77	$98.65	$19.09	$9.20	$332.70
2830208			0.07%	$1,838.16	$205.77	$98.65	$19.09	$9.20	$332.70
2830101	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830102	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830103	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830104	0	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2830105	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830109	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830110	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830111	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830112	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830113	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830114	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830115	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830116	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830117	1	60'	0.17%	$4,380.29	$492.88	$234.71	$45.13	$21.93	$794.78
2830118	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830119	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830120	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830121	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830122	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830123	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830124	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830125	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830126	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830127	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830128	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830129	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830130	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830131	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830132	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830133	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830134	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830135	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830136	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830137	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830138	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830139	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830140	1	60'	0.17%	$4,380.29	$492.88	$234.71	$45.13	$21.93	$794.78
2830141	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830142	1	70'	0.19%	$4,940.86	$549.81	$264.86	$51.14	$24.71	$890.52
2830144	1	60'	0.17%	$4,380.29	$492.88	$234.71	$45.13	$21.93	$794.78
2830145	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830146	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830147	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830148	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830149	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830150	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40
2830151	1	50'	0.14%	$3,676.32	$411.55	$197.29	$38.17	$18.39	$665.40

Appendix D-1
Wells North PID
2026-27 MIA Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Percentage of Special Assessments	Outstanding MIA Special Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
2800233	1	50'	0.14%	$3,678.32	$111.53	$197.09	$38.07	$18.39	$365.11
2800234	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800235	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800236	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800237	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800238	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800239	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800240	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800241	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800242	1	60'	0.17%	$4,380.29	$132.83	$234.73	$45.33	$21.91	$434.79
2800243	0	HOA	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2840705	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840706	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840707	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840708	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840709	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840710	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840711	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840712	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840713	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840714	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840715	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840716	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840717	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840718	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840719	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840720	0	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2840721	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840722	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840723	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840724	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840725	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840726	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840727	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840728	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840729	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840730	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840731	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840732	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840733	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840734	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840735	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840736	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840737	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840738	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840739	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840740	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840741	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840742	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840743	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840744	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840745	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840746	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840747	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840748	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840749	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840750	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840751	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840752	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840753	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840754	0	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2840755	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840756	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840757	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840758	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840759	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840760	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840761	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840762	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840763	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840764	0	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2840765	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840766	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840767	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840768	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840769	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840770	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840771	1	60'	0.19%	$5,034.34	$152.67	$269.75	$52.10	$25.17	$499.69
2840772	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07
2840773	1	50'	0.15%	$3,939.92	$119.48	$211.11	$40.77	$19.70	$391.07

APPENDIX E-1

2026-27 NIA #2 ASSESSMENT ROLL SUMMARY

Appendix E-1
Wells North PID
2026-27 NIA #2 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Outstanding NIA #2 Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installment
2799821	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799822	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799823	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799824	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799825	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799826	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799827	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799828	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799829	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799830	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799831	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799832	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799833	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799834	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799835	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799836	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799837	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799838	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799839	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799840	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799841	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799842	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799843	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799844	1	50'	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2799845	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799846	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799847	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799848	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799849	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799850	1	50'	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2799851	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799852	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799853	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799854	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799855	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799856	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799857	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799858	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799859	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799860	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799861	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799862	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799863	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799864	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799865	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799866	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799867	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799868	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799869	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799870	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799871	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799872	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799873	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799874	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799875	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799876	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799877	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799878	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799879	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799880	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799881	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799882	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799883	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799884	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799885	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799886	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799887	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799888	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51
2799889	1	50'	$9,141.49	$266.27	$339.91	$140.62	$45.71	$792.51

APPENDIX E-2

2026-27 NIA #2 PROJECTED ASSESSMENT SCHEDULE

APPENDIX F-1
2026-27 NIA #3 ASSESSMENT ROLL SUMMARY

APPENDIX F-2

2026-27 NIA #3 PROJECTED ASSESSMENT SCHEDULE

Appendix F-2
Neighborhood Improvement Area #3
2026-27 Projected Assessment Schedule

