Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110176

Real Property

ORDINANCE

Recorded On: August 14, 2026 10:29 AM

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STATE OF TEXAS
Collin County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp

ORDINANCE NO. 2026-065

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE WELLS SOUTH 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 July 14, 2015, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2015-34R establishing the Wells South 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. 2015-66 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #1, dated as of December 7, 2015, (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. 2015-65 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of December 7, 2015 (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. 2018-31 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #2, dated as of July 10, 2018 (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. 2020-75 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #3, dated as of September 8, 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. 2021-78 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #4, dated as of September 28, 2021 (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. 2022-110 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #5, dated as of September 13, 2022 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #5 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #6 of the PID, pursuant to Ordinance No. 2023-94 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #6, dated as of August 8, 2023 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #6 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Neighborhood Improvement Area #7 of the PID, pursuant to Ordinance No. 2024-23 which ordinance also approved the Wells South Public Improvement District Service and Assessment Plan and Assessment Roll related to Neighborhood Improvement Area #7, dated as of April 9, 2024 (the "Updated Service and Assessment Plan and Neighborhood Improvement Area #7 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, Neighborhood Improvement Area #4, Neighborhood Improvement Area #5, and Neighborhood Improvement Area #6 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, Neighborhood Improvement Area #5, Neighborhood Improvement Area #6, and Neighborhood Improvement Area #7 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 South 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 2026.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

THE CITY OF CELINA
TEXAS

Wells South
Public Improvement District

City of Celina, Texas

Annual Service Plan Update
(Assessment Year 9/1/26 - 8/31/27)

As Approved by City Council on:
August 11, 2026

Prepared By:

MuniCap, Inc.
Public Finance

APPENDIX G-1 - 2026-27 NIA #4 ASSESSMENT ROLL

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

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

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

APPENDIX I-1 - 2026-27 NIA #6 ASSESSMENT ROLL

APPENDIX I-2 - 2026-27 NIA #6 PROJECTED ASSESSMENT SCHEDULE

APPENDIX J-1 - 2026-27 NIA #7 ASSESSMENT ROLL

APPENDIX J-2 - 2026-27 NIA #7 PROJECTED ASSESSMENT SCHEDULE

APPENDIX K - 2026-27 PID ASSESSMENT NOTICE

On April 9, 2024, the City approved the issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project) (the "NIA #6-7 Bonds") in the aggregate principal amount of $7,680,000 to finance, provide, or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Neighborhood Improvement Area #6-7 of the PID.

On August 13, 2024, the City approved the issuance of the City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) (the "NIA #1 Refunding Bonds") in the aggregate principal amount of $4,702,000 to refund the NIA #1 Bonds.

On August 13, 2024, the City approved the issuance of the City of Celina, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project) (the "MIA Refunding Bonds") in the aggregate principal amount of $6,620,000 to refund the MIA Bonds.

A Service and Assessment Plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided through the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated on August 13, 2024, to issue the NIA #1 Refunding Bonds and the MIA Refunding Bonds (the "Amended and Restated Service and Assessment Plan"). Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2026-27 (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 Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix K and the 2026-27 Projected Assessment Schedules as Appendices C-2, E-2, F-2, G-2, H-2 and J-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.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

NIA #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the NIA #1 Improvements were equal to $3,933,000 and the proportional share of the Major Improvements allocated to NIA #1 was $612,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019, the current estimated costs of the NIA #1 Authorized Improvements, including the proportional share of the Major Improvement costs, is $5,733,903.

According to the City, the NIA #1 Improvements were completed and accepted by the City in March 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #1 Improvements and proportional share of the Major Improvements, (2) establish the PID, and (3) issue NIA #1 Bonds. The actual costs spent to date of the NIA #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2019.

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Major Improvement Area Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 7, 2016, the initial total estimated costs of the Major Improvements applicable to property within the Major Improvement Area were equal to $5,715,000. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the Major Improvements are $6,146,368.

According to the City, the Major Improvements were completed and accepted by the City in March 2017.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue MIA Bonds. The actual costs spent to date of the Major Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Table II-A-2

Updated Sources and Uses – MIA

Sources of Funds	Initial Estimated Budget[1]	Actual Budget[2]	Variance[2]
Par amount	$8,040,000	$8,040,000	$0
Other funding sources	$0	$431,369	$431,369
Total Sources	**$8,040,000**	**$8,471,369**	**$431,369**
Uses of Funds			
Major Improvements			
Road improvements	$2,581,000	$3,586,681	$1,005,681
Water distribution system improvements	$374,000	$430,735	$56,735
Sanitary sewer improvements	$276,000	$391,877	$115,877
Storm drainage improvements	$1,599,000	$712,575	($886,425)
Open Space/Trail System	$60,000	$188,000	$128,000
Other soft and miscellaneous costs	$825,000	$836,500	$11,500
Subtotal: Major Improvements	*$5,715,000*	*$6,146,368*	*$431,368*
Bond Issuance Costs			
Capitalized interest	$1,020,075	$1,020,075	$0
Reserve fund	$653,930	$653,930	$0
Other costs of issuance including underwriter's discount	$650,996	$650,996	$0
Subtotal: Bond Issuance Costs	*$2,325,001*	*$2,325,001*	*$0*
Total Uses	**$8,040,000**	**$8,471,369**	**$431,368**

1 – According to the *Service and Assessment Plan* approved on December 7, 2016.

2 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Table II-A-3
Updated Sources and Uses – NIA #2

Sources of Funds	Initial Estimated Budget	Actual Budget[1]	Variance
NIA #2 share of NIA #2-3 Bonds	$945,000	$945,000	$0
Other funding sources	$2,704,490	$2,704,490	$0
Total Sources	**$3,649,490**	**$3,649,490**	**$0**
Uses of Funds			
NIA #2 Improvements			
Road improvements	$1,822,022	$1,822,022	$0
Wet Utilities	$861,273	$861,273	$0
Storm drainage improvements	$58,120	$58,120	$0
Other soft and miscellaneous costs	$750,731	$750,731	$0
Subtotal: NIA #2 Improvements	*$3,492,146*	*$3,492,146*	*$0*
Bond Issuance Costs			
Capitalized interest	*$0*	*$0*	*$0*
Reserve fund	*$69,738*	*$69,738*	*$0*
Other costs of issuance including underwriter's discount	*$87,606*	*$87,606*	*$0*
Subtotal: Bond Issuance Costs	*$157,344*	*$157,344*	*$0*
Total Uses	**$3,649,490**	**$3,649,490**	**$0**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 8, 2020.

NIA #2 Cost Variances

As stated in Table II-A-3 above there was no increase in actual costs for NIA #2.

NIA #3 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 8, 2020 and updated for NIA #3, the initial total estimated costs of the NIA #3 Improvements were equal to $3,935,759. As shown in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current estimated costs of the NIA #3 Authorized Improvements are $3,509,941.

The NIA #3 Improvements were completed and accepted by the City in November 2020.

Table II-A-4 below summarizes the updated sources and uses of funds required to (1) construct the NIA #3 Improvements and (2) establish the PID. The actual costs spent to date of the NIA #3 Improvements were provided by the Developer on June 25, 2021.

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

Sources of Funds	Initial Estimated Budget[1]	Actual Costs Spent to Date[2]	Variance
NIA #4 Bonds	$5,255,000	$5,255,000	$0
Bond premium	$99,439	$99,439	$0
Other funding sources	$2,430,965	$1,207,298	($1,223,667)
	$7,785,404	$6,561,737	($1,223,667)
Uses of Funds			
NIA #4 Improvements			
Road improvements	$2,046,664	$1,736,907	($309,757)
Water Improvements	$945,538	$948,563	$3,025
Wastewater Improvements	$814,416	$814,416	$0
Storm drainage improvements	$1,317,644	$1,051,591	($266,053)
Other soft and miscellaneous costs	$1,593,479	$942,596	($650,883)
Subtotal: NIA #4 Improvements	*$6,737,741*	*$5,514,074*	*($1,223,667)*
Bond Issuance Costs			
Capitalized interest	$166,580	$166,580	$0
Reserve fund	$393,728	$393,728	$0
Other costs of issuance including underwriter's discount	$487,355	$487,355	$0
Subtotal: Bond Issuance Costs	*$1,047,663*	*$1,047,663*	$0
Total Uses	**$7,785,404**	**$6,561,737**	**($1,223,667)**

1 – According to the Amended and Restated Service and Assessment Plan approved on September 13, 2022.
2 – According to Requisition #3 approved by the City on June 21, 2022.

