



"VG-69-2026-2026000110164"

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110164

Real Property

ORDINANCE

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STATE OF TEXAS

Collin County

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Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

ORDINANCE NO. 2026-066

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WILSON CREEK MEADOWS 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 9, 2019, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2019-38R establishing the Wilson Creek Meadows Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within Improvement Area #1 of the PID, pursuant to an Ordinance which also approved the Wilson Creek Meadows Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of October 12, 2021 (the “Service and Assessment Plan and Improvement Area #1 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within Improvement Area #2 of the PID, pursuant to Ordinance No. 2023-129 which ordinance also approved the Wilson Creek Meadows Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #2, dated as of December 12, 2023 (the “Updated Service and Assessment Plan and Improvement Area #2 Assessment Roll”) [and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, the “Updated Service and Assessment Plan and Assessment Rolls”]; and

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

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

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, 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 Wilson Creek Meadows 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, on this 11th day of August 2026.

CITY OF CELINA


Ryan Tubbs, Mayor

ATTEST:


Ashley Owens, City Secretary



**WILSON CREEK MEADOWS
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 —

WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

The Wilson Creek Meadows Public Improvement District (the "PID") was created pursuant to the PID act and Resolution 2019-38R of the City Council (the "City Council"), on July 9, 2019, to finance certain public improvement projects for the benefit of the property in the PID.

On October 12, 2021, the city entered into a reimbursement agreement with the GRBK Edgewood, LLC (the "Developer") in the aggregate principal amount of \$12,864,000 (the "IA #1 Reimbursement Agreement") to finance certain improvements in Improvement Area #1 of the PID (the "Improvement Area #1 Improvements").

On December 12, 2023, the city entered into a reimbursement agreement with the Developer in the aggregate principal amount of \$4,925,000 (the "IA #2 Reimbursement Agreement") to finance certain improvements in Improvement Area #2 of the PID (the "Improvement Area #2 Improvements").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the 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 E and projected Annual Installment Schedules as shown in Appendix C-2 and D-2. This Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on October 12, 2021, the updated initial total estimated costs of the Improvement Area #1 were equal to \$13,386,070. According to Requisition #2, approved by the city on August 15, 2024, the revised actual costs of the Improvement Area #1 spent to date are equal to \$13,386,070.

Table II-A-1 below summarizes the estimated sources and uses of funds required to construct the Improvement Area #1 Improvements. As of August 15, 2024, the Developer reported that there were no updates to the aggregate budget being reported.

Table II-A-1
Sources and Uses – Improvement Area #1

Sources of Funds	Initial Estimated Budget¹	Actual Amount Spent	Variance²
Assessment	\$12,864,000	\$12,864,000	\$0
Other funding sources	\$522,070	\$522,070	\$0
Total Sources	\$13,386,070	\$13,386,070	\$0
Uses of Funds			
<i>Improvement Area #1 Improvements:</i>			
Roadway Improvements	\$4,887,774	\$4,887,774	\$0
Water Improvements	\$2,373,185	\$2,373,185	\$0
Sanitary Sewer Improvements	\$1,754,700	\$1,754,700	\$0
Storm Drainage Improvements	\$2,257,833	\$2,257,833	\$0
Other Soft and Miscellaneous Costs	\$2,112,578	\$2,112,578	\$0
<i>Subtotal: Improvement Area #1 Improvements</i>	<i>\$13,386,070</i>	<i>\$13,386,070</i>	<i>\$0</i>
Total Uses	\$13,386,070	\$13,386,070	\$0

1- According to the Service and Assessment Plan approved by the City Council on October 12, 2021.

2 - According to Requisition #2 approved by the City on August 15, 2024.

Cost Variances

As shown in Table II-A-1 on the previous page, there are no significant variances for the Improvement Area #1 Improvements costs.

Improvement Area #2 Estimated Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on December 12, 2023, the initial total estimated costs of the Improvement Area #2 were equal to \$9,427,147. According to Requisition #1 approved by the City on January 24, 2025, the revised actual costs of the Improvement Area #2 spent to date are equal to \$6,598,571.

Table II-A-2 below summarizes the estimated sources and uses of funds required to construct Improvement Area #2.