Lot Size	**70' Lot**
Outstanding Assessment	**$20,387**

Year[1]	Cumulative Outstanding Principal	NIA #3 Bond Principal[2]	NIA #3 Bond Interest[2]	MIA Bond Principal[3]	MIA Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$20,387	$432	$626	$173	$333	$392	$1,956
2027	$19,782	$432	$628	$183	$333	$452	$2,029
2028	$19,167	$432	$612	$194	$322	$458	$2,018
2029	$18,541	$432	$596	$205	$311	$463	$2,007
2030	$17,904	$432	$579	$216	$299	$469	$1,995
2031	$17,256	$432	$561	$216	$287	$474	$1,970
2032	$16,608	$432	$543	$227	$275	$476	$1,952
2033	$15,949	$432	$524	$248	$262	$478	$1,944
2034	$15,269	$432	$506	$259	$247	$480	$1,924
2035	$14,578	$432	$488	$270	$232	$482	$1,903
2036	$13,877	$518	$469	$280	$217	$483	$1,969
2037	$13,078	$518	$447	$302	$200	$485	$1,953
2038	$12,257	$518	$425	$313	$182	$487	$1,926
2039	$11,426	$518	$403	$334	$163	$489	$1,909
2040	$10,573	$518	$381	$345	$143	$492	$1,880
2041	$9,709	$518	$358	$367	$123	$494	$1,859
2042	$8,824	$518	$334	$388	$101	$496	$1,838
2043	$7,917	$605	$311	$410	$77	$498	$1,901
2044	$6,903	$605	$284	$432	$53	$500	$1,873
2045	$5,866	$605	$257	$330	$27	$503	$1,721
2046	$4,931	$1,210	$229	$0	$0	$386	$1,825
2047	$3,722	$1,210	$175	$0	$0	$386	$1,770
2048	$2,512	$1,296	$121	$0	$0	$386	$1,802
2049	$1,216	$1,216	$62	$0	$0	$386	$1,664
Total		**$14,695**	**$9,919**	**$5,693**	**$4,198**	**$11,094**	**$45,587**

1 - Example: 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 NIA #3 proportional share of the Series 2020 NIA #3-4 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent the NIA #3 proportional share of the Series 2016 MI Bonds and will not increase during the life of the bonds. 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.

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 WELLS NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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.

Appendix G-1

[illegible]

[illegible] Assessment Roll Summary

Parcel	Estimated Lot Units	Lot Size	Outstanding [illegible] Assessment [illegible]	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	[illegible] Annual Installments
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX G-2
2026-27 NIA #4 PROJECTED ASSESSMENT SCHEDULE

Appendix G-2

Neighborhood Improvement Area #4

2026-27 Projected Assessment Schedule

Lot Size	**60' Lot**
Outstanding Assessment	**$17,835**

Year[1]	Cumulative Outstanding Principal	NIA #4 Bond Principal[2]	NIA #4 Bond Interest[2]	MIA Bond Principal[3]	MIA Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$17,835	$337	$574	$133	$257	$222	$1,523
2027	$17,366	$337	$587	$141	$257	$278	$1,599
2028	$16,888	$374	$574	$149	$249	$284	$1,630
2029	$16,363	$374	$560	$158	$240	$289	$1,621
2030	$15,833	$374	$546	$166	$231	$295	$1,612
2031	$15,293	$411	$530	$166	$221	$301	$1,630
2032	$14,715	$411	$513	$174	$212	$307	$1,617
2033	$14,130	$411	$495	$191	$202	$313	$1,612
2034	$13,527	$411	$478	$199	$191	$319	$1,598
2035	$12,917	$449	$460	$208	$179	$326	$1,622
2036	$12,260	$449	$441	$216	$167	$332	$1,605
2037	$11,596	$486	$422	$232	$154	$339	$1,634
2038	$10,877	$486	$401	$241	$140	$346	$1,615
2039	$10,150	$486	$381	$257	$126	$353	$1,603
2040	$9,407	$524	$360	$266	$111	$360	$1,620
2041	$8,617	$524	$337	$282	$95	$367	$1,604
2042	$7,811	$561	$313	$299	$78	$374	$1,625
2043	$6,952	$561	$288	$315	$60	$382	$1,606
2044	$6,075	$598	$263	$332	$41	$389	$1,623
2045	$5,145	$598	$236	$251	$21	$397	$1,506
2046	$4,292	$1,085	$209	$0	$0	$313	$1,606
2047	$3,208	$1,122	$160	$0	$0	$319	$1,601
2048	$2,086	$1,197	$109	$0	$0	$326	$1,632
2049	$889	$889	$56	$0	$0	$332	$1,276
Total		**$13,455**	**$9,291**	**$4,350**	**$3,230**	**$7,861**	**$38,218**

1 - Annual Installment billed by Collin County Tax Office during Year 2026 will be billed on or around 10/1/2026 and is due by 1/31/2027.
2 - The principal and interest amounts represent the final numbers of the Series 2019 NIA #2 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2016 MI Bonds and will not increase during the life of the bonds. 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.

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 WELLS NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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.

Wells North Public Improvement District
Summary of Projected Annual Installments
Neighborhood Improvement Area #4

APPENDIX H-1

2026-27 NIA #5 ASSESSMENT ROLL SUMMARY

[illegible]

[illegible]

[illegible]

Parcel	[illegible]	Lot Size	Outstanding [illegible] Assessments	Principal	Interest	Administrative Expenses	[illegible] for Reserves	2016-17 Annual Installments
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	HOA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Appendix H-2

Neighborhood Improvement Area #5

2026-27 Projected Assessment Schedule

Lot Size	**50' Lot**
Outstanding Assessment	**$17,131**

Year[1]	Cumulative Outstanding Principal	NIA #5 Bond Principal[2]	NIA #5 Bond Interest[2]	MIA Bond Principal[3]	MIA Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$17,131	$324	$479	$119	$213	$198	$1,335
2027	$16,688	$324	$473	$127	$231	$285	$1,440
2028	$16,236	$365	$462	$134	$224	$291	$1,475
2029	$15,757	$365	$449	$142	$216	$297	$1,468
2030	$15,230	$365	$436	$149	$208	$303	$1,461
2031	$14,716	$365	$423	$160	$199	$309	$1,445
2032	$14,202	$405	$411	$157	$190	$315	$1,478
2033	$13,640	$405	$396	$172	$181	$321	$1,476
2034	$13,062	$405	$382	$179	$172	$327	$1,466
2035	$12,478	$405	$368	$187	$161	$334	$1,455
2036	$11,886	$405	$354	$196	$151	$341	$1,445
2037	$11,286	$405	$340	$209	$139	$348	$1,441
2038	$10,672	$438	$324	$217	$126	$354	$1,460
2039	$10,017	$438	$308	$231	$113	$362	$1,452
2040	$9,348	$438	$292	$239	$99	$369	$1,437
2041	$8,671	$478	$275	$254	$85	$376	$1,469
2042	$7,939	$478	$257	$259	$70	$384	$1,458
2043	$7,192	$478	$239	$264	$54	$391	$1,447
2044	$6,430	$478	$221	$259	$37	$399	$1,434
2045	$5,653	$519	$203	$229	$19	$407	$1,377
2046	$4,905	$916	$184	$0	$0	$333	$1,433
2047	$3,989	$957	$150	$0	$0	$339	$1,446
2048	$3,032	$997	$114	$0	$0	$346	$1,457
2049	$2,035	$997	$78	$0	$0	$353	$1,427
2050	$1,037	$1,037	$39	$0	$0	$360	$1,436
Total		**$13,191**	**$7,654**	**$3,940**	**$2,898**	**$8,441**	**$36,116**

1 - Annual Installment billed by Collin County Tax Office during Year 2026 will be billed on or around 10/1/2026 and is due by 1/31/2027.
2 - The principal and interest amounts represent the final numbers of the Series 2021 NIA #5 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2016 MI Bonds and will not increase during the life of the bonds. 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.

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 WELLS NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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.

APPENDIX I
PID ASSESSMENT NOTICE

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