NIA #4 Cost Variances

As stated in Table II-A-5 on the previous page, there was a decrease in actual costs for NIA #4 as submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #5 Improvements Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on September 15, 2022, as updated for NIA #5, the initial total estimated costs of the NIA #5 Improvements were equal to $5,221,933. As shown in Requisition #3 approved by the City on March 15, 2023, the actual costs of the NIA #5 Improvements spent to date are $5,010,453.

According to the City, the NIA #5 Improvements were completed and accepted by the City in October 2022.

Table II-A-6 on the following page summarizes the updated sources and uses of funds required to (1) construct the NIA #5 Improvements and (2) establish the PID.

According to the City, the NIA #6 Improvements were completed and accepted by the City in September 2023.

Table II-A-7 below summarizes the updated sources and uses of funds required to (1) construct the NIA #6 Improvements and (2) establish the PID.

Table II-A-7
Updated Sources and Uses – NIA #6

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions[2]	Updated Budget	Actual Costs Spent to Date[2]	Remaining to be Funded
NIA #6 Bonds	$2,785,000	$0	$2,785,000	$2,785,000	$0
Original Issue Discount	($58,806)	$0	($58,806)	($58,806)	$0
Developer contribution	$870,529	$0	$870,529	$90,000	$780,529
	$3,596,723	**$0**	**$3,596,723**	**$2,816,194**	**$780,529**
Uses of Funds					
NIA #6 Improvements					
Road improvements	$847,220	$554,531	$1,401,751	$1,343,594	$58,157
Water Improvements	$492,443	$20,085	$512,528	$512,528	$0
Wastewater Improvements	$303,329	$0	$303,329	$292,683	$10,646
Storm drainage improvements	$785,141	($413,664)	$371,477	$31,194	$340,283
Other soft and miscellaneous costs	$532,396	($160,952)	$371,444	$0	$371,444
Subtotal: NIA #6 Improvements	*$2,960,529*	*$0*	*$2,960,529*	*$2,180,000*	*$780,529*
Bond Issuance Costs					
Capitalized interest	$48,949	$0	$48,949	$48,949	$0
Reserve fund	$263,508	$0	$263,508	$263,508	$0
Administrative expense	$40,000	$0	$40,000	$40,000	$0
Other costs of issuance including underwriter's discount	$283,737	$0	$283,737	$283,737	$0
Subtotal: Bond Issuance Costs	*$636,194*	*$0*	*$636,194*	*$636,194*	*$0*
Total Uses	**$3,596,723**	**$0**	**$3,596,723**	**$2,816,194**	**$780,529**

1 – According to the Amended and Restated Service and Assessment Plan approved on August 13, 2024.
2 – According to Requisition #1 approved by the City on May 21, 2024

NIA #6 Cost Variances

As stated in Table II-A-7 above, there was no increase in actual costs for NIA #6 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

NIA #7 Cost Variances

As stated in Table II-A-8 on the previous page, there was no increase in actual costs for NIA #7 as currently submitted by the Developer. Revisions to the actual costs will be reflected in future updates to the Amended and Restated Service and Assessment Plan.

B. Five-Year Service Plan

According to the PID Act, a service plan must cover a period of five years. For additional development and improvement related information, refer to the links provided in Section II.A., of this report. All of the Authorized Improvements are expected to be built within a period of five years. The estimated budget for the Authorized Improvements within each Neighborhood Improvement Area is shown in Section II.A, and the Annual Installments expected to be collected for these costs are shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2016-2032)

Assessment Yr. Ending 9/1	MIA Bonds/MIA Refunding Bonds	NIA #1 Bonds/NIA #1 Refunding Bonds	CCMI	NIA #2 Share of NIA #2-3 Bonds	NIA #3 Share of NIA #2-3 Bonds	NIA #4 Bonds	NIA #5 Bonds	NIA #6 Share of NIA #6-7 Bonds	NIA #7 Share of NIA #6-7 Bonds
2016-2026	$6,370,935	$6,235,483	$5,925,363	$5,811,052	$5,979,142	$6,141,930	$6,314,949	$6,066,020	$6,208,248
2027	$545,764	$408,768	$0	$84,814	$158,116	$120,417	$487,011	$239,507	$384,950
2028	$387,213	$430,787	$0	$66,712	$159,017	$127,971	$506,577	$255,016	$398,507
2029	$385,874	$429,858	$0	$66,517	$158,141	$128,215	$506,461	$255,742	$397,441
2030	$385,910	$428,559	$0	$66,320	$157,277	$128,399	$507,149	$255,486	$404,457
2031	$383,536	$427,891	$0	$71,135	$156,429	$129,410	$507,585	$255,332	$404,143
2032	$382,484	$426,799	$0	$70,651	$161,234	$128,332	$506,771	$255,248	$404,188
Total	**$8,840,805**	**$8,778,546**	**$6,370,955**	**$6,219,145**	**$6,925,353**	**$8,104,659**	**$9,336,504**	**$7,582,361**	**$8,601,933**

1 – Assessment years ending 2016 through 2027 reflect actual Annual Installments and receipt of applicable reserve fund income, CCMI credits, 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)(iii) 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.

on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such 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 Refunding 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 Additional Interest Reserve amounts as described in the Amended and Restated 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 Refunding Bonds
Interest payment on March 1, 2027	$110,475
Interest payment on September 1, 2027	$110,475
Principal payment on September 1, 2027	$151,000
Subtotal debt service on bonds	*$371,950*
Administrative expenses	$37,301
Excess interest for debt service reserve fund	$0
Subtotal Expenses	*$409,251*
Available reserve fund income	($483)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($483)*
Annual Installments	**$408,768**

Debt Service Payments

Annual Installments to be collected for principal and interest on the NIA #1 Refunding Bonds include interest due on March 1, 2027, in the amount of $110,475 and September 1, 2027, in the amount of $110,475 which equal interest on the outstanding Special Assessments balance of

Available Administrative Expense Account

As of May 31, 2026, the balance in the Administrative Expense Fund was $30,834. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year's administrative expenses through January 31, 2027. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

E. Annual Installments by Lot Type - NIA #1

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Refunding Bonds, to fund the Additional Interest Reserve described in the 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 Type	Total 2026-27 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$408,768	0.29%	$1,185.31
60'	$408,768	0.35%	$1,417.26
70'	$408,768	0.43%	$1,744.58
HOA	$408,768	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #1 Assessment.

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 Refunding Bonds
Interest payment on March 1, 2027	$154,788
Interest payment on September 1, 2027	$154,788
Principal payment on September 1, 2027	$210,000
Subtotal debt service on bonds	*$519,575*
Administrative Expenses	$37,301
Excess interest for debt service reserve fund	$0
Subtotal Expenses	*$556,877*
Available reserve fund income	($1,113)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($11,113)*
Annual Installments	**$545,764**

Debt Service Payments

Annual Installments to be collected for principal and interest on the MIA Refunding Bonds include interest due on March 1, 2027, in the amount of $154,788 and on September 1, 2027, in the amount of $154,788, which equal interest on the outstanding Special Assessments balance of $6,191,509 for six months each at an effective interest rate of 5.00 percent. Annual Installments to be collected include a principal amount of $210,000 due on September 1, 2027. As a result, the total Annual Installment to be collected for principal and interest for the MIA Refunding Bonds 2026-27 is estimated equal to $519,575.

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.

The Annual Installment for 2026-27 will only be collected from the Assessed Property within MIA the that are shown in the Amended and Restated Service and Assessment Plan. The allocation breakdown for the MIA Special Assessment is shown on Table II-G-1 below.