Table II-A-2
Sources and Uses – Improvement Area #2

Sources of Funds	Authorized Improvements (PID) ¹	Budget Revisions ²	Updated Budget ²	Spent To Date ²	Total Left To Spend
Assessment	\$4,925,000	\$0	\$4,925,000	\$4,925,000	\$0
Other funding sources	\$4,502,147	\$0	\$4,502,147	\$1,673,571	\$2,828,576
Total Sources	\$9,427,147	\$0	\$9,427,147	\$6,598,571	\$2,828,576
Uses of Funds					
<u>Improvement Area #2 Improvements:</u>					
Roadway Improvements	\$2,436,237	\$0	\$2,436,237	\$2,251,068	\$185,169
Water Improvements	\$1,390,670	\$2,846	\$1,393,516	\$1,393,516	\$0
Sanitary Sewer Improvements	\$1,030,995	\$0	\$1,030,995	\$890,603	\$140,392
Storm Drainage Improvements	\$2,033,184	\$0	\$2,033,184	\$1,968,384	\$64,800
Other Soft and Miscellaneous Costs	\$2,441,061	(\$2,846)	\$2,438,215	\$0	\$2,438,215
<i>Subtotal</i>	<i>\$9,332,147</i>	<i>\$0</i>	<i>\$9,332,147</i>	<i>\$6,503,571</i>	<i>\$2,828,576</i>
<u>Other Assessment Levy Costs:</u>					
Assessment levy and first year Administrative Expenses	\$95,000	\$0	\$95,000	\$95,000	\$0
<i>Subtotal</i>	<i>\$95,000</i>	<i>\$0</i>	<i>\$95,000</i>	<i>\$95,000</i>	<i>\$0</i>
Total Uses	\$9,427,147	\$0	\$9,427,147	\$6,598,571	\$2,828,576

1-According to the Updated Service and Assessment Plan approved by the City Council on December 12, 2023.

2 - According to Requisition #1 approved by the City on February 4, 2025.

Cost Variances

As shown in Table II-A-2 on the previous page, there are no significant variances for the Improvement Area #2 Improvements costs.

B. FIVE-YEAR SERVICE PLAN

According to the PID act, a service plan must cover a period of five years.

The Annual Installments expected to be collected during the next five years are shown in Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2021-2032)

Year Ending 9/1	Improvement Area #1 Projected Annual Installments ¹	Improvement Area #2 Projected Annual Installments
2021-2026	\$2,433,535	\$796,831
2027	\$812,845	\$398,415
2028	\$812,845	\$398,415
2029	\$812,845	\$398,415
2030	\$812,845	\$398,415
2031	\$812,845	\$398,415
2032	\$812,845	\$398,415
Total	\$7,310,605	\$3,187,324

¹ - Assessment years ending 2021-2027 reflect actual annual installments. Assessment years ending 2028-2032 reflect projected annual installments are subject to change.

C. STATUS OF DEVELOPMENT

According to the Updated Service and Assessment Plan dated December 12, 2023, there are 651 units expected to be built within the whole PID. As of June 1, 2026, Wilson Creek Meadows Phase #1, Wilson Creek Meadow Phase #2 and Wilson Creek Meadow West Phase #1 have been platted according to the Collin Central Appraisal District (the "CCAD"). Additionally, Wilson Creek Meadow West Phase #2A and Wilson Creek Meadow West Phase #2B have been platted according to the CCAD. See Table II-C-1 and Table II-C-2 on the following page for the plat information.

Table II-C-1
Recorded Plats – Improvement Area #1

Development Phase	Plat Filed¹	Number of Residential Lots¹
Wilson Creek Meadows Phase #1	10/14/2021	124
Wilson Creek Meadows Phase #2	11/12/2021	104
Wilson Creek Meadow West Phase#1	1/27/2023	207
Total		435

¹ – According to CCAD online records as of June 2026.

Table II-C-2
Recorded Plats – Improvement Area #2

Development Phase	Plat Filed¹	Number of Residential Lots¹
Wilson Creek Meadow West Phase#2A	08/08/2024	66
Wilson Creek Meadow West Phase#2B	09/30/2024	150
Total		216

¹ – According to CCAD online records as of June 2026.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 Annual Installments – 2026-27

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. As a result, the first Annual Installments were due on January 31, 2024, and twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the IA #1 Reimbursement Agreement. The effective interest rate is 4.00 percent for 2026-27. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2026-27

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

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

Descriptions	Total
Interest payment on March 1, 2027	\$241,960
Interest payment on September 1, 2027	\$241,960
Principal payment on September 1, 2027	\$273,000
<i>Subtotal debt service on IA #1 Reimbursement Agreement</i>	<i>\$756,920</i>
Administrative Expenses	\$55,925
<i>Subtotal Expenses</i>	<i>\$812,845</i>
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$812,845

Debt Service Payments

Annual Installments to be collected for principal and interest on the IA #1 Reimbursement Agreement include interest due on March 1, 2027, in the amount of \$241,960 and September 1, 2027, in the amount of \$241,960, which equal interest on the outstanding balance of \$12,098,000 for six months each and an effective interest rate of 4.00 percent. Annual Installments to be collected on the IA #1 Reimbursement Agreement include a principal amount of \$273,000 due on September 1, 2027. As a result, the total Annual Installments to be collected for principal and interest on the IA #1 Reimbursement Agreement in 2026-27 is estimated to be equal to \$756,920.