Table II-G-1
Allocation Breakdown for MIA Parcels for 2026-27

Parcel	MIA Refunding Bonds	Percentage of Special Assessments[1]
2841443	$65,773	1.06%
MIA #2 Parcels	$352,052	5.69%
MIA #3 Parcels	$736,673	11.90%
MIA #4 Parcels	$1,412,000	22.81%
MIA #5 Parcels	$1,526,403	24.65%
MIA #6 Parcels	$699,543	11.30%
MIA #7 Parcels	$1,147,250	18.53%
Fortune Springs	$251,835	4.07%
HOA	$0	0.00%
Total	**$6,191,509**	**100.00%**

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its MIA Assessment.

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-2 on the following page.

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 #2 portion of the NIA #2-3 Bonds (3.93) plus an additional interest of one-half of one percent are 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 Amended and Restated 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 Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such 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 #2-3 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 Additional Interest Reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

NIA #2 Annual Installments to be collected for 2026-27

The budget for NIA #2 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-H-1 on the following page.

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Table II-H-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$1,737
PID Administrator	$11,792
Trustee	$1,625
Auditor	$549
Dissemination Agent	$961
Contingency	$227
Total	$16,892

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for Additional interest Reserves in the amount of $3,841, which equals 0.5 percent interest on the outstanding NIA #2 Bonds Special Assessment balance of $768,216.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $1,099 is available as credit to reduce the 2026–27 debt service.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, there was $91,878 in the NIA #2-3 Administrative Expense Fund. Approximately $12,891 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. $5,000 of the excess balance has been allocated to reduce the NIA #2 2026-27 Annual Installment.

rate paid on the debt. Accordingly, the effective interest rate on the NIA #3 portion of the NIA #2-3 Bonds (3.93 percent) plus an additional interest of one-half of one percent are 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 Amended and Restated 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 Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such 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 #2-3 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 Additional Interest Reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

NIA #3 Annual Installments to be collected for 2026-27

The budget for NIA #3 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-J-1 on the following page.

Table H-1-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$4,587
PID Administrator	$17,403
Trustee	$1,625
Auditor	$1,451
Dissemination Agent	$2,539
Contingency	$550
Total	**$28,154**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for Additional Interest in the amount of $10,142, which equals 0.5 percent interest on the outstanding NIA #3 Bonds Special Assessment balance of $2,028,321.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $2,901 is available as credit to reduce the 2026–27 debt service.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, there was $91,878 in the NIA #2-3 Administrative Expense Fund. Approximately $21,653 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. $5,000 of the excess balance has been allocated to reduce the NIA #3 2026-27 Annual Installment.

K. Annual Installments by Lot Type - NIA #3

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #3 share of the

Pursuant to the Amended and Restated 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 Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such 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 #4 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 Additional Interest Reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

NIA #4 Annual Installments to be collected for 2026-27

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-1
Budget for the NIA #4 Annual Installments
to be Collected for 2026-27

Descriptions	NIA #4 Bonds
Interest payment on March 1, 2027	$90,771
Interest payment on September 1, 2027	$90,771
Principal payment on September 1, 2027	$92,000
Subtotal debt service on bonds	*$273,542*
Administrative expenses	$27,602
Excess interest for Additional Interest Reserve fund	$24,272
Subtotal Expenses	*$325,417*
Available reserve fund income	($5,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($5,000)*
Annual Installments	**$320,417**

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund 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 balance in the Administrative Expense Fund was $19,394. The amount available in the Administrative Expense Account is anticipated to be used for the payment of current year's administrative expenses through January 31, 2026. As a result, funds are not anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

M. ANNUAL INSTALLMENTS BY LOT TYPE - NIA #4

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #4 Bonds, to fund the Additional Interest Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of NIA #4.

The Annual Installment to be collected from each Lot Type in NIA #4 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-M-1 below.

Table II-M-1
Allocation of Annual Installment to NIA #4 Parcels for 2026-27

Lot Type	Total 2026-27 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$320,417	0.34%	$1,098.99
60'	$320,417	0.38%	$1,221.10
70'	$320,417	0.42%	$1,343.21
HOA	$320,417	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #4 Assessment.

The list of Parcels within NIA #4 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 Assessment Roll Summary attached hereto as Appendix G-1.

Table II-N-1
Budget for the NIA #5 Annual Installments
to be Collected for 2026-27

Descriptions	NIA #5 Bonds
Interest payment on March 1, 2027	$168,575
Interest payment on September 1, 2027	$168,575
Principal payment on September 1, 2027	$90,000
Subtotal debt service on bonds	*$427,150*
Administrative expenses	$43,297
Excess interest for Additional Interest Reserve fund	$30,564
Subtotal Expenses	*$501,011*
Available reserve fund income	($4,000)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($14,000)*
Annual Installments	**$487,011**

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #5 Bonds include interest due on March 1, 2027, in the amount of $168,575 and September 1, 2027, in the amount of $168,575 which equal interest on the outstanding Special Assessments balance of $6,112,782 for six months each at an effective interest rate of 5.52 percent. Annual Installments to be collected include a principal amount of $90,000 due on September 1, 2027. As a result, total Annual Installment to be collected for principal and interest for the NIA #5 Bonds in 2026-27 is estimated to be equal to $427,150.

Administrative Expenses

Administrative expenses for NIA #5 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-N-2 on the following page, the total administrative expenses to be collected for 2026-27 are estimated to be $43,297.

The Annual Installment to be collected from each Lot Type in NIA #5 is determined using the percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table II-O-1 below.

Table II-O-1
Allocation of Annual Installment to NIA #5 Parcels for 2026-27

Lot Type	Total 2026-27 Annual Installment	Allocation Percentage per Unit[1]	Annual Installment Per Unit
50'	$487,011	0.55%	$2,220.82
60'	$487,011	0.46%	$2,664.98
HOA	$487,011	0.00%	$0.00

1 – Allocation percentages are based on the number of current residential units anticipated to be developed, excluding prepaid Parcels, if any. The HOA Parcel has prepaid its NIA #5 Assessment.

The list of Parcels within NIA #5 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 #5 Assessment Roll Summary attached hereto as Appendix H-1.

P. ANNUAL BUDGET – NIA #6

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 #6 Improvements commenced following the issuance of the NIA #6-7 Bonds. The first NIA #6 Annual Installment was due on January 31, 2025, and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #6-7 Bonds commencing with the issuance of the NIA #6-7 Bonds. The effective interest rate on the NIA #6 portion of the NIA #6-7 Bonds is 5.65 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 #6 portion of the NIA #6-7 Bonds (5.65) plus an additional interest of one-half of one percent are 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 Amended and Restated 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

Debt Service Payments

Annual Installments to be collected for principal and interest for the NIA #6 share of the NIA #6-7 Bonds include interest due on March 1, 2027, in the amount of $76,224 and September 1, 2027, in the amount of $76,224 which equal interest on the outstanding Special Assessments balance of $2,697,739 for six months each at an effective interest rate of 5.62 percent. Annual Installments to be collected include a principal amount of $15,000 due on September 1, 2027. As a result, total Annual Installment to be collected for principal and interest for the NIA #6 share of the NIA #6-7 Bonds in 2026-27 is estimated to be equal to $167,447.

Administrative Expenses

Administrative expenses for NIA #6 include the City, Trustee, dissemination agent, Administrator, auditor, and contingency. As shown in Table II-P-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $70,747.

Table II-P-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$2,293
PID Administrator	$58,010
Trustee	$1,375
Auditor	$725
Dissemination Agent	$1,269
Contingency	$7,075
Total	$70,747

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $13,489, which equals 0.5 percent interest on the outstanding NIA #6 Special Assessment balance of $2,697,739.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $2,176 is available as credit to reduce the 2026-27 debt service.

R. Annual Budget – NIA #7

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 #7 Improvements commenced following the issuance of the NIA #6-7 Bonds. The first NIA #7 Annual Installment was due on January 31, 2025, and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Special Assessment shall bear interest at the rate on the NIA #6-7 Bonds commencing with the issuance of the NIA #6-7 Bonds. The effective interest rate on the NIA #7 portion of the NIA #6-7 Bonds is 5.65 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 #7 portion of the NIA #6-7 Bonds (5.65) plus an additional interest of one-half of one percent are 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 Amended and Restated 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 Amended and Restated Service and Assessment Plan and applicable Trust Indenture, such 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 #6-7 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 Additional Interest Reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

NIA #7 Annual Installments to be collected for 2026-27

The budget for NIA #7 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-R-1 on the following page.

Table II-R-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$4,031
PID Administrator	$56,035
Trustee	$1,375
Auditor	$1,275
Dissemination Agent	$2,231
Contingency	$7,216
Total	**$72,162**

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of $23,705, which equals 0.5 percent interest on the outstanding NIA #7 Special Assessment balance of $4,740,937.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $3,824 is available as credit to reduce the 2026-27 debt service.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Expense Fund was $273,427. Approximately $71,500 is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, $201,927 is anticipated to be available in the Administrative Expense Fund. The portion available to reduce the NIA #7 Annual Installment is $10,000.

S. ANNUAL INSTALLMENT BY LOT TYPE – NIA #7

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #6-7 Bonds, to fund the Additional Interest Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Administrative Expenses of NIA #7.

payment date on or after September 1, 2032, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Refunding 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.

MIA Bonds

The MIA Bonds were issued in 2015. 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, 2024, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

On August 13, 2024, the City approved the issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project) in the aggregate principal amount of $6,620,000. The MIA Refunding Bonds were issued to refinance the MIA Bonds.

MIA Refunding Bonds

The MIA Refunding Bonds were issued in 2024. Pursuant to Section 4.3 of the Trust Indenture, the City reserves the right and option to redeem the MIA Refunding Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after September 1, 2032, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Refunding 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 #2-3 Bonds

The NIA #2-3 Bonds were issued in 2020. Pursuant to Section 4.3 of the Trust Indenture relating to the NIA #2-3 Bonds, the City reserves the right and option to redeem the NIA #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after September 1, 2040, before their respective scheduled maturity date, in whole or in part, on any date on or after September 1, 2030, at a price of par, plus accrued and unpaid interest to the date of redemption.

appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The 2026-27 Assessment Roll Summaries are shown as Appendix C-1, D-1, E-1, F-1, G-1, H-1, I-1 and J-1 of this report. Each Parcel in the PID is identified, along with the Special Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Special Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Special Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = The Assessment for the new subdivided Lot.
B = The Assessment for the Parcel prior to subdivision.
C = The sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type.
D = The sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property.
E = The number of Lots with same Lot Type.

Prior to the recording of a subdivision plat, the Developer shall provide the City an estimated As-Built Assessed Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact future as-built Lot value and any other information available to the Developer. The calculation of the estimated As-Built Lot value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of Collin County, Texas regarding the Lot.

According to the Developer and the CCAD records, Parcels 2726990 and 2843033 have been subdivided into 152 NIA #7 lots, of which 98 have been platted as 50' lots, 15 have been platted as 60' lots, and 39 have been platted as 70' lots. The MIA Assessments and NIA #7 Assessments have been reallocated to the platted NIA #7 as shown in Table IV-A-2 and Table IV-A-3 in the 2025-26 Service and Assessment plan update.

B. Prepayment of Special Assessments

As of June 30, 2025, NIA #1 Special Assessments on one 70' lot, five 60' lots, and three 50' lots have been prepaid in full. A partial prepayment has been made on the NIA #1 Special Assessment for one 50' lot. The NIA #1 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2025, MIA and NIA #2 Special Assessments on two 50' lots have been prepaid in full. The NIA #2 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2025, MIA and NIA #3 Special Assessments on one 50' lot and one 60' lot have been prepaid in full. The NIA #3 Special Assessment for the HOA lot has been prepaid in full.

According to the Trustee, one extraordinary optional redemptions of the NIA #3 Special Assessments Bonds occurred in the aggregate amount of $40,000, on June 1, 2026.

As of June 30, 2025, the NIA #4 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2025, the MIA and NIA #5 Special Assessments on one 60' lot has prepaid in full. A partial prepayment has been made on the NIA #5 Special Assessment for one 60' lot. The NIA #5 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2025, the NIA #6 Special Assessment for the HOA lot has been prepaid in full.

As of June 30, 2024, the NIA #7 Special Assessment for the HOA lot has been prepaid in full.

According to the Trustee, one extraordinary optional redemptions of the MIA Special Assessments Refunding Bonds occurred in the aggregate amount of $27,000, on June 1, 2026.

According to the Trustee, one extraordinary optional redemptions of the NIA #2 Special Assessments Bonds occurred in the aggregate amount of $18,000, on June 1, 2022.

According to the Trustee, one extraordinary optional redemptions of the NIA #3 Special Assessments Bonds occurred in the aggregate amount of $40,000, on June 1, 2026.

According to the Trustee, one extraordinary optional redemptions of the NIA #5 Special Assessments Bonds occurred in the aggregate amount of $101,000, on June 1, 2026.

APPENDIX A

PID MAP AND AVAILABLE PLATS

Appendix B
List of Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
2753835	19-May	$21,042	Full
2753839	19-Apr	$21,042	Full
2753981	19-Jul	$17,565	Full
2753928	17-Dec	$17,835	Full
2753914	19-Dec	$20,746	Full
2753951	19-Nov	$20,746	Full
2753842	19-Nov	$20,746	Full
2782907	21-Feb	$13,387	Full
2782936	21-Jul	$15,416	Full
2753945	21-Aug	$7,700	Partial
2754043	21-Dec	$22,395	Full
2826416	22-Aug	$19,293	Full
NIA #1 HOA	22-Sep	$53,309	Full
NIA #2 HOA	22-Sep	$16,775	Full
NIA #3 HOA	22-Sep	$43,515	Full
NIA #4 HOA	22-Sep	$100,516	Full
2867408	24-Jul	$12,995	Partial
2826514	24-Jul	$15,450	Full
NIA #5 HOA	24-Dec	$63,800	Full
NIA #6 HOA	24-Dec	$27,850	Full
NIA #7 HOA	24-Dec	$48,950	Full
2867338	25-Feb	$43,338	Full
Total		**$644,410**	

Appendix C-1

Wells South Public Improvement District

IA #1 Assessment Roll Summary 2026-27

Parcel	Lot Type	Percentage of Special Assessments	IA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753749	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753750	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753751	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753752	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753753	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753754	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753755	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753756	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753757	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753758	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753759	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753760	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753761	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753762	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753763	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753764	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753765	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753766	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753767	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753768	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753769	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753770	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753771	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753772	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753773	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753774	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753775	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753776	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753777	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753778	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753779	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753780	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753781	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753782	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753783	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753784	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753785	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753786	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753787	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753788	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753789	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753790	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753791	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753792	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753793	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753794	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753795	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753796	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753797	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753798	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753799	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753800	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753801	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753802	50	0.43%	$18,859.84	$641.45	$943.93	$159.20	$0.00	$1,744.58
2753803	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753804	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753805	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753806	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753807	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753808	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753809	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46
2753810	60	0.35%	$15,321.28	$521.54	$766.59	$129.33	$0.00	$1,417.46

Appendix C-1
Wells South Public Improvement District
NIA #1 Assessment Roll Summary 2026/27

Parcel	Lot Type	Percentage of Special Assessment	NIA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2753871	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753872	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753873	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753874	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753875	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753876	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753877	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753878	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753879	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753880	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753881	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753882	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753883	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753884	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753885	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753886	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753887	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753888	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753889	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753890	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753891	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753892	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753893	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753894	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753895	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753896	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753897	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753898	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753899	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753900	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753901	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753902	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753903	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753904	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753907	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753908	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753909	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753910	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753911	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753912	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753913	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753914	60'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753915	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753916	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753917	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753918	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753919	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753920	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753921	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753922	60'	0.35%	$15,321.28	$523.54	$764.29	$129.33	$0.00	$1,417.26
2753923	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753924	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753925	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753926	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753927	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753928	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753906	50'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2753929	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753930	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753931	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753932	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31
2753933	50'	0.29%	$12,813.79	$437.86	$629.29	$108.16	$0.00	$1,185.31

Appendix C-2
[illegible] South Public Improvement District
IA #1 Assessment Roll Summary 2016/17