Administrative Expenses

Administrative expenses for IA #1 include the City, Administrator, custodian, and contingency. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2026-27 are estimated to be \$55,925.

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

Description	2026-2027
	Estimated Budget (9/1/26-8/31/27)
City	\$6,324
PID Administrator	\$47,976
Custodian	\$1,000
Contingency	\$625
Total	\$55,925

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2026-27 Improvement Area #1 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding Improvement Area #1 of the PID Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 435 units representing 405.41 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected per Equivalent Unit within Improvement Area #1 of the PID for 2026-27 is shown in Table II-E-1 below.

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

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$273,000.00	\$673.39
Interest	\$483,920.00	\$1,193.65
Administrative Expenses	\$55,925.00	\$137.95
Total	\$812,845.00	\$2,004.99

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

2 – Based on the current outstanding 405.41 Equivalent Units.

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

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
70 Ft Lot	\$2,004.99	1.00	\$2,004.99
60 Ft Lot	\$2,004.99	0.96	\$1,922.59
50 Ft Lot	\$2,004.99	0.92	\$1,840.20

F. ANNUAL BUDGET – IMPROVEMENT AREA #2

Improvement Area #2 Annual Installments – 2026-27

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Improvement Area #2 Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. As a result, the first Annual Installments were due on January 31, 2025, and twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the IA #2 Reimbursement Agreement. The effective interest rate is 5.50 percent for 2026-27. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2026-27

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

Table II-F-1
Budget for the Improvement Area #2 PID Annual Installments
to be Collected for 2026-27

Descriptions	Total
Interest payment on March 1, 2027	\$131,093
Interest payment on September 1, 2027	\$131,093
Principal payment on September 1, 2027	\$84,000
<i>Subtotal debt service on the IA #2 Reimbursement Agreement</i>	<i>\$346,185</i>
Administrative Expenses	\$52,230
<i>Subtotal Expenses</i>	<i>\$398,415</i>
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$398,415

Debt Service Payments

Annual Installments to be collected for principal and interest on the IA #2 Reimbursement Agreement include interest due on March 1, 2027, in the amount of \$131,093 and September 1, 2027, in the amount of \$131,093, which equal interest on the outstanding balance of \$4,767,000 for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected on the IA #2 Reimbursement Agreement include a principal amount of \$84,000 due on September 1, 2027. As a result, the total Annual Installments to be collected for principal and interest on the IA #2 Reimbursement Agreement in 2026-27 is estimated to be equal to \$346,185.

Administrative Expenses

Administrative expenses for IA #2 include the City, Administrator, custodian and contingency. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be \$52,230.

Table II-F-2
Administrative Budget Breakdown – Improvement Area #2

Description	2026-2027 Estimated Budget (9/1/26-8/31/27)
City	\$6,324
PID Administrator	\$43,888
Custodian	\$1,000
Contingency	\$1,018
Total	\$52,230

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2026-27 Improvement Area # 2 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding IA #2 Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 216 units representing 200.76 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected per Equivalent Unit within Improvement Area #2 of the PID for 2026-27 is shown in Table II-G-1 below.

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

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$84,000.00	\$418.41
Interest	\$262,185.00	\$1,305.96
Administrative Expenses	\$52,230.46	\$260.16
Total	\$398,415.46	\$1,984.54

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

2 – Based on the current outstanding 200.76 Equivalent Units.

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

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class ¹
70 Ft Lot	\$1,984.54	1.00	\$1,984.54
60 Ft Lot	\$1,984.54	0.97	\$1,925.00
50 Ft Lot	\$1,984.54	0.91	\$1,805.93

III. UPDATE OF THE ASSESSMENT PLAN

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

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

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The summary of the updated Assessment Rolls are shown in Appendix C-1 and D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

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

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

According to the Developer and the CCAD records, the final plats for Phase #1, Phase #2, and West Phase #1 were recorded on October 14, 2021, November 12, 2021, and January 27, 2023, respectively and the Assessments allocated proportionally according to Lot Type as shown in the 2023-24 Service and Assessment Plan Update. The various Improvement Area #1 Lots were subdivided from Parcel 2829266.

According to the Developer and the CCAD records, the final plats for West Phase #2A, and West Phase #2B were recorded on August 8, 2024, and September 30, 2024, respectively and the Assessments allocated proportionally according to Lot Type as shown in the 2025-26 Service and Assessment Plan Update. The various Improvement Area #2 Lots were subdivided from Parcel 2122308, 2137873, and 2855819.

B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2026.