Parcel	Lot Type	Percentage of Special Assessments	IA #1 Outstanding Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2754003	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754004	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754005	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754006	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754007	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754008	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754009	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754010	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754014	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754015	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754016	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754017	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754018	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754019	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754021	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754022	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754023	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754025	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754026	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754027	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754028	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754029	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754030	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754031	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754032	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754033	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754034	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754035	60'	0.35%	$13,331.26	$523.54	$764.59	$129.13	$0.00	$1,417.26
2754036	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754037	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754038	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754039	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754040	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754041	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754042	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754043	70'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2754044	70'	0.43%	$16,619.81	$644.41	$900.93	$159.20	$0.00	$1,704.54
2754216	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754217	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754218	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754219	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754220	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754221	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754222	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754223	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754224	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754225	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
2754226	50'	0.29%	$12,813.79	$477.84	$599.31	$108.16	$0.00	$1,185.31
Total		100.00%	$4,115,[illegible]	[illegible]	[illegible]	[illegible]	$0.00	[illegible]

Appendix C-3
Wells South Public Improvement District
2026-27 Neighborhood Improvement Area #1 Projected Assessment Schedule

Lot Size	**50' Lot**
Outstanding Assessment	**$18,860**

Year[1]	Cumulative Outstanding Principal	NIA #1 Refunding Bond Principal[2]	NIA #1 Refunding Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$18,860	$644	$941	$159	$1,745
2027	$18,215	$675	$1,002	$162	$1,839
2028	$17,541	$704	$965	$166	$1,835
2029	$16,837	$734	$926	$169	$1,829
2030	$16,103	$768	$886	$172	$1,826
2031	$15,335	$802	$843	$176	$1,822
2032	$14,532	$841	$799	$179	$1,819
2033	$13,691	$879	$753	$183	$1,815
2034	$12,812	$918	$705	$187	$1,809
2035	$11,895	$960	$654	$190	$1,805
2036	$10,934	$1,007	$602	$194	$1,803
2037	$9,927	$1,054	$546	$198	$1,798
2038	$8,873	$1,101	$488	$202	$1,791
2039	$7,772	$1,152	$427	$206	$1,785
2040	$6,620	$1,208	$364	$210	$1,782
2041	$5,412	$1,263	$298	$214	$1,775
2042	$4,148	$1,319	$228	$219	$1,765
2043	$2,830	$1,383	$156	$223	$1,763
2044	$1,447	$1,447	$80	$227	$1,754
Total		**$18,860**	**$11,968**	**$3,636**	**$34,158**

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 2024 NIA #1 Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - 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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

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

Appendix C-2
Wells South Public Improvement District
2026-27 Neighborhood Improvement Area #1 Projected Assessment Schedule

Lot Size	50' Lot
Outstanding Assessment	$12,814

Year[1]	Cumulative Outstanding Principal	NIA #1 Refunding Bond Principal[2]	NIA #1 Refunding Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$12,814	$438	$639	$108	$1,185
2027	$12,376	$458	$681	$110	$1,249
2028	$11,918	$478	$655	$112	$1,246
2029	$11,439	$499	$629	$115	$1,243
2030	$10,941	$522	$602	$117	$1,241
2031	$10,419	$545	$573	$119	$1,237
2032	$9,873	$571	$543	$122	$1,236
2033	$9,302	$597	$512	$124	$1,233
2034	$8,705	$623	$479	$127	$1,229
2035	$8,081	$652	$444	$129	$1,226
2036	$7,429	$684	$409	$132	$1,225
2037	$6,745	$716	$371	$134	$1,221
2038	$6,028	$748	$332	$137	$1,217
2039	$5,280	$783	$290	$140	$1,213
2040	$4,497	$821	$247	$143	$1,210
2041	$3,677	$859	$202	$145	$1,206
2042	$2,819	$899	$155	$148	$1,202
2043	$1,923	$940	$106	$151	$1,197
2044	$983	$983	$54	$154	$1,191
Total		$12,814	$7,923	$2,487	$23,224

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 2024 NIA #1 Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - 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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

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APPENDIX D-2
2026-27 MIA PROJECTED ASSESSMENT SCHEDULE

Parcel	Lot Type	Percentage of Special Assessments	IA #2 Share of the IA #2 Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2782963	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782964	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782965	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782966	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782967	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782968	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782969	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782970	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782971	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782972	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782973	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782974	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782975	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782976	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782977	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782978	50	1.01%	$7,750.17	$261.77	$233.38	$119.98	$38.75	$653.88
2782979	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782980	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782981	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782982	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782983	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782984	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782985	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782986	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782987	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782988	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782989	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782990	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782991	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782992	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782993	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782994	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782995	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782996	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782997	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782998	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2782999	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2783000	50	1.01%	$7,750.27	$261.77	$233.38	$119.98	$38.75	$653.88
2783001	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
2783002	Open	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2783003	Open	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2783004	Open	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2783005	Open	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2783006	Open	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		100%	$798,216.12	$25,000.00	$29,000.14	$11,841.41	$3,831.00	$64,882.[illegible]

Appendix E-1
Wells South Public Improvement District
2026-27 Projected Assessment Schedule Neighborhood Improvement Area #2

Lot Size	70 FT Lot
Outstanding Assessment	$15,368

Year[1]	Cumulative Outstanding Principal	NIA #2 Bond Principal[2]	NIA #2 Bond Interest[2]	MIA Refunding Bond Principal[3]	MIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$15,927	$161	$415	$337	$331	$270	$1,333
2027	$14,307	$197	$393	$166	$149	$209	$1,251
2028	$13,903	$197	$387	$172	$150	$153	$1,217
2029	$13,576	$197	$381	$188	$126	$256	$1,245
2030	$13,199	$161	$374	$198	$115	$258	$1,305
2031	$12,747	$161	$364	$187	$100	$254	$1,292
2032	$12,287	$161	$353	$206	$108	$258	$1,289
2033	$11,818	$161	$343	$216	$100	$259	$1,280
2034	$11,358	$161	$332	$206	$125	$226	$1,252
2035	$10,858	$161	$322	$227	$193	$188	$1,290
2036	$10,358	$161	$311	$248	$110	$204	$1,296
2037	$9,819	$161	$301	$269	$135	$258	$1,248
2038	$9,316	$129	$258	$272	$121	$268	$1,305
2039	$8,719	$129	$255	$286	$106	$207	$1,259
2040	$8,101	$129	$264	$299	$88	$401	$1,288
2041	$7,473	$129	$218	$313	$74	$306	$1,232
2042	$6,801	$129	$218	$328	$57	$418	$1,261
2043	$6,175	$129	$253	$366	$39	$314	$1,290
2044	$5,502	$191	$211	$319	$20	$318	$1,258
2045	$4,775	$1,185	$166	$0	$0	$328	$1,702
2046	$3,592	$1,219	$162	$0	$0	$370	$1,727
2047	$2,343	$1,313	$98	$0	$0	$435	$1,749
2048	$1,018	$1,678	$45	$0	$0	$541	$1,917
Total		$10,362	$6,959	$5,775	$3,110	$6,920	$15,188

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 NIA #2 proportionate share of the NIA #2-3 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 #2 proportionate share of the MIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for delinquency reserves.
4 - 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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $100 fee will be included in the total payoff amount to cover processing and other fees related to related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at [illegible].

APPENDIX E-1

2026-27 NIA #3 ASSESSMENT ROLL SUMMARY

Parcel	Lot Type	Percentage of Special Assessments	NIA #1 Share of the NIA [illegible] Bonds	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2824446	70'	0.60%	$13,304	$295.81	$505.03	$152.22	$66.07	$1,019.75
2824447	70'	0.60%	$13,304	$295.81	$505.03	$152.22	$66.07	$1,019.75
2824448	70'	0.60%	$13,304	$295.81	$505.03	$152.22	$66.07	$1,019.75
2824449	70'	0.60%	$13,304	$295.81	$505.03	$152.22	$66.07	$1,019.75
2824450	70'	0.60%	$13,304	$295.81	$505.03	$152.22	$66.07	$1,019.75
2824451	70'	0.60%	$13,304	$295.81	$505.03	$152.22	$66.07	$1,019.75
2824452	70'	0.35%	$6,567	$147.92	$252.18	$75.11	$32.34	$509.48
2880231	70'	0.35%	$6,567	$147.92	$252.18	$75.11	$32.34	$509.48
2824453	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824454	60'	0.25%	$5,026	$111.48	$224.06	$67.65	$29.63	$433.23
2861744	60'	0.25%	$5,026	$111.48	$224.06	$67.65	$29.63	$433.23
2824455	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824456	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824457	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824458	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824459	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824460	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824461	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824462	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824463	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824464	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824465	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824466	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824467	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824468	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824469	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824470	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824471	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824472	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824473	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824474	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824475	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824476	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824477	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824478	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824479	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824480	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824481	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824482	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824483	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824484	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.14
2824485	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.14
2824486	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.14
2824487	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.14
2824488	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2824492	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2824493	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2824494	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
2824495	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2824498	60'	0.50%	$11,853	$252.97	$448.91	$135.30	$29.26	$866.45
2824499	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.14
2824500	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824501	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824502	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824503	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824504	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824505	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824506	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824507	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824508	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824509	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824510	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824511	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824512	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824513	50'	0.51%	$10,271	$230.29	$392.83	$118.39	$51.86	$793.34
2824514	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00

APPENDIX F-2

2026-27 NIA #3 PROJECTED ASSESSMENT SCHEDULE

Appendix F-2

Wells South Public Improvement District

2026-27 Projected Assessment Schedule Neighborhood Improvement Area #3

Lot Size	50 FT Lot
Outstanding Assessment	$18,177

Year[1]	Cumulative Outstanding Principal	NIA #3 Bond Principal[2]	NIA #3 Bond Interest[2]	MIA Refunding Bond Principal[3]	MIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$18,177	$266	$772	$164	$291	$114	$1,607
2027	$17,711	$265	$594	$171	$259	$119	$1,506
2028	$17,182	$265	$584	$180	$248	$122	$1,499
2029	$16,609	$265	$575	$189	$236	$127	$1,499
2030	$16,388	$265	$566	$197	$225	$132	$1,486
2031	$15,923	$265	$557	$207	$214	$137	$1,515
2032	$15,420	$266	$512	$205	$209	$141	$1,500
2033	$14,954	$265	$527	$226	$193	$146	$1,490
2034	$14,302	$329	$513	$237	$183	$151	$1,513
2035	$13,924	$329	$406	$246	$170	$156	$1,390
2036	$13,236	$329	$488	$260	$156	$161	$1,488
2037	$12,661	$362	$466	$271	$142	$166	$1,511
2038	$12,021	$362	$453	$285	$127	$172	$1,499
2039	$11,381	$394	$436	$299	$111	$175	$1,518
2040	$10,082	$391	$418	$315	$95	$185	$1,501
2041	$9,581	$427	$401	$326	$75	$186	$1,422
2042	$9,373	$417	$380	$343	$55	$191	$1,396
2043	$8,458	$463	$362	$360	$37	$195	$1,421
2044	$7,653	$463	$342	$368	$21	$196	$1,473
2045	$6,826	$1,312	$321	$0	$0	$170	$1,506
2046	$5,311	$1,391	$302	$0	$0	$175	$1,513
2047	$4,161	$1,111	$276	$0	$0	$181	$1,294
2048	$2,717	$1,479	$136	$0	$0	$186	$1,591
2049	$1,248	$1,208	$78	$0	$0	$192	$1,199
Total		$15,495	$10,421	$5,000	$4,180	$6,507	$39,198

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 NIA #3 proportionate share of the NIA #3 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the NIA #3 proportionate share of the MIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE SUTTON FIELDS II PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $300 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at [illegible]@municap.com.

APPENDIX G-2
2026-27 NIA #4 ASSESSMENT ROLL SUMMARY

Parcel	Lot Type	Percentage of Special Assessment	[illegible] Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
3603296	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603297	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603298	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603299	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603300	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603301	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603302	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603303	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603304	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603305	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603306	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603307	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603308	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603309	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603310	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603311	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603312	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603313	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603314	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603315	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603316	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603317	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603318	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603319	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603320	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603321	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603322	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603323	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603324	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603325	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603326	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603327	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603328	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603329	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603330	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603331	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603332	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603333	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603334	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603335	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603336	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603337	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603338	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603339	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603340	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603341	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603342	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603343	60	0.38%	$16,500	$350.51	$672.98	$105.19	$92.59	$1,221.18
3603344	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603345	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603346	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603347	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603348	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603349	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603350	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603351	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603352	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603353	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603354	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603355	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603356	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603357	50	0.34%	$15,650	$315.95	$606.52	$94.07	$83.25	$1,099.99
3603358	70	0.42%	$18,150	$380.67	$706.34	$115.73	$101.73	$1,313.21
3603359	70	0.42%	$18,150	$380.67	$706.34	$115.73	$101.73	$1,313.21
3603360	70	0.42%	$18,150	$380.67	$706.34	$115.73	$101.73	$1,313.21
3603361	70	0.42%	$18,150	$380.67	$706.34	$115.73	$101.73	$1,313.21

Parcel	Lot Type	Percentage of Special Assessments	NEA #4 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2815428	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815429	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815430	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815431	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815432	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815433	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815434	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815435	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815436	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815437	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815438	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815439	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815440	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815441	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815442	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815443	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815444	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815445	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815446	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815447	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815448	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815449	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815450	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815451	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815452	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815453	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815454	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815455	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815456	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815457	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815458	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815459	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815460	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815461	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815462	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815463	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815464	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815465	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815466	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815467	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815468	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815469	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815470	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815471	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815472	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815473	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815474	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815475	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815476	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815477	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815478	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815479	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815480	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815481	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815482	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815483	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815484	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815485	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815486	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815487	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10
2815488	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815489	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815490	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815491	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815492	SF	0.34%	$16,600	$215.55	$705.52	$94.67	$83.25	$1,098.99
2815493	SF	0.38%	$18,500	$258.61	$672.83	$105.19	$92.50	$1,221.10

APPENDIX G-2

2026-27 NIA #3 PROJECTED ASSESSMENT SCHEDULE

Appendix G-2

Wells South Public Improvement District

2026-27 Projected Assessment Schedule Neighborhood Improvement Area #1

Lot Size	62.0' Lot
Outstanding Assessment	$23,801

Year[1]	Cumulative Outstanding Principal	NIA #1 Bond Principal[2]	NIA #1 Bond Interest[2]	MIA Refunding Bond Principal[3]	MIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$23,801	$351	$765	$189	$258	$138	$1,700
2027	$23,318	$363	$791	$195	$248	$140	$1,761
2028	$22,795	$375	$764	$200	$237	$143	$1,762
2029	$22,212	$383	$738	$209	$226	$146	$1,761
2030	$21,617	$400	$741	$213	$215	$148	$1,761
2031	$21,004	$410	$727	$220	$213	$152	$1,759
2032	$20,371	$425	$712	$242	$231	$155	$1,765
2033	$19,704	$442	$695	$251	$217	$156	$1,765
2034	$19,011	$450	$678	$260	$200	$161	$1,755
2035	$18,298	$469	$658	$275	$184	$164	$1,750
2036	$17,554	$485	$642	$282	$173	$168	$1,760
2037	$16,717	$499	$625	$300	$157	$171	$1,754
2038	$15,975	$522	$601	$315	$141	$175	$1,756
2039	$15,117	$531	$584	$332	$123	$178	$1,751
2040	$14,212	$550	$565	$348	$109	$182	$1,754
2041	$13,307	$573	$542	$364	$86	$185	$1,750
2042	$12,432	$590	$516	$382	$66	$188	$1,751
2043	$11,412	$615	$489	$400	$45	$190	$1,748
2044	$10,445	$640	$461	$387	$23	$197	$1,710
2045	$9,400	$1,448	$412	$0	$0	$152	$2,005
2046	$7,951	$1,530	$367	$0	$0	$156	$2,058
2047	$6,440	$1,590	$259	$0	$0	$159	$2,005
2048	$4,890	$1,655	$205	$0	$0	$163	$2,010
2049	$3,252	$1,692	$155	$0	$0	$166	$2,013
2050	$1,500	$1,760	$71	$0	$0	$169	$1,999
Total		$18,500	$13,555	$5,550	$3,599	$4,110	$45,213

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 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 and include additional interest of one-half of one percent for debt service reserves.