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

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APPENDIX A
PID MAP AND AVAILABLE PLATS

APPENDIX B
PREPAID PARCELS

As of June 30, 2026, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C-1
ASSESSMENT ROLL – IMPROVEMENT AREA #1

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2016-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2016-27 Annual Installment
2845742	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845842	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845841	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845840	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845839	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845838	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845837	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845836	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845835	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845834	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845833	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845832	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845831	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845830	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845829	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845843	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845828	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845826	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845825	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845824	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845823	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845822	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845821	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845820	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845819	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845818	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845817	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845816	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845815	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845814	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845813	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845827	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845844	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845845	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845846	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845878	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845877	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845876	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845875	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845874	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845873	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845872	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845871	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845870	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845869	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845867	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2845866	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845865	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845864	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845863	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845862	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845861	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845847	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845848	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2845849	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845850	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845851	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845852	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845852	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845853	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845855	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845856	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845857	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845858	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845859	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845860	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845854	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845861	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845860	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845772	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845771	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845770	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845769	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845768	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845767	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845766	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845765	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845764	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845763	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845762	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845761	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845760	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845759	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845773	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845758	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845756	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845755	0.46	3	\$13,694	\$309.02	\$547.77	\$63.30	\$920.10
2933086	0.46	3	\$13,694	\$309.02	\$547.77	\$63.30	\$920.10
2845754	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845753	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845752	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845751	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845750	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845749	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845748	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845747	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845746	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845745	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845744	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845743	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845757	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845774	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845775	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845776	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845808	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845807	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845806	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845805	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2845804	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845803	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845802	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845801	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845800	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845799	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845798	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845796	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845793	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845794	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845793	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845792	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845791	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845777	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845778	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845779	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845780	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845781	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845782	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845810	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2845783	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845785	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845786	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845787	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845788	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845789	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845790	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2845784	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846053	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846200	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846199	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846198	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846197	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846196	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846195	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846194	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846193	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846192	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846190	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846201	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846189	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846187	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846186	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846185	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846184	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846183	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846182	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846181	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846180	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846179	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846178	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846188	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846202	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846203	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2846204	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846214	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846213	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846212	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846211	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846210	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846219	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846228	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846227	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846226	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846225	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846224	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846223	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846222	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846221	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846219	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846218	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846217	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846216	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846215	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846214	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846213	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846212	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846205	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846177	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846235	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846176	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846174	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846035	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846034	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846053	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846042	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846031	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846030	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846049	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846048	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846047	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846046	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846036	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846045	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846043	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846042	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846041	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846040	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846039	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846038	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846037	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846036	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846035	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846034	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846044	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846037	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846058	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846059	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2846173	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846172	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846171	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846170	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846169	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846168	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846167	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846166	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846165	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846164	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846162	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846161	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846160	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846159	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846158	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846157	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846156	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2846065	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2846064	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846063	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846062	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846061	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846060	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846175	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2846216	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873767	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873719	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873720	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873721	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873722	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873723	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873724	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873726	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873727	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873728	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873729	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873730	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873731	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873732	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873733	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873734	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873735	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873736	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873737	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873738	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873739	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873740	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873741	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873742	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873718	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873743	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873717	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873715	0.92	5	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873692	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2873693	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873694	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873695	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873696	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873697	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873698	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873699	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873700	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873701	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873702	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873703	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873704	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873705	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873706	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873707	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873708	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873709	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873710	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873711	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873712	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873713	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873714	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873716	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873691	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2873744	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873746	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873754	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873775	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873776	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873777	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873778	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873779	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873780	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873781	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873782	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873783	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873784	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873786	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873787	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873788	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873789	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873790	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873791	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873792	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873793	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873794	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873795	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873796	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873797	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2873773	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873745	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873772	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873770	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873747	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2873748	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873749	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873750	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873751	0.50	1	\$14,921	\$336.70	\$596.83	\$68.97	\$1,002.50
2953846	0.50	1	\$14,921	\$336.70	\$596.83	\$68.97	\$1,002.50
2873752	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873753	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873754	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873755	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873756	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873757	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873758	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873759	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873760	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873761	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873762	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873763	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873764	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873765	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873766	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873767	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873768	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873769	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873771	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873690	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873689	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873688	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873699	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873698	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873691	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873692	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873693	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873694	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873695	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873696	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873697	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2873698	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873699	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873670	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873611	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873612	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873613	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873614	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873615	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873616	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873617	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873618	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873619	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873620	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873621	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2873598	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873622	0.96	2	\$28,615	\$645.72	\$1,144.60	\$132.28	\$1,922.59
2873597	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873595	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2873560	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873573	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873574	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873575	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873576	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873577	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873578	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873579	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873580	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873581	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873582	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873583	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873584	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873585	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873586	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873587	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873588	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2873589	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2873590	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873591	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873592	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873593	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873594	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873596	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873623	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873624	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873625	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873640	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873661	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873662	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873663	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873664	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873665	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873671	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873672	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873673	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873674	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873675	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873676	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873677	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873678	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873679	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873680	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873681	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873682	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873683	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873684	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873685	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873686	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873687	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873659	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873658	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873657	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873655	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20