3 – The principal and interest amounts represent the NIA #1 proportionate share of the MIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.

4 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

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

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

Parcel	Lot Type	Percentage of Special Assessments	NIA-19 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Prepayment Reserve and Delinquency Reserve	Annual Installment
2867300	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867301	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867302	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867303	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867304	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867305	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867306	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867307	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867308	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867309	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867310	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867311	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867312	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867313	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867314	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867315	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867316	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867317	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867318	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867319	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867320	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867321	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867322	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867323	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867324	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867325	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867326	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867327	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867328	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867329	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867330	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867331	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867332	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867333	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867334	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867335	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867336	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867337	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867338	50'	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
2867339	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867340	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867341	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867342	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867343	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867344	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867345	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867346	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867347	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867348	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867349	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867350	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867351	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867352	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867353	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867354	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867355	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867356	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867357	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867358	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867359	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867360	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867361	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867362	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867363	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867364	50'	0.49%	$27,875	$410.41	$1,519.20	$151.84	$139.37	$2,220.82
2867365	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98
2867366	60'	0.59%	$33,450	$492.49	$1,823.04	$182.21	$167.25	$2,664.98

Parcel	Lot Type	Percentage of Special Assessments	NIA 88 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	[illegible] Prepayment Reserve and Delinquency Reserve	Annual Installment
2867454	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867455	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867456	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867457	SF	0.46%	$27,875	$[illegible].41	$1,319.20	$151.84	$139.37	$2,220.82
2867458	SF	0.46%	$27,875	$[illegible].41	$1,319.20	$151.84	$139.37	$2,220.82
2867459	SF	0.46%	$27,875	$[illegible].41	$1,319.20	$151.84	$139.37	$2,220.82
2867460	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867461	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867462	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867463	SF	0.59%	$35,458	$932.49	$1,422.24	$182.21	$167.25	$2,664.98
2867464	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867465	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867466	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867467	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867468	[illegible]	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2867469	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2867451	OPEN	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		100.00%	$6,112,782.34	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]

Appendix H-3
Wells South Public Improvement District
2026-27 Projected Assessment Schedule Neighborhood Improvement Area #3

Lot Size: 50 FT Lot
Outstanding Assessment: $41,802

Year[1]	Cumulative Outstanding Principal	NIA #3 Bond Principal[2]	NIA #3 Bond Interest[2]	NIA Refunding Bond Principal[3]	NIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$41,802	$862	$1,958	$285	$438	$287	$5,868
2027	$41,827	$909	$2,030	$297	$437	$290	$5,967
2028	$40,255	$891	$1,994	$310	$430	$298	$5,966
2029	$39,080	$858	$1,966	$325	$415	$305	$5,867
2030	$38,897	$886	$1,936	$340	$395	$311	$5,867
2031	$37,571	$907	$1,904	$315	$377	$317	$5,866
2032	$36,608	$919	$1,851	$312	$353	$323	$5,866
2033	$35,965	$925	$1,833	$390	$338	$330	$5,862
2034	$34,552	$908	$1,793	$409	$315	$337	$5,859
2035	$33,617	$966	$1,758	$428	$292	$340	$5,858
2036	$32,286	$785	$1,708	$448	$269	$350	$5,855
2037	$31,015	$951	$1,659	$469	$246	$357	$5,856
2038	$29,755	$810	$1,609	$481	$210	$356	$5,852
2039	$28,364	$816	$1,557	$515	$192	$372	$5,858
2040	$26,995	$965	$1,502	$540	$165	$379	$5,847
2041	$25,452	$1,032	$1,419	$566	$135	$387	$5,842
2042	$23,850	$1,075	$1,384	$592	$102	$394	$5,849
2043	$22,190	$1,122	$1,318	$611	$79	$402	$5,852
2044	$20,447	$1,195	$1,258	$661	$35	$410	$5,808
2045	$18,653	$2,298	$1,178	$0	$0	$459	$5,828
2046	$16,355	$2,415	$1,056	$0	$0	$352	$5,823
2047	$13,940	$2,517	$967	$0	$0	$358	$5,823
2048	$11,342	$2,725	$779	$0	$0	$366	$5,829
2049	$8,617	$2,884	$563	$0	$0	$374	$5,818
2050	$5,734	$3,253	$381	$0	$0	$381	$5,828
2051	$2,485	$2,928	$184	$0	$0	$389	$5,507
Total		$38,450	$37,461	$9,958	$5,207	$9,127	$100,557

1 - Example: The Annual Installment billed during Year 2026 will be billed on or around 10/30/2026 and payment is due by 01/31/2027.
2 - The principal and interest amounts represent the final numbers of the NIA #3 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the NIA #3 proportionate share of the the NIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2026, 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-1

2026-27 NIA #6 ASSESSMENT ROLL SUMMARY

Appendix [illegible]

[illegible] Public Improvement District

2026-27 [illegible] Assessment Roll Summary

Parcel	Lot Type	Percentage of Special Assessments	[illegible] Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2898022	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898023	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898024	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898025	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898026	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898027	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898028	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898029	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898030	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898031	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898032	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898033	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2898034	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898035	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898036	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898037	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898038	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898039	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898040	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898041	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898042	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898043	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898044	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898045	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898046	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898047	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898048	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898049	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898050	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898051	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898052	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898053	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898054	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898055	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898056	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898057	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898058	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898059	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898060	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
2898061	50'	1.00%	$25,979	$750.00	$1,302.71	$607.47	$134.89	$2,795.07
Total		100.00%	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Appendix J-2
Wells South Public Improvement District
2026-27 Projected Assessment Schedule Neighborhood Improvement Area #6

Lot Size	50 FT Lot
Outstanding Assessment	$33,003

Year[1]	Cumulative Outstanding Principal	NIA #6 Bond Principal[2]	NIA #6 Bond Interest[2]	NIA Refunding Bond Principal[3]	NIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$32,815	$187	$1,638	$237	$189	$698	$3,032
2027	$32,586	$180	$1,589	$240	$174	$708	$3,214
2028	$32,397	$140	$1,581	$250	$160	$708	$3,221
2029	$32,797	$150	$1,574	$257	$146	$708	$3,218
2030	$32,304	$180	$1,568	$265	$131	$811	$3,214
2031	$31,898	$412	$1,561	$258	$118	$825	$3,213
2032	$31,512	$430	$1,615	$312	$299	$847	$3,213
2033	$30,818	$410	$1,501	$321	$182	$851	$3,226
2034	$30,113	$457	$1,605	$342	$264	$854	$3,214
2035	$29,311	$470	$1,578	$358	$145	$158	$3,209
2036	$28,493	$500	$1,538	$395	$128	$861	$3,212
2037	$27,618	$520	$1,588	$395	$105	$553	$3,293
2038	$26,705	$550	$1,489	$411	$148	$866	$3,212
2039	$25,735	$582	$1,419	$432	$190	$172	$3,198
2040	$24,712	$622	$1,430	$452	$137	$176	$3,201
2041	$23,618	$652	$1,383	$470	$112	$586	$3,194
2042	$22,514	$690	$1,344	$490	$86	$593	$3,195
2043	$21,348	$725	$1,303	$480	$59	$583	$3,184
2044	$20,101	$860	$1,219	$800	$30	$591	$3,204
2045	$18,517	$1,670	$1,204	$0	$0	$530	$3,404
2046	$17,047	$1,770	$1,080	$0	$0	$530	$3,400
2047	$15,217	$1,880	$580	$0	$0	$505	$3,404
2048	$13,397	$1,900	$479	$0	$0	$542	$3,403
2049	$11,497	$2,120	$748	$0	$0	$561	$3,411
2050	$9,267	$2,350	$615	$0	$0	$547	$3,412
2051	$7,857	$2,380	$471	$0	$0	$556	$3,404
2052	$4,657	$2,350	$325	$0	$0	$562	$3,404
2053	$2,173	$2,173	$166	$0	$0	$591	$2,930
Total		$26,995	$35,697	$5,595	$4,061	$16,911	$90,542