APPENDIX C-1
Improvement Area #1 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2873626	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873627	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873629	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873630	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873631	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873632	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873634	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873635	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873636	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873638	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873639	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873640	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873642	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
2873643	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2873644	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873647	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873648	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873649	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873650	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873651	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873652	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873653	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873654	0.92	3	\$27,389	\$618.04	\$1,095.54	\$126.61	\$1,840.20
2873661	1.00	1	\$29,841	\$673.39	\$1,193.65	\$137.95	\$2,004.99
	405.41		\$12,098,000	\$273,000.00	\$483,920.00	\$55,925.00	\$812,845.00

APPENDIX C-2

PROJECTED ASSESSMENT SCHEDULE – IMPROVEMENT AREA #1

**Wilson Creek Meadows Public Improvement District
Summary of Projected Annual Installments
Phase #1**

Lot Type
Equivalent Units
Assessment

Lot Type 1 (70 Ft)
1.00
\$25,841

Year ¹	Cumulative Outstanding Principal	Principal ²	Interest ³	Administrative Expenses ³	Total Annual Installment
2026	\$29,841	\$973	\$1,194	\$138	\$2,005
2027	\$29,166	\$996	\$1,157	\$143	\$2,005
2028	\$28,472	\$720	\$1,139	\$146	\$2,005
2029	\$27,732	\$745	\$1,110	\$150	\$2,005
2030	\$27,007	\$772	\$1,080	\$153	\$2,005
2031	\$26,235	\$700	\$1,049	\$156	\$2,005
2032	\$25,436	\$826	\$1,019	\$161	\$2,005
2033	\$24,610	\$855	\$984	\$165	\$2,005
2034	\$23,754	\$888	\$950	\$167	\$2,005
2035	\$22,866	\$918	\$913	\$173	\$2,005
2036	\$21,948	\$952	\$878	\$175	\$2,005
2037	\$20,996	\$987	\$840	\$178	\$2,005
2038	\$20,009	\$1,021	\$800	\$181	\$2,005
2039	\$18,988	\$1,054	\$760	\$187	\$2,005
2040	\$17,930	\$1,090	\$717	\$190	\$2,005
2041	\$16,832	\$1,132	\$670	\$195	\$2,005
2042	\$15,693	\$1,179	\$628	\$198	\$2,005
2043	\$14,516	\$1,223	\$581	\$201	\$2,005
2044	\$13,303	\$1,270	\$532	\$203	\$2,005
2045	\$12,052	\$1,317	\$481	\$205	\$2,005
2046	\$10,768	\$1,367	\$428	\$210	\$2,005
2047	\$9,539	\$1,415	\$374	\$216	\$2,005
2048	\$8,273	\$1,473	\$317	\$218	\$2,005
2049	\$6,973	\$1,524	\$258	\$223	\$2,005
2050	\$5,638	\$1,581	\$197	\$227	\$2,005
2051	\$3,347	\$1,643	\$134	\$228	\$2,005
2052	\$1,704	\$1,704	\$68	\$232	\$2,005
Total		\$29,841	\$19,271	\$5,023	\$54,135

- 1 - Annual installments billed by the Coffin County Tax Office during Year 2025 will be billed on or around 10/01/25 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the estimated debt service requirements of the Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
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 WILSON CREEK MEADOW ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (409) 490-2800 or email at rcp@d@municap.com.

**Wilson Creek Meadows Public Improvement District
Summary of Projected Annual Installments
Phase VI**

Lot Type :
Equivalent Units
Assessment

Lot Type 2 (40 Ft)
0.96
\$28,615

Year ¹	Cumulative Outstanding Principal	Principal ²	Interest ³	Administrative Expenses ³	Total Annual Installment
2026	\$28,615	\$665	\$1,145	\$132	\$1,923
2027	\$27,969	\$667	\$1,119	\$132	\$1,923
2028	\$27,302	\$691	\$1,082	\$140	\$1,923
2029	\$26,613	\$714	\$1,044	\$144	\$1,923
2030	\$25,907	\$740	\$1,006	\$146	\$1,923
2031	\$25,187	\$766	\$1,006	\$150	\$1,923
2032	\$24,441	\$792	\$978	\$155	\$1,923
2033	\$23,698	\$821	\$944	\$161	\$1,923
2034	\$22,977	\$851	\$911	\$160	\$1,923
2035	\$22,226	\$880	\$877	\$166	\$1,923
2036	\$21,446	\$913	\$842	\$168	\$1,923
2037	\$20,133	\$946	\$805	\$171	\$1,923
2038	\$19,187	\$979	\$767	\$176	\$1,923
2039	\$18,208	\$1,015	\$728	\$180	\$1,923
2040	\$17,193	\$1,053	\$688	\$182	\$1,923
2041	\$16,141	\$1,090	\$648	\$187	\$1,923
2042	\$15,050	\$1,130	\$608	\$190	\$1,923
2043	\$13,920	\$1,173	\$567	\$193	\$1,923
2044	\$12,746	\$1,218	\$520	\$195	\$1,923
2045	\$11,528	\$1,263	\$468	\$198	\$1,923
2046	\$10,265	\$1,310	\$411	\$202	\$1,923
2047	\$8,955	\$1,358	\$358	\$207	\$1,923
2048	\$7,597	\$1,410	\$301	\$209	\$1,923
2049	\$6,188	\$1,462	\$248	\$213	\$1,923
2050	\$4,720	\$1,516	\$189	\$217	\$1,923
2051	\$3,210	\$1,573	\$128	\$219	\$1,923
2052	\$1,651	\$1,631	\$65	\$223	\$1,923
Total		\$28,615	\$14,479	\$1,316	\$51,910

- 1 - Annual installments billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the estimated debt service requirements of the Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
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 WILSON CREEK MEADOW ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

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

**Wilson Creek Meadows Public Improvement District
Summary of Projected Annual Installments
Phase A1**

Lot Type
Equivalent Units
Assessment:

Lot Type 3 (50 F0)
0.92
\$27,986

Year ¹	Cumulative Outstanding		Interest ²	Administrative	Total Annual Installment
	Principal	Principal ³		Expenses ³	
2026	\$27,389	\$518	\$1,306	\$127	\$1,840
2027	\$26,771	\$538	\$1,371	\$131	\$1,840
2028	\$26,132	\$561	\$1,345	\$136	\$1,840
2029	\$25,471	\$586	\$1,309	\$138	\$1,840
2030	\$24,787	\$609	\$991	\$140	\$1,840
2031	\$24,079	\$734	\$963	\$144	\$1,840
2032	\$23,345	\$758	\$951	\$148	\$1,840
2033	\$22,587	\$785	\$903	\$151	\$1,840
2034	\$21,801	\$812	\$872	\$153	\$1,840
2035	\$20,985	\$842	\$839	\$159	\$1,840
2036	\$20,144	\$874	\$806	\$161	\$1,840
2037	\$19,275	\$906	\$751	\$164	\$1,840
2038	\$18,385	\$937	\$735	\$168	\$1,840
2039	\$17,427	\$971	\$697	\$172	\$1,840
2040	\$16,456	\$1,007	\$638	\$175	\$1,840
2041	\$15,449	\$1,044	\$618	\$179	\$1,840
2042	\$14,403	\$1,082	\$575	\$182	\$1,840
2043	\$13,323	\$1,123	\$533	\$184	\$1,840
2044	\$12,206	\$1,166	\$488	\$186	\$1,840
2045	\$11,054	\$1,209	\$441	\$190	\$1,840
2046	\$9,853	\$1,251	\$393	\$193	\$1,840
2047	\$8,571	\$1,299	\$343	\$198	\$1,840
2048	\$7,272	\$1,349	\$291	\$200	\$1,840
2049	\$5,952	\$1,399	\$237	\$204	\$1,840
2050	\$4,523	\$1,451	\$181	\$208	\$1,840
2051	\$3,072	\$1,506	\$123	\$210	\$1,840
2052	\$1,564	\$1,564	\$51	\$213	\$1,840
Total		\$27,389	\$17,687	\$4,618	\$49,683

1 - Annual installments billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the estimated debt service requirements of the Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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APPENDIX D-1
ASSESSMENT ROLL – IMPROVEMENT AREA #2

APPENDIX D-1
Improvement Area #2 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2922526	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922569	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922573	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922574	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922575	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922576	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922577	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922578	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2922579	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922581	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922582	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922583	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922584	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922585	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922586	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922587	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922588	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922589	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922629	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922628	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922627	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922626	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922625	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922624	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922668	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922623	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922621	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922620	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922619	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922618	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922691	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922590	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922622	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922567	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922566	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2922565	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922545	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922544	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922543	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922542	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922539	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922538	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922546	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922537	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922535	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922534	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2922533	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922532	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922531	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2922530	1.00	1	\$23,745	\$418.41	\$1,305.96	\$260.16	\$1,984.54
2922536	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00