1 - Example: The Annual Installment billed during Year 2026 will be billed on or around 10/01/2026 and payment is due by 01/31/2027.
2 - The principal and interest amounts represent the NIA #6 proportionate share of the NIA #6-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the NIA #6 proportionate share of the NIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

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

Appendix A-1

[illegible] Public Improvement District

2026-27 NIA #7 Assessment Roll Summary

Parcel	Lot Type	Percentage of Special Assessments	NIA #7 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2020790	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020791	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020812	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020818	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020813	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020823	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020831	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020832	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020833	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020834	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020835	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020836	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020837	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020838	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020839	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020840	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020841	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020842	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020843	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020844	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020845	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020846	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020847	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020848	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020849	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020850	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020941	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020942	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020943	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020944	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020945	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020946	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020947	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020948	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020949	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020950	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020951	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020952	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020953	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020954	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020955	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020956	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020957	60'	0.73%	$34,498	$256.30	$1,502.31	$454.86	$173.45	$2,386.78
2020958	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020959	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020960	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020961	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020962	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020963	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020964	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020965	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020966	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020967	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020968	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020969	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020970	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020971	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020972	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020973	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020974	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020975	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020976	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020977	70'	0.75%	$35,379	$262.56	$1,581.16	$466.51	$177.99	$2,488.93
2020978	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020981	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25
2020985	50'	0.64%	$28,598	$213.41	$1,610.26	$379.04	$144.54	$2,347.25

Appendix E-1

Wells South Public Improvement District

2026-27 NIA #7 Assessment Roll Summary

Parcel	Lot Type	Percentage of Special Assessments	NIA #7 Assessment	Annual Assessment Principal	Annual Assessment Interest	Administrative Expenses	Excess Interest for Prepayment Reserve and Delinquency Reserve	Annual Installment
2021052	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021053	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021054	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021055	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021056	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021057	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021058	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021059	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021060	60'	0.75%	$34,590	$256.10	$1,921.31	$454.84	$173.45	$2,805.76
2021061	60'	0.75%	$34,590	$256.10	$1,921.31	$454.84	$173.45	$2,805.76
2021062	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021063	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021064	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021065	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021066	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$144.54	$2,347.23
2021067	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021068	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021069	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021070	50'	0.61%	$21,900	$215.41	$1,615.26	$379.04	$114.14	$2,347.23
2021071	60'	0.75%	$34,590	$256.10	$1,921.31	$454.84	$173.45	$2,805.76
2021072	HOA	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2021073	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021074	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021075	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021076	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021077	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021078	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021079	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021080	Open	0.00%	$0	$0.00	$0.00	$0.00	$0.00	$0.00
Total		100.00%	$1,740,277	$21,880.80	$214,462.79	$62,164.14	$25,794.69	$354,549.52

Appendix F-2
Wells South Public Improvement District
2026-27 Projected Assessment Schedule Neighborhood Improvement Area #7

Lot Size: 50 FT Lot
Outstanding Assessment: $36,158

Year[1]	Cumulative Outstanding Principal	NIA #7 Bond Principal[2]	NIA #7 Bond Interest[2]	MIA Refunding Bond Principal[3]	MIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$36,158	$218	$1,7[illegible]	$267	$309	$421	$2,9[illegible]
2027	$35,786	$185	$1,709	$249	$274	$493	$3,297
2028	$35,273	$137	$1,719	$269	$258	$499	$3,318
2029	$34,858	$225	$1,750	$252	$256	$503	$3,329
2030	$34,[illegible]	$225	$1,758	$265	$251	$513	$3,316
2031	$33,840	$402	$1,737	$298	$315	$523	$3,266
2032	$33,139	$437	$1,735	$412	$269	$532	$3,323
2033	$32,[illegible]	$451	$1,705	$327	$282	$535	$3,3[illegible]
2034	$31,822	$475	$1,540	$342	$264	$543	$3,328
2035	$30,858	$505	$1,552	$338	$265	$550	$3,321
2036	$29,9[illegible]	$533	$1,522	$375	$223	$562	$3,315
2037	$28,855	$561	$1,590	$393	$205	$566	$3,316
2038	$28,[illegible]	$596	$1,556	$411	$183	$568	$3,316
2039	$27,872	$628	$1,520	$432	$168	$572	$3,318
2040	$26,812	$665	$1,482	$452	$135	$573	$3,309
2041	$24,856	$701	$1,442	$475	$112	$575	$3,309
2042	$23,7[illegible]	$741	$1,400	$496	$88	$579	$3,303
2043	$22,4[illegible]	$783	$1,356	$520	$59	$580	$3,298
2044	$21,1[illegible]	$818	$1,309	$534	$30	$584	$3,298
2045	$19,708	$1,725	$1,250	$0	$0	$327	$3,309
2046	$17,959	$1,855	$1,142	$0	$0	$329	$3,306
2047	$16,141	$1,951	$1,027	$0	$0	$331	$3,309
2048	$14,159	$2,067	$907	$0	$0	$332	$3,306
2049	$12,122	$2,195	$778	$0	$0	$334	$3,308
2050	$9,927	$2,329	$654	$0	$0	$335	$3,309
2051	$7,598	$2,476	$491	$0	$0	$337	$3,306
2052	$5,121	$2,621	$350	$0	$0	$338	$3,308
2053	$2,494	$2,494	$175	$0	$0	$340	$3,009
Total		$29,118	$37,630	$7,817	$6,351	$13,718	$98,[illegible]

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the NIA #7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the NIA #7 proportionate share of the MIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

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

Appendix J-2
Wells South Public Improvement District
2026-27 Projected Assessment Schedule Neighborhood Improvement Area #7

Lot Size
Outstanding Assessment

Year[1]	Cumulative Outstanding Principal	NIA #7 Bond Principal[2]	NIA #7 Bond Interest[2]	NIA Refunding Bond Principal[3]	NIA Refunding Bond Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$44,098	$203	$2,163	$292	$428	$618	$3,952
2027	$43,848	$223	$2,215	$300	$452	$564	$3,798
2028	$43,415	$218	$2,202	$320	$443	$506	$3,789
2029	$42,875	$232	$2,159	$335	$428	$518	$3,843
2030	$42,278	$279	$2,127	$350	$407	$521	$3,859
2031	$41,649	$456	$2,105	$357	$398	$403	$4,057
2032	$40,787	$525	$2,125	$380	$366	$424	$3,844
2033	$39,878	$555	$2,102	$402	$347	$437	$3,842
2034	$38,918	$595	$2,068	$421	$325	$440	$3,849
2035	$37,914	$623	$2,035	$431	$300	$443	$3,843
2036	$36,858	$655	$1,996	$462	$277	$446	$3,834
2037	$35,726	$690	$1,957	$491	$252	$449	$3,830
2038	$34,581	$735	$1,915	$508	$225	$452	$3,834
2039	$33,318	$770	$1,871	$534	$197	$416	$3,879
2040	$32,015	$816	$1,825	$556	$168	$419	$3,826
2041	$30,641	$855	$1,776	$583	$138	$462	$3,827
2042	$29,193	$916	$1,724	$610	$106	$466	$3,821
2043	$27,668	$965	$1,669	$640	$72	$469	$3,818
2044	$26,063	$1,130	$1,610	$658	$37	$472	$3,858
2045	$24,294	$2,141	$1,534	$0	$0	$408	$4,071
2046	$22,114	$2,259	$1,416	$0	$0	$402	$4,057
2047	$19,869	$2,429	$1,293	$0	$0	$404	$4,070
2048	$17,464	$2,580	$1,114	$0	$0	$406	$4,055
2049	$14,929	$2,702	$951	$0	$0	$408	$4,056
2050	$12,218	$2,867	$769	$0	$0	$410	$4,066
2051	$9,351	$3,017	$597	$0	$0	$413	$4,057
2052	$6,304	$3,255	$417	$0	$0	$415	$4,056
2053	$3,000	$3,000	$218	$0	$0	$417	$3,511
Total		$35,509	$46,087	$5,648	$5,065	$13,178	$109,116

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/1/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the final numbers of the NIA #7 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the NIA #7 proportionate share of the NIA Refunding Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.

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

Appendix K

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Wells South Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at tapid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: ________________

________________________________ ________________________________
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: ________________

________________________________ ________________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF __________ §