APPENDIX D-1
Improvement Area #2 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2922630	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922647	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922649	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922664	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922663	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922662	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922661	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922660	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922659	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922648	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922658	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922656	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922655	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922654	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922653	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922652	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922651	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922657	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2922631	0.97	2	\$23,032	\$405.86	\$1,266.78	\$252.36	\$1,925.00
2930383	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930489	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930490	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930500	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930501	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930502	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930503	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930504	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930505	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930506	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930507	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930508	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930509	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930510	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930511	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930512	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930488	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930487	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930486	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930485	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930469	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930470	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930471	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930472	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930473	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930474	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930475	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930476	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930478	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930479	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930480	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93

APPENDIX D-1
Improvement Area #2 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2930481	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930482	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930483	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930484	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930477	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930468	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930514	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930516	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930537	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930538	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930539	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930540	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930541	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930542	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930543	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930544	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930545	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930546	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930549	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930550	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930551	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930552	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930553	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930536	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930535	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930534	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930533	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930517	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930518	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930519	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930520	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930521	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930522	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930523	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930515	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930524	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930526	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930527	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930528	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930529	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930530	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930531	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930532	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930525	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930554	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930467	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930465	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930406	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930407	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930408	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930409	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93

APPENDIX D-1
Improvement Area #2 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2930410	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2930411	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930412	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930413	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930414	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930415	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930416	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930417	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930418	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930419	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930420	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930405	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930404	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930403	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930402	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930384	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930383	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930386	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930387	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930388	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2930389	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930390	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930421	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2930391	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930395	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930396	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930397	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2930398	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930399	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930400	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930401	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930392	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930406	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930422	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930424	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930446	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930447	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930448	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930449	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930450	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930453	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930454	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930455	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930456	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930457	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930458	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930461	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930462	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930463	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930464	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930445	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93

APPENDIX D-1
Improvement Area #2 Assessment Roll Summary - 2026-27

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2026-27 Annual Installment
2930444	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930445	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930446	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930425	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930426	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930427	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930428	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930429	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930430	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930431	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930423	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930432	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930434	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930435	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930436	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930437	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930438	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930439	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930440	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930433	0.91	3	\$21,608	\$380.75	\$1,188.43	\$236.75	\$1,805.93
2930555	0.00	Non-Assessed	\$0	\$0.00	\$0.00	\$0.00	\$0.00
200.76			\$4,767,000	\$84,000.00	\$262,183.00	\$52,230.46	\$398,415.46

APPENDIX D-2

PROJECTED ASSESSMENT SCHEDULE – IMPROVEMENT AREA #2

**Wilson Creek Meadows Public Improvement District
Summary of Projected Annual Installments
Phase 2d**

Lot Type
Equivalent Units
Assessment

Lot Type 1 (70 Ft)
100
\$23,745

Year ¹	Cumulative Outstanding Principal	Principal ²	Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$23,745	\$418	\$1,308	\$260	\$1,985
2027	\$21,326	\$434	\$1,283	\$263	\$1,985
2028	\$20,898	\$458	\$1,259	\$267	\$1,985
2029	\$22,450	\$478	\$1,234	\$272	\$1,985
2030	\$21,982	\$500	\$1,207	\$274	\$1,985
2031	\$21,448	\$523	\$1,180	\$282	\$1,985
2032	\$20,829	\$548	\$1,151	\$286	\$1,985
2033	\$20,178	\$573	\$1,121	\$291	\$1,985
2034	\$19,803	\$603	\$1,089	\$293	\$1,985
2035	\$19,202	\$633	\$1,056	\$296	\$1,985
2036	\$18,598	\$662	\$1,021	\$301	\$1,985
2037	\$17,907	\$692	\$985	\$307	\$1,985
2038	\$17,218	\$727	\$947	\$310	\$1,985
2039	\$16,487	\$762	\$907	\$316	\$1,985
2040	\$15,718	\$797	\$863	\$323	\$1,985
2041	\$14,928	\$837	\$821	\$327	\$1,985
2042	\$14,091	\$882	\$775	\$328	\$1,985
2043	\$13,218	\$926	\$727	\$332	\$1,985
2044	\$12,240	\$971	\$676	\$338	\$1,985
2045	\$11,312	\$1,020	\$622	\$341	\$1,985
2046	\$10,291	\$1,071	\$566	\$348	\$1,985
2047	\$9,220	\$1,126	\$507	\$352	\$1,985
2048	\$8,094	\$1,185	\$445	\$354	\$1,985
2049	\$6,949	\$1,245	\$380	\$359	\$1,985
2050	\$5,665	\$1,310	\$311	\$363	\$1,985
2051	\$4,353	\$1,380	\$239	\$365	\$1,985
2052	\$2,974	\$1,449	\$164	\$371	\$1,985
2053	\$1,524	\$1,524	\$88	\$376	\$1,985
Total		\$23,745	\$22,927	\$4,895	\$55,567

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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 WILSON CREEK MEADOW ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

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**Wilson Creek Meadows Public Improvement District
Summary of Projected Annual Installments
Phase #2**

Lot Type
Equivalent Units
Assessment

Lot Type 2460 F0
0.97
\$23,032

Year ¹	Cumulative Outstanding Principal	Principal ²	Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$23,032	\$656	\$1,267	\$153	\$1,925
2027	\$21,627	\$625	\$1,314	\$153	\$1,925
2028	\$20,201	\$645	\$1,221	\$159	\$1,925
2029	\$18,757	\$664	\$1,197	\$165	\$1,925
2030	\$17,291	\$688	\$1,171	\$166	\$1,925
2031	\$15,805	\$697	\$1,144	\$173	\$1,925
2032	\$14,298	\$631	\$1,116	\$177	\$1,925
2033	\$12,768	\$556	\$1,087	\$182	\$1,925
2034	\$11,211	\$555	\$1,057	\$184	\$1,925
2035	\$9,629	\$514	\$1,024	\$187	\$1,925
2036	\$8,012	\$513	\$991	\$192	\$1,925
2037	\$6,370	\$672	\$955	\$196	\$1,925
2038	\$4,698	\$701	\$918	\$201	\$1,925
2039	\$3,095	\$729	\$880	\$206	\$1,925
2040	\$1,253	\$773	\$839	\$213	\$1,925
2041	\$14,480	\$812	\$796	\$217	\$1,925
2042	\$13,669	\$855	\$751	\$218	\$1,925
2043	\$12,814	\$896	\$705	\$223	\$1,925
2044	\$11,915	\$942	\$655	\$228	\$1,925
2045	\$10,979	\$990	\$601	\$231	\$1,925
2046	\$9,982	\$1,039	\$549	\$237	\$1,925
2047	\$8,943	\$1,092	\$492	\$241	\$1,925
2048	\$7,851	\$1,150	\$431	\$245	\$1,925
2049	\$6,701	\$1,208	\$369	\$249	\$1,925
2050	\$5,494	\$1,270	\$303	\$252	\$1,925
2051	\$4,223	\$1,334	\$232	\$254	\$1,925
2052	\$2,884	\$1,406	\$159	\$260	\$1,925
2053	\$1,478	\$1,478	\$81	\$265	\$1,925
Total		\$23,032	\$12,239	\$8,624	\$53,900

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**Wilson Creek Meadows Public Improvement District
Summary of Projected Annual Installments
Phase #1**

Lot Type
Equivalent Units
Assessments

Lot Type 3 (\$0 Ft)
0.91
\$21,608

Year ¹	Cumulative Outstanding Principal	Principal ²	Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$21,608	\$181	\$1,368	\$237	\$1,806
2027	\$21,327	\$189	\$1,367	\$240	\$1,806
2028	\$20,838	\$177	\$1,346	\$243	\$1,806
2029	\$20,411	\$135	\$1,123	\$248	\$1,806
2030	\$19,976	\$158	\$1,009	\$249	\$1,806
2031	\$19,518	\$176	\$1,003	\$256	\$1,806
2032	\$19,042	\$199	\$1,047	\$260	\$1,806
2033	\$18,544	\$121	\$1,020	\$265	\$1,806
2034	\$18,021	\$148	\$991	\$266	\$1,806
2035	\$17,474	\$176	\$991	\$269	\$1,806
2036	\$16,898	\$103	\$929	\$274	\$1,806
2037	\$16,295	\$650	\$896	\$280	\$1,806
2038	\$15,665	\$462	\$862	\$282	\$1,806
2039	\$15,303	\$694	\$828	\$287	\$1,806
2040	\$14,316	\$723	\$787	\$294	\$1,806
2041	\$13,583	\$762	\$747	\$297	\$1,806
2042	\$12,823	\$802	\$708	\$298	\$1,806
2043	\$12,021	\$843	\$681	\$302	\$1,806
2044	\$11,178	\$884	\$645	\$307	\$1,806
2045	\$10,294	\$929	\$606	\$311	\$1,806
2046	\$9,365	\$975	\$565	\$316	\$1,806
2047	\$8,390	\$1,021	\$445	\$320	\$1,806
2048	\$7,366	\$1,079	\$426	\$322	\$1,806
2049	\$6,287	\$1,133	\$346	\$327	\$1,806
2050	\$5,154	\$1,192	\$253	\$330	\$1,806
2051	\$3,962	\$1,258	\$214	\$332	\$1,806
2052	\$2,786	\$1,319	\$149	\$338	\$1,806
2053	\$1,387	\$1,387	\$76	\$343	\$1,806
Total		\$21,608	\$20,864	\$8,895	\$30,566

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APPENDIX E
PID ASSESSMENT NOTICE

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

[insert property address]

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

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas