

**ORDINANCE NO. 2023-73**

**AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE COLUMNS 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 November 14, 2017, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2017-203R establishing The Columns Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

**WHEREAS**, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2018-18 which ordinance also approved The Columns Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of April 10, 2018 (the “Service and Assessment Plan and Assessment Roll”); and

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

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:**

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** The Columns Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

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

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

**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE 8TH OF AUGUST 2023.**

APPROVED:

  
Ryan Tubbs, Mayor

ATTEST:

  
Lauren Vaughns, City Secretary



**THE COLUMNS  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/23 - 8/31/24)**

**AS APPROVED BY CITY COUNCIL ON:  
AUGUST 8, 2023**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**THE COLUMNS PUBLIC IMPROVEMENT DISTRICT  
ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/23 – 8/31/24)**

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## ***I. INTRODUCTION***

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The Columns Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2017-203R of the City Council on November 14, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On April 10, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (The Columns Public Improvement District Project) (the “PID Bonds”) in the aggregate principal amount of \$6,470,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the City approved reimbursement obligations for the PID Reimbursement Agreement (the “PID Reimbursement Agreement Obligation”) in the aggregate principal amount of \$1,030,000 are secured by Assessments.

A service and assessment plan dated April 10, 2018 (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “PID Act”), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The City also adopted an assessment roll for the PID attached as Appendix D-1 to the Service and Assessment Plan (the “Assessment Roll”) identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2023-24.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective 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 shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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## ***II. UPDATE OF THE SERVICE PLAN***

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### **A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS**

Pursuant to the original Service and Assessment Plan adopted on April 10, 2018, the initial total estimated costs of the Authorized Improvements were equal to \$9,200,249. According to the Developer's Quarterly Improvement Implementation Report as of December 31, 2021, the actual costs of the Authorized Improvements equal to \$9,387,315. According to the Developer's Quarterly Implementation Report as of December 31, 2021 all Authorized Improvements were completed and accepted by the City on April 17, 2020.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. The actual costs spent to date of the Authorized Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2021.

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**Table II-A**  
**Sources and Uses of Funds**

<b>Sources of Funds</b>	<b>Initial Estimated Budget</b>	<b>Actual Amount</b>	<b>Variance</b>
Par amount	\$7,500,000	\$7,500,000	\$0
Other funding sources	\$1,700,249	\$1,887,315	\$187,066
<b>Total Sources</b>	<b>\$9,200,249</b>	<b>\$9,387,315</b>	<b>\$187,066</b>
<b>Uses of Funds</b>			
<i>Authorized Improvements</i>			
Road improvements	\$2,743,331	\$2,743,331	\$0
Water distribution system improvements	\$619,587	\$619,587	\$0
Sanitary sewer improvements	\$678,768	\$678,768	\$0
Storm drainage improvements	\$1,985,246	\$1,985,246	\$0
Other soft and miscellaneous costs	\$1,360,652	\$1,548,841	\$188,189
<i>Subtotal: Authorized Improvements</i>	<i>\$7,387,584</i>	<i>\$7,575,773</i>	<i>\$188,189</i>
<i>Bond Issuance Costs</i>			
Capitalized interest	\$739,108	\$737,984	(\$1,124)
Reserve fund	\$504,688	\$504,688	\$0
Administrative expense fund	\$40,000	\$40,000	\$0
Other costs of issuance including underwriter's discount	\$528,870	\$528,870	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,812,666</i>	<i>\$1,811,542</i>	<i>(\$1,124)</i>
<b>Total Uses</b>	<b>\$9,200,249</b>	<b>\$9,387,315</b>	<b>\$187,066</b>

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2021.

#### Authorized Improvement Cost Variances

As shown in Table II-A above, the actual costs are \$187,066 above the initial estimated budget. The extra costs were funded by the Developer and excess Capitalized Interest proceeds.

#### **B. FIVE-YEAR SERVICE PLAN**

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown in Table II-B on the following page.

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**Table II-B**  
**Projected Annual Installments (2019-2029)**

Assessment Year Ending 09/01	PID Bond Projected Annual Installments	PID Reimbursement Agreement Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments <sup>1</sup>
2019-2023	\$1,860,739	\$387,608	\$193,700	\$2,442,047
2024	\$356,614	\$79,751	\$45,000	\$481,365
2025	\$523,813	\$81,567	\$45,947	\$651,327
2026	\$521,050	\$80,291	\$46,866	\$648,207
2027	\$522,950	\$79,015	\$47,804	\$649,769
2028	\$519,175	\$82,739	\$48,760	\$650,674
2029	\$520,063	\$81,144	\$49,735	\$650,941
<b>Total</b>	<b>\$4,824,403</b>	<b>\$872,115</b>	<b>\$477,812</b>	<b>\$6,174,330</b>

1 – Assessment years ending 2019 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest, and TIRZ Credits. Assessment years 2025 through 2029 reflect projected Annual Installments and are subject to change.

### C. STATUS OF DEVELOPMENT

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

### D. ANNUAL BUDGET

#### *Annual Installments*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds and/or execution of the PID Reimbursement Agreement Obligation, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the PID Bonds shall bear interest at the rate on the PID Bonds. The effective interest rate on the PID Bonds is 6.25 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds plus additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 6.75 percent and is used to calculate the interest on the Assessments securing the PID Bonds.

Additionally, each Assessment securing the PID Reimbursement Agreement obligation shall bear interest at the rate on the PID Reimbursement Agreement obligation commencing with the effective date of the PID Reimbursement Agreement obligation. The interest rate applicable to the PID Reimbursement Agreement obligation is 6.38 percent per annum and is used to calculate the interest on the Assessments securing the PID Reimbursement Agreement Obligation.

These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2023-24, 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 is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as the Tax Increment Reinvestment Zone No. 9, City of Celina, Texas (the “TIRZ No. 9”) incremental taxes available to the PID (the “TIRZ Annual Credit Amount”), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds and PID Reimbursement Agreement Obligation from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

#### Annual Installments to be Collected for 2023-24

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2023-24 as shown by Table II-D on the following page.

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**Table II-D**  
**Budget for the Annual Installments**  
**to be Collected for 2023-24**

Descriptions	PID Bonds	PID Reimbursement Agreement Obligation	Total
Interest payment on March 1, 2024	\$190,325	\$29,876	\$220,200
Interest payment on September 1, 2024	\$190,325	\$29,876	\$220,200
Principal payment on September 1, 2024	\$110,000	\$20,000	\$130,000
<i>Subtotal debt service on bonds</i>	<i>\$490,650</i>	<i>\$79,751</i>	<i>\$570,401</i>
Administrative Expenses	\$39,002	\$5,998	\$45,000
Excess interest for prepayment and delinquency reserves	\$30,452	\$0	\$30,452
<i>Subtotal Expenses</i>	<i>\$560,104</i>	<i>\$85,749</i>	<i>\$645,853</i>
Available TIRZ Credit	(\$150,835)	\$0	(\$150,835)
Available Reserve Fund Income	(\$13,653)	\$0	(\$13,653)
Available Capitalized Interest Funds	\$0	\$0	\$0
Available Administrative Expense Funds	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>(\$164,488)</i>	<i>\$0</i>	<i>(\$164,488)</i>
<b>Annual Installments</b>	<b>\$395,616</b>	<b>\$85,749</b>	<b>\$481,365</b>

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2024, in the amount of \$190,325 and September 1, 2024, in the amount of \$190,325, which equal interest on the outstanding PID Bonds of \$6,090,397 for six months each and an effective interest rate of 6.25 percent. Annual Installments to be collected on the PID Bonds include a principal amount of \$110,000 due on September 1, 2024. As a result, the total principal and interest amounts due on the PID Bonds in 2023-24 are estimated to be equal to \$490,650.

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation include interest due on March 1, 2024, in the amount of \$29,876 and September 1, 2024, in the amount of \$29,876, which equal interest on the outstanding balance of \$936,538 for six months each and an effective interest rate of 6.38 percent. Annual Installments to be collected on the Reimbursement Agreement include a principal amount of \$20,000 due on September 1, 2024. As a result, the total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation in 2023-24 is estimated to be equal to \$79,751.

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Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-E below, the total administrative expenses to be collected for 2023-24 are estimated to be \$45,000.

**Table II-E**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2023-24 Estimated Budget (9/1/23-8/31/24)</b>
City	\$6,000
PID Administrator	\$30,200
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$550
<b>Total</b>	<b>\$45,000</b>

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$30,452, which equals 0.5 percent interest on the outstanding PID Bond Assessment balance of \$6,090,397.

Available TIRZ Credit

According to the City, there have been TIRZ increments collected for the tax year 2022 in the total amount of \$150,835 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within the PID. This TIRZ Credit amount is allocated based on the amount of TIRZ increment generated by each Parcel within the PID and each Parcel that has an outstanding Assessment balance as of September 1, 2023.

See Appendix C-2 for 2023 TIRZ increment values of all Parcels within the PID.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$516,759, which includes the Bond Reserve Requirement of \$503,105 and an excess balance of \$13,653. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2023. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of \$13,653 should be transferred to the Principal & Interest Account and used to pay interest on the Bonds on the next interest payment date. As a result, \$13,653 is available to pay a portion of the PID Bonds debt service.

Available Capitalized Interest Account

According to the Trustee, the Capitalized Interest Fund had been fully expended and was closed as of February 28, 2022. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2023 the balance in the Administrative Expense Fund was \$16,747. Such funds are anticipated to be used until January 31, 2024. As a result, there is no credit to reduce the Annual Installment.

**E. ANNUAL INSTALLMENTS PER UNIT**

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds and PID Reimbursement Agreement Obligation, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 261.00 units are built within the PID. As of May 31, 2023, three Parcels have prepaid their PID assessments in full. In addition, one Parcel has prepaid a portion of their PID Bond Assessment representing 0.93 prepaid units. The principal and interest expense of the PID Bonds portion of Annual Installment to be collected per Equivalent Unit will be calculated using the outstanding units of 257.07 (i.e.,  $261.00 - 3.00 - 0.97 = 257.07$ ). Accordingly, the net principal and interest expense of the PID Bonds portion of the Annual Installment to be collected from each Equivalent Unit will be \$1,973.97 (i.e.,  $(\$490,650 + \$30,452 - \$13,653) \div 257.07 = \$1,973.97$ ). The administrative expense of the PID Bonds portion of Annual Installment to be collected per Equivalent unit will be calculated based on the original units less the fully prepaid units, 258.00. Accordingly, the administrative expense portion of the PID Bond Annual Installment to be collected per Equivalent Unit will be \$151.17 (i.e.,  $\$39,002 \div 258.00 = \$151.17$ ). As a result, the total PID Bond portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be \$2,125.14 (i.e.,  $\$1,973.97 + \$151.17 = \$2,125.14$ ). The PID Bond portion of Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of \$2,125.14 by the total estimated remaining units for each Parcel, less the applicable TIRZ Credit, if any, as shown in Appendix C-2.

The PID Reimbursement Agreement's net principal and interest expense of PID Reimbursement Agreement portion of Annual Installment to be collected from each unit will be \$309.11, calculated by dividing the subtotal debt service on PID Reimbursement Agreement by the outstanding non-partially prepaid total units (i.e.,  $\$79,751 \div 258.00 = \$309.11$ ). The net administrative expenses of the PID Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be \$23.25 (i.e.,  $5,998 \div 258.00 = \$23.25$ ). As a result, the total PID Reimbursement Agreement portion of Annual Installment to be collected from each unit will be \$332.36 (i.e.,  $\$309.11 + \$23.25 = \$332.36$ ) less any applicable TIRZ Credit detailed in Appendix C-2 for each Parcel.

The PID Bond and Reimbursement Agreement total Annual Installment to be collected from each unit will be \$2,457.50 (i.e., \$2,125.14 + \$332.36 = \$2,457.50) less any applicable TIRZ Credit detailed in Appendix C-2 for each Parcel.

The Annual Installment due to be collected from each Land Use Class in the PID for 2023-24 is shown in Table II-F below.

**Table II-F**  
**Annual Installment Per Unit**

Land Use Class	Annual Installment	Units	Annual Installment Per Unit
40 Ft	\$2,457.50	1.00	\$2,457.50

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

#### **F. BOND REDEMPTION RELATED UPDATES**

The PID Bonds were issued in May 2018. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

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 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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### ***III. UPDATE OF THE ASSESSMENT PLAN***

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

#### *Assessment Methodology*

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

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## ***IV. UPDATE OF THE ASSESSMENT ROLL***

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Pursuant to the original Service and Assessment Plan, the Assessment Roll 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.F of the Service and Assessment Plan.

The 2023-24 Assessment Roll Summary is shown in Appendix C-1 of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

### **A. PARCEL UPDATES**

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

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

Where the terms have the following meanings:

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

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

According to the Developer and Collin County Central Appraisal District records, Parcel 2780192 was completely subdivided in 2020. Parcel 2780192 was subdivided into 261 40' residential lots as shown in the 2020-21 Annual Service Plan update.

### **B. PREPAYMENT OF ASSESSMENTS**

As of June 30, 2023, three Parcels have prepaid their Assessments in full and one Parcel has partially prepaid their Assessment. See Appendix B for a more information related to the prepaid Parcels.

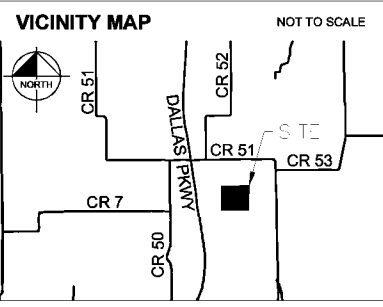
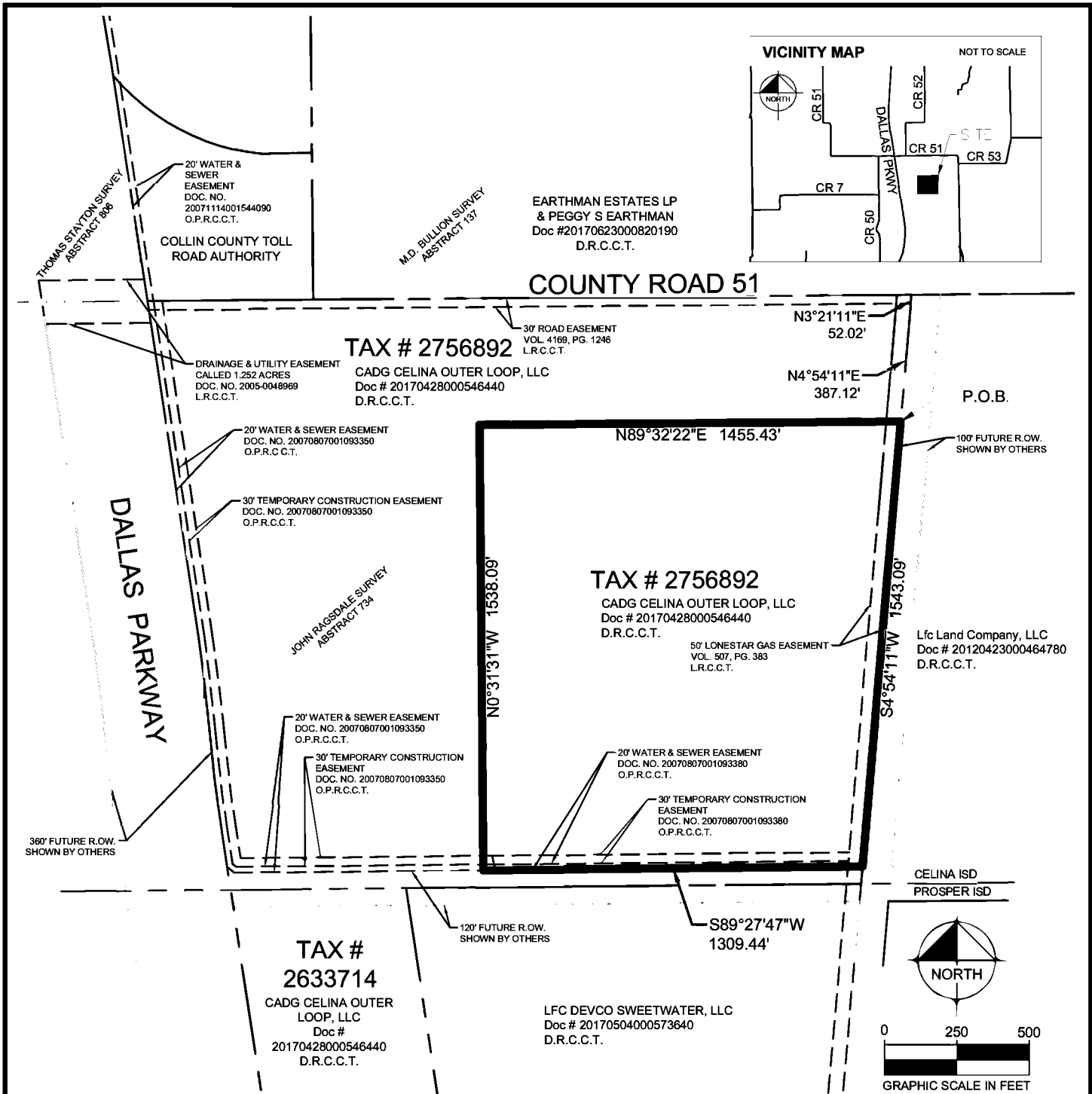


According to the Trustee, an extraordinary optional redemption of the Bonds, in the aggregate amount of \$20,000, occurred June 1, 2022, based on prepaid Assessments received.

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

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**APPENDIX A**  
**PID MAP**



EARTHMAN ESTATES LP  
& PEGGY S EARTHMAN  
Doc #20170623000820190  
D.R.C.C.T.

**TAX # 2756892**

CADG CELINA OUTER LOOP, LLC  
Doc # 20170428000546440  
D.R.C.C.T.

**TAX # 2756892**

CADG CELINA OUTER LOOP, LLC  
Doc # 20170428000546440  
D.R.C.C.T.

**TAX # 2633714**

CADG CELINA OUTER LOOP, LLC  
Doc # 20170428000546440  
D.R.C.C.T.

LFC DEVCO SWEETWATER, LLC  
Doc # 20170504000573640  
D.R.C.C.T.

CELINA ISD  
PROSPER ISD



**THE COLUMNS PUBLIC IMPROVEMENT DISTRICT  
COLLIN CAD TAX PARCEL EXHIBIT**

JOHN RAGSDALE SURVEY,  
ABSTRACT NO. 734  
CITY OF CELINA  
COLLIN COUNTY, TEXAS

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

## Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	SEP	KHA	Sept. 28, 2017	064040007	2 OF 2

**APPENDIX B**  
**PREPAID PARCELS**

<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Full/Partial</b>
2812308	Nov-21	\$24,834.24	Full
2812234	Oct-22	\$24,079.06	Full
2812068	Jan-23	\$24,079.06	Full
2812326	May-23	\$22,000.00	Partial
<b>Total</b>		<b>\$94,992</b>	

**APPENDIX C-1**  
**ASSESSMENT ROLL SUMMARY 2023-24**

**Appendix C-1**  
**The Columns Public Improvement District**  
**Annual Assessment Roll Summary - 2023-24**

Parcel	Lot Size	Original Unit	Outstanding Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812041	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812043	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812044	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812045	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$765.33)	\$1,692.16
2812046	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$810.94)	\$1,646.55
2812047	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$751.87)	\$1,705.63
2812048	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$646.50)	\$1,811.00
2812049	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$523.63)	\$1,933.87
2812050	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$519.15)	\$1,938.35
2812051	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$656.65)	\$1,800.84
2812052	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$686.10)	\$1,771.39
2812053	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$714.90)	\$1,742.60
2812054	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$743.58)	\$1,713.92
2812055	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$761.85)	\$1,695.64
2812056	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$769.01)	\$1,688.48
2812057	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$646.72)	\$1,810.78
2812058	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$728.60)	\$1,728.90
2812059	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	\$0.00	\$2,457.50
2812060	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$519.15)	\$1,938.35
2812061	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812062	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$595.03)	\$1,862.47
2812063	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$537.06)	\$1,920.44
2812064	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812065	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$729.29)	\$1,728.21
2812066	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812067	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$519.15)	\$1,938.35
2812068	40	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812069	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812070	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812071	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.30)	\$1,730.20
2812072	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812073	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01
2812074	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812075	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$765.33)	\$1,692.16
2812076	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812077	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$752.73)	\$1,704.77
2812078	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$810.94)	\$1,646.55
2812079	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$773.47)	\$1,684.02
2812080	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$760.88)	\$1,696.62
2812081	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$434.18)	\$2,023.32
2812082	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812083	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	\$0.00	\$2,457.50
2812084	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$870.91)	\$1,586.59
2812085	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$652.41)	\$1,805.09
2812089	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$165.11)	\$2,292.39
2812090	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$609.92)	\$1,847.58
2812091	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$507.85)	\$1,949.65
2812092	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$181.74)	\$2,275.76
2812093	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$130.93)	\$2,326.57
2812094	HOA	Common Area	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2812095	HOA	Common Area	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2812096	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$103.20)	\$2,354.30
2812097	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$103.20)	\$2,354.30
2812098	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$179.46)	\$2,278.04
2812099	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812100	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812101	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$636.45)	\$1,821.05
2812102	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.21)	\$1,730.29
2812103	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01
2812104	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$797.67)	\$1,659.83

Appendix C-1  
**The Columns Public Improvement District**  
**Annual Assessment Roll Summary - 2023-24**

Parcel	Lot Size	Original Unit	Outstanding Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812105	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812106	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$158.84)	\$2,298.66
2812107	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$759.86)	\$1,697.64
2812108	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$550.49)	\$1,907.00
2812110	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.00)	\$1,730.50
2812111	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$158.84)	\$2,298.66
2812112	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$577.16)	\$1,880.34
2812113	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$729.29)	\$1,728.21
2812114	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$412.88)	\$2,044.62
2812115	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.30)	\$1,730.20
2812116	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812117	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812118	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$383.98)	\$2,073.52
2812119	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.30)	\$2,028.20
2812120	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$772.68)	\$1,684.82
2812121	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812122	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812123	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$701.66)	\$1,755.83
2812124	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$636.13)	\$1,821.37
2812125	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$452.99)	\$2,004.51
2812126	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$695.10)	\$1,762.40
2812127	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$475.80)	\$1,981.70
2812128	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$433.97)	\$2,023.52
2812129	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812130	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.51)	\$2,027.98
2812131	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$505.30)	\$1,952.20
2812132	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01
2812133	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$452.99)	\$2,004.51
2812134	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$442.12)	\$2,015.38
2812135	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$165.11)	\$2,292.39
2812136	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$743.58)	\$1,713.92
2812137	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$559.45)	\$1,898.05
2812138	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$735.44)	\$1,722.06
2812139	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$383.98)	\$2,073.52
2812140	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812141	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$694.58)	\$1,762.92
2812142	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$556.96)	\$1,900.53
2812143	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812144	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$452.99)	\$2,004.51
2812145	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$502.12)	\$1,955.38
2812146	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812147	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$607.38)	\$1,850.12
2812148	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$151.39)	\$2,306.11
2812149	HOA	Common Area	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2812150	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$661.88)	\$1,795.62
2812151	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$810.94)	\$1,646.55
2812152	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$647.70)	\$1,809.80
2812153	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01
2812154	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$765.33)	\$1,692.16
2812155	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$752.73)	\$1,704.77
2812156	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812157	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812158	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.30)	\$1,730.20
2812159	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$301.69)	\$2,155.81
2812160	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$562.86)	\$1,894.64
2812161	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$365.28)	\$2,092.21
2812162	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$765.33)	\$1,692.16
2812163	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$752.73)	\$1,704.77
2812164	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$809.31)	\$1,648.19
2812165	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01

**Appendix C-1**  
**The Columns Public Improvement District**  
**Annual Assessment Roll Summary - 2023-24**

Parcel	Lot Size	Original Unit	Outstanding Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812166	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812167	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812168	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$522.94)	\$1,934.56
2812169	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$752.73)	\$1,704.77
2812170	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$754.84)	\$1,702.66
2812171	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.71)	\$1,729.79
2812172	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$415.84)	\$2,041.66
2812173	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$636.85)	\$1,820.65
2812174	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$636.45)	\$1,821.05
2812175	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812176	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$422.48)	\$2,035.01
2812177	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812178	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$478.45)	\$1,979.05
2812179	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$556.96)	\$1,900.53
2812180	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$374.23)	\$2,083.27
2812181	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.30)	\$2,028.20
2812182	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$328.35)	\$2,129.15
2812183	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$556.96)	\$1,900.53
2812184	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$490.60)	\$1,966.90
2812185	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$800.81)	\$1,656.69
2812186	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$434.46)	\$2,023.03
2812187	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812188	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812189	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$772.68)	\$1,684.82
2812190	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812191	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812192	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$854.63)	\$1,602.87
2812225	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$361.27)	\$2,096.23
2812226	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$329.06)	\$2,128.44
2812227	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812228	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$473.91)	\$1,983.59
2812229	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$309.11)	\$2,148.39
2812230	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$695.10)	\$1,762.40
2812231	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812232	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812233	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$301.96)	\$2,155.54
2812234	40	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812235	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$328.35)	\$2,129.15
2812236	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$288.56)	\$2,168.94
2812237	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$358.63)	\$2,098.87
2812238	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$326.86)	\$2,130.63
2812239	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812240	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812241	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$381.22)	\$2,076.28
2812242	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$433.97)	\$2,023.52
2812243	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.51)	\$2,027.98
2812244	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812245	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$505.30)	\$1,952.20
2812246	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812247	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$381.37)	\$2,076.13
2812248	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$433.05)	\$2,024.45
2812249	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$542.83)	\$1,914.67
2812250	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$492.64)	\$1,964.86
2812251	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.51)	\$2,027.98
2812252	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$433.05)	\$2,024.45
2812253	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812254	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$765.33)	\$1,692.16
2812255	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$519.15)	\$1,938.35
2812256	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812257	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$756.55)	\$1,700.95



**Appendix C-1**  
**The Columns Public Improvement District**  
**Annual Assessment Roll Summary - 2023-24**

Parcel	Lot Size	Original Unit	Outstanding Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812258	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$709.99)	\$1,747.51
2812259	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812260	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$590.15)	\$1,867.35
2812261	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812262	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$441.99)	\$2,015.51
2812263	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$510.82)	\$1,946.68
2812264	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$391.80)	\$2,065.70
2812265	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$325.63)	\$2,131.87
2812266	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812267	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$358.63)	\$2,098.87
2812268	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$328.95)	\$2,128.55
2812269	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.30)	\$2,028.20
2812270	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$325.63)	\$2,131.87
2812271	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$802.61)	\$1,654.89
2812272	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812273	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812274	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812275	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$544.43)	\$1,913.07
2812276	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$729.29)	\$1,728.21
2812277	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$647.70)	\$1,809.80
2812278	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812279	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812280	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$799.31)	\$1,658.19
2812281	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$621.65)	\$1,835.85
2812282	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812283	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812284	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$434.18)	\$2,023.32
2812285	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$328.35)	\$2,129.15
2812286	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.51)	\$2,027.98
2812287	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$515.46)	\$1,942.04
2812288	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$138.49)	\$2,319.01
2812289	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$169.68)	\$2,287.82
2812290	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$383.98)	\$2,073.52
2812291	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$410.82)	\$2,046.68
2812292	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812293	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	\$0.00	\$2,457.50
2812294	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.30)	\$1,730.20
2812295	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$429.30)	\$2,028.20
2812296	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812297	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$695.10)	\$1,762.40
2812298	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812299	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$765.33)	\$1,692.16
2812300	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812301	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01
2812302	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812303	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$608.25)	\$1,849.24
2812304	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812305	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$806.49)	\$1,651.01
2812306	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812307	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812308	40	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812309	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812310	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$846.49)	\$1,611.01
2812311	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812312	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812313	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812314	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812315	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$810.94)	\$1,646.55
2812316	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$515.46)	\$1,942.04
2812317	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$492.64)	\$1,964.86

Appendix C-1  
**The Columns Public Improvement District**  
**Annual Assessment Roll Summary - 2023-24**

Parcel	Lot Size	Original Unit	Outstanding Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Annual Installment
2812318	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812319	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$636.13)	\$1,821.37
2812320	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$735.44)	\$1,722.06
2812321	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$433.05)	\$2,024.45
2812322	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$693.52)	\$1,763.98
2812323	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812324	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$470.73)	\$1,986.77
2812325	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$452.99)	\$2,004.51
2812326	40	1.00	0.07	\$5,297	\$107.63	\$332.05	\$8.34	\$174.42	(\$622.44)	\$0.00
2812327	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$578.76)	\$1,878.74
2812328	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$505.30)	\$1,952.20
2812329	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$493.57)	\$1,963.93
2812330	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$804.81)	\$1,652.69
2812331	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$695.10)	\$1,762.40
2812332	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812333	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812334	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$327.47)	\$2,130.03
2812335	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812336	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$695.10)	\$1,762.40
2812337	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$727.30)	\$1,730.20
2812338	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$627.99)	\$1,829.51
2812339	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$622.09)	\$1,835.41
2812340	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$748.41)	\$1,709.09
2812341	40	1.00	1.00	\$27,322	\$505.42	\$1,659.20	\$118.46	\$174.42	(\$854.63)	\$1,602.87
2812342	HOA	Common Area	Common Area	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>258.00</b>	<b>257.07</b>	<b>\$7,026,936</b>	<b>\$130,000.00</b>	<b>\$426,747.53</b>	<b>\$30,451.99</b>	<b>\$45,000.00</b>	<b>(\$150,834.76)</b>	<b>\$481,364.75</b>

**APPENDIX C-2**  
**TIRZ CREDIT CALCULATION – 2023-24**

Appendix C-2

**The Columns Public Improvement District  
TIRZ Credit Calculation - 2023-24**

Property ID	Base Year Taxes Allocated	2022 Taxes Levied	2022 Taxes Paid <sup>1</sup>	2022 Tax Increment	Contribution Rate	2023-24 TIRZ Credit
2812041	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812043	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812044	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812045	\$64.83	\$2,302.65	\$2,302.65	\$2,237.82	34.2%	(\$765.33)
2812046	\$64.83	\$2,436.01	\$2,436.01	\$2,371.18	34.2%	(\$810.94)
2812047	\$64.83	\$2,263.28	\$2,263.28	\$2,198.45	34.2%	(\$751.87)
2812048	\$64.83	\$1,955.17	\$1,955.17	\$1,890.34	34.2%	(\$646.50)
2812049	\$64.83	\$1,595.91	\$1,595.91	\$1,531.08	34.2%	(\$523.63)
2812050	\$64.83	\$1,582.81	\$1,582.81	\$1,517.98	34.2%	(\$519.15)
2812051	\$64.83	\$1,984.87	\$1,984.87	\$1,920.04	34.2%	(\$656.65)
2812052	\$64.83	\$2,070.98	\$2,070.98	\$2,006.15	34.2%	(\$686.10)
2812053	\$64.83	\$2,155.18	\$2,155.18	\$2,090.35	34.2%	(\$714.90)
2812054	\$64.83	\$2,239.04	\$2,239.04	\$2,174.21	34.2%	(\$743.58)
2812055	\$64.83	\$2,292.47	\$2,292.47	\$2,227.64	34.2%	(\$761.85)
2812056	\$64.83	\$2,313.41	\$2,313.41	\$2,248.58	34.2%	(\$769.01)
2812057	\$64.83	\$1,955.83	\$1,955.83	\$1,891.00	34.2%	(\$646.72)
2812058	\$64.83	\$2,195.24	\$2,195.24	\$2,130.41	34.2%	(\$728.60)
2812059	\$64.83	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
2812060	\$64.83	\$1,582.81	\$1,582.81	\$1,517.98	34.2%	(\$519.15)
2812061	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812062	\$64.83	\$1,804.69	\$1,820.56	\$1,739.86	34.2%	(\$595.03)
2812063	\$64.83	\$1,635.18	\$1,635.18	\$1,570.35	34.2%	(\$537.06)
2812064	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812065	\$64.83	\$2,197.26	\$2,197.26	\$2,132.43	34.2%	(\$729.29)
2812066	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812067	\$64.83	\$1,582.81	\$1,582.81	\$1,517.98	34.2%	(\$519.15)
2812068	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812069	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812070	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812071	\$64.83	\$2,191.44	\$2,191.44	\$2,126.61	34.2%	(\$727.30)
2812072	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812073	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812074	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812075	\$64.83	\$2,302.65	\$2,302.65	\$2,237.82	34.2%	(\$765.33)
2812076	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812077	\$64.83	\$2,265.80	\$2,265.80	\$2,200.97	34.2%	(\$752.73)
2812078	\$64.83	\$2,436.01	\$2,436.01	\$2,371.18	34.2%	(\$810.94)
2812079	\$64.83	\$2,326.45	\$2,326.45	\$2,261.62	34.2%	(\$773.47)
2812080	\$64.83	\$2,289.61	\$2,289.61	\$2,224.78	34.2%	(\$760.88)
2812081	\$64.83	\$1,334.36	\$1,334.36	\$1,269.53	34.2%	(\$434.18)
2812082	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812083	\$64.83	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
2812084	\$64.83	\$2,611.35	\$2,611.35	\$2,546.52	34.2%	(\$870.91)
2812085	\$64.83	\$1,972.46	\$1,972.46	\$1,907.63	34.2%	(\$652.41)
2812089	\$64.83	\$547.61	\$547.61	\$482.78	34.2%	(\$165.11)
2812090	\$64.83	\$1,848.22	\$1,848.22	\$1,783.39	34.2%	(\$609.92)
2812091	\$64.83	\$1,549.76	\$1,549.76	\$1,484.93	34.2%	(\$507.85)
2812092	\$64.83	\$596.22	\$596.22	\$531.39	34.2%	(\$181.74)

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**The Columns Public Improvement District  
TIRZ Credit Calculation - 2023-24**

Property ID	Base Year Taxes Allocated	2022 Taxes Levied	2022 Taxes Paid <sup>1</sup>	2022 Tax Increment	Contribution Rate	2023-24 TIRZ Credit
2812093	\$64.83	\$447.66	\$447.66	\$382.83	34.2%	(\$130.93)
2812094	OPEN	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
2812095	OPEN	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
2812096	\$64.83	\$366.57	\$366.57	\$301.74	34.2%	(\$103.20)
2812097	\$64.83	\$366.57	\$366.57	\$301.74	34.2%	(\$103.20)
2812098	\$64.83	\$589.57	\$589.57	\$524.74	34.2%	(\$179.46)
2812099	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812100	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812101	\$64.83	\$1,925.80	\$1,925.80	\$1,860.97	34.2%	(\$636.45)
2812102	\$64.83	\$2,191.18	\$2,191.18	\$2,126.35	34.2%	(\$727.21)
2812103	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812104	\$64.83	\$2,397.20	\$2,397.20	\$2,332.37	34.2%	(\$797.67)
2812105	\$64.83	\$2,092.67	\$519.27	\$2,027.84	34.2%	(\$693.52)
2812106	\$64.83	\$529.28	\$529.28	\$464.45	34.2%	(\$158.84)
2812107	\$64.83	\$2,286.65	\$2,286.65	\$2,221.82	34.2%	(\$759.86)
2812108	\$64.83	\$1,674.46	\$1,674.46	\$1,609.63	34.2%	(\$550.49)
2812110	\$64.83	\$2,190.55	\$2,190.55	\$2,125.72	34.2%	(\$727.00)
2812111	\$64.83	\$529.28	\$529.28	\$464.45	34.2%	(\$158.84)
2812112	\$64.83	\$1,752.42	\$1,752.42	\$1,687.59	34.2%	(\$577.16)
2812113	\$64.83	\$2,197.26	\$2,197.26	\$2,132.43	34.2%	(\$729.29)
2812114	\$64.83	\$1,272.07	\$1,272.07	\$1,207.24	34.2%	(\$412.88)
2812115	\$64.83	\$2,191.44	\$2,191.44	\$2,126.61	34.2%	(\$727.30)
2812116	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812117	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812118	\$64.83	\$1,187.58	\$1,187.58	\$1,122.75	34.2%	(\$383.98)
2812119	\$64.83	\$1,320.08	\$1,320.08	\$1,255.25	34.2%	(\$429.30)
2812120	\$64.83	\$2,324.13	\$2,324.13	\$2,259.30	34.2%	(\$772.68)
2812121	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812122	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812123	\$64.83	\$2,116.48	\$2,116.48	\$2,051.65	34.2%	(\$701.66)
2812124	\$64.83	\$1,924.85	\$1,924.85	\$1,860.02	34.2%	(\$636.13)
2812125	\$64.83	\$1,389.37	\$1,389.37	\$1,324.54	34.2%	(\$452.99)
2812126	\$64.83	\$2,097.29	\$2,097.29	\$2,032.46	34.2%	(\$695.10)
2812127	\$64.83	\$1,456.05	\$1,456.05	\$1,391.22	34.2%	(\$475.80)
2812128	\$64.83	\$1,333.76	\$1,333.76	\$1,268.93	34.2%	(\$433.97)
2812129	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812130	\$64.83	\$1,320.72	\$1,320.72	\$1,255.89	34.2%	(\$429.51)
2812131	\$64.83	\$1,542.31	\$1,542.31	\$1,477.48	34.2%	(\$505.30)
2812132	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812133	\$64.83	\$1,389.37	\$1,389.37	\$1,324.54	34.2%	(\$452.99)
2812134	\$64.83	\$1,357.57	\$1,357.57	\$1,292.74	34.2%	(\$442.12)
2812135	\$64.83	\$547.61	\$547.61	\$482.78	34.2%	(\$165.11)
2812136	\$64.83	\$2,239.04	\$2,239.04	\$2,174.21	34.2%	(\$743.58)
2812137	\$64.83	\$1,700.65	\$1,700.65	\$1,635.82	34.2%	(\$559.45)
2812138	\$64.83	\$2,215.24	\$2,215.24	\$2,150.41	34.2%	(\$735.44)
2812139	\$64.83	\$1,187.58	\$1,187.58	\$1,122.75	34.2%	(\$383.98)
2812140	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812141	\$64.83	\$2,095.76	\$2,095.76	\$2,030.93	34.2%	(\$694.58)

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**The Columns Public Improvement District  
TIRZ Credit Calculation - 2023-24**

Property ID	Base Year Taxes Allocated	2022 Taxes Levied	2022 Taxes Paid <sup>1</sup>	2022 Tax Increment	Contribution Rate	2023-24 TIRZ Credit
2812142	\$64.83	\$1,693.38	\$1,693.38	\$1,628.55	34.2%	(\$556.96)
2812143	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812144	\$64.83	\$1,389.37	\$1,389.37	\$1,324.54	34.2%	(\$452.99)
2812145	\$64.83	\$1,533.02	\$1,533.02	\$1,468.19	34.2%	(\$502.12)
2812146	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812147	\$64.83	\$1,840.80	\$2,145.49	\$1,775.97	34.2%	(\$607.38)
2812148	\$64.83	\$507.49	\$507.49	\$442.66	34.2%	(\$151.39)
2812149	OPEN	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
2812150	\$64.83	\$2,000.14	\$2,000.14	\$1,935.31	34.2%	(\$661.88)
2812151	\$64.83	\$2,436.01	\$2,436.01	\$2,371.18	34.2%	(\$810.94)
2812152	\$64.83	\$1,958.69	\$1,958.69	\$1,893.86	34.2%	(\$647.70)
2812153	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812154	\$64.83	\$2,302.65	\$2,302.65	\$2,237.82	34.2%	(\$765.33)
2812155	\$64.83	\$2,265.80	\$2,265.80	\$2,200.97	34.2%	(\$752.73)
2812156	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812157	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812158	\$64.83	\$2,191.44	\$2,191.44	\$2,126.61	34.2%	(\$727.30)
2812159	\$64.83	\$946.96	\$946.96	\$882.13	34.2%	(\$301.69)
2812160	\$64.83	\$1,710.62	\$1,710.62	\$1,645.79	34.2%	(\$562.86)
2812161	\$64.83	\$1,132.91	\$1,132.91	\$1,068.08	34.2%	(\$365.28)
2812162	\$64.83	\$2,302.65	\$2,302.65	\$2,237.82	34.2%	(\$765.33)
2812163	\$64.83	\$2,265.80	\$2,265.80	\$2,200.97	34.2%	(\$752.73)
2812164	\$64.83	\$2,431.22	\$2,431.22	\$2,366.39	34.2%	(\$809.31)
2812165	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812166	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812167	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812168	\$64.83	\$1,593.88	\$1,593.88	\$1,529.05	34.2%	(\$522.94)
2812169	\$64.83	\$2,265.80	\$2,265.80	\$2,200.97	34.2%	(\$752.73)
2812170	\$64.83	\$2,271.96	\$2,271.96	\$2,207.13	34.2%	(\$754.84)
2812171	\$64.83	\$2,192.64	\$2,192.64	\$2,127.81	34.2%	(\$727.71)
2812172	\$64.83	\$1,280.74	\$1,280.74	\$1,215.91	34.2%	(\$415.84)
2812173	\$64.83	\$1,926.95	\$1,926.95	\$1,862.12	34.2%	(\$636.85)
2812174	\$64.83	\$1,925.80	\$1,925.80	\$1,860.97	34.2%	(\$636.45)
2812175	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812176	\$64.83	\$1,300.16	\$1,300.16	\$1,235.33	34.2%	(\$422.48)
2812177	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812178	\$64.83	\$1,463.81	\$1,463.81	\$1,398.98	34.2%	(\$478.45)
2812179	\$64.83	\$1,693.38	\$1,693.38	\$1,628.55	34.2%	(\$556.96)
2812180	\$64.83	\$1,159.07	\$1,159.07	\$1,094.24	34.2%	(\$374.23)
2812181	\$64.83	\$1,320.08	\$1,320.08	\$1,255.25	34.2%	(\$429.30)
2812182	\$64.83	\$1,024.92	\$1,024.92	\$960.09	34.2%	(\$328.35)
2812183	\$64.83	\$1,693.38	\$1,693.38	\$1,628.55	34.2%	(\$556.96)
2812184	\$64.83	\$1,499.33	\$1,499.33	\$1,434.50	34.2%	(\$490.60)
2812185	\$64.83	\$2,406.38	\$2,406.38	\$2,341.55	34.2%	(\$800.81)
2812186	\$64.83	\$1,335.19	\$1,335.19	\$1,270.36	34.2%	(\$434.46)
2812187	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812188	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812189	\$64.83	\$2,324.13	\$2,324.13	\$2,259.30	34.2%	(\$772.68)

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**The Columns Public Improvement District  
TIRZ Credit Calculation - 2023-24**

Property ID	Base Year Taxes Allocated	2022 Taxes Levied	2022 Taxes Paid <sup>1</sup>	2022 Tax Increment	Contribution Rate	2023-24 TIRZ Credit
2812190	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812191	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812192	\$64.83	\$2,563.74	\$2,563.74	\$2,498.91	34.2%	(\$854.63)
2812225	\$64.83	\$1,121.16	\$1,121.16	\$1,056.33	34.2%	(\$361.27)
2812226	\$64.83	\$1,027.00	\$1,027.00	\$962.17	34.2%	(\$329.06)
2812227	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812228	\$64.83	\$1,450.53	\$1,450.53	\$1,385.70	34.2%	(\$473.91)
2812229	\$64.83	\$968.65	\$968.65	\$903.82	34.2%	(\$309.11)
2812230	\$64.83	\$2,097.29	\$1,574.45	\$2,032.46	34.2%	(\$695.10)
2812231	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812232	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812233	\$64.83	\$947.74	\$947.74	\$882.91	34.2%	(\$301.96)
2812234	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812235	\$64.83	\$1,024.92	\$1,024.92	\$960.09	34.2%	(\$328.35)
2812236	\$64.83	\$908.56	\$908.56	\$843.73	34.2%	(\$288.56)
2812237	\$64.83	\$1,113.45	\$1,113.45	\$1,048.62	34.2%	(\$358.63)
2812238	\$64.83	\$1,020.57	\$1,020.57	\$955.74	34.2%	(\$326.86)
2812239	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812240	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812241	\$64.83	\$1,179.51	\$1,179.51	\$1,114.68	34.2%	(\$381.22)
2812242	\$64.83	\$1,333.76	\$1,333.76	\$1,268.93	34.2%	(\$433.97)
2812243	\$64.83	\$1,320.72	\$1,320.72	\$1,255.89	34.2%	(\$429.51)
2812244	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812245	\$64.83	\$1,542.31	\$1,542.31	\$1,477.48	34.2%	(\$505.30)
2812246	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812247	\$64.83	\$1,179.95	\$1,179.95	\$1,115.12	34.2%	(\$381.37)
2812248	\$64.83	\$1,331.06	\$1,331.06	\$1,266.23	34.2%	(\$433.05)
2812249	\$64.83	\$1,652.04	\$1,652.04	\$1,587.21	34.2%	(\$542.83)
2812250	\$64.83	\$1,505.29	\$1,505.29	\$1,440.46	34.2%	(\$492.64)
2812251	\$64.83	\$1,320.72	\$1,320.72	\$1,255.89	34.2%	(\$429.51)
2812252	\$64.83	\$1,331.06	\$1,331.06	\$1,266.23	34.2%	(\$433.05)
2812253	\$64.83	\$2,253.15	\$546.35	\$2,188.32	34.2%	(\$748.41)
2812254	\$64.83	\$2,302.65	\$2,302.65	\$2,237.82	34.2%	(\$765.33)
2812255	\$64.83	\$1,582.81	\$1,582.81	\$1,517.98	34.2%	(\$519.15)
2812256	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812257	\$64.83	\$2,276.95	\$2,276.95	\$2,212.12	34.2%	(\$756.55)
2812258	\$64.83	\$2,140.81	\$2,140.81	\$2,075.98	34.2%	(\$709.99)
2812259	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812260	\$64.83	\$1,790.40	\$1,790.40	\$1,725.57	34.2%	(\$590.15)
2812261	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812262	\$64.83	\$1,357.20	\$1,357.20	\$1,292.37	34.2%	(\$441.99)
2812263	\$64.83	\$1,558.45	\$1,558.45	\$1,493.62	34.2%	(\$510.82)
2812264	\$64.83	\$1,210.45	\$1,210.45	\$1,145.62	34.2%	(\$391.80)
2812265	\$64.83	\$1,016.95	\$1,016.95	\$952.12	34.2%	(\$325.63)
2812266	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812267	\$64.83	\$1,113.45	\$1,113.45	\$1,048.62	34.2%	(\$358.63)
2812268	\$64.83	\$1,026.66	\$1,026.66	\$961.83	34.2%	(\$328.95)
2812269	\$64.83	\$1,320.08	\$1,320.08	\$1,255.25	34.2%	(\$429.30)

Appendix C-2

**The Columns Public Improvement District  
TIRZ Credit Calculation - 2023-24**

Property ID	Base Year Taxes Allocated	2022 Taxes Levied	2022 Taxes Paid <sup>1</sup>	2022 Tax Increment	Contribution Rate	2023-24 TIRZ Credit
2812270	\$64.83	\$1,016.95	\$1,016.95	\$952.12	34.2%	(\$325.63)
2812271	\$64.83	\$2,411.65	\$2,411.65	\$2,346.82	34.2%	(\$802.61)
2812272	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812273	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812274	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812275	\$64.83	\$1,656.72	\$1,656.72	\$1,591.89	34.2%	(\$544.43)
2812276	\$64.83	\$2,197.26	\$2,197.26	\$2,132.43	34.2%	(\$729.29)
2812277	\$64.83	\$1,958.69	\$1,958.69	\$1,893.86	34.2%	(\$647.70)
2812278	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812279	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812280	\$64.83	\$2,401.98	\$2,401.98	\$2,337.15	34.2%	(\$799.31)
2812281	\$64.83	\$1,882.52	\$1,882.52	\$1,817.69	34.2%	(\$621.65)
2812282	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812283	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812284	\$64.83	\$1,334.36	\$1,334.36	\$1,269.53	34.2%	(\$434.18)
2812285	\$64.83	\$1,024.92	\$1,024.92	\$960.09	34.2%	(\$328.35)
2812286	\$64.83	\$1,320.72	\$1,320.72	\$1,255.89	34.2%	(\$429.51)
2812287	\$64.83	\$1,572.01	\$1,572.01	\$1,507.18	34.2%	(\$515.46)
2812288	\$64.83	\$469.76	\$469.76	\$404.93	34.2%	(\$138.49)
2812289	\$64.83	\$560.97	\$560.97	\$496.14	34.2%	(\$169.68)
2812290	\$64.83	\$1,187.58	\$1,187.58	\$1,122.75	34.2%	(\$383.98)
2812291	\$64.83	\$1,266.05	\$1,266.05	\$1,201.22	34.2%	(\$410.82)
2812292	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812293	\$64.83	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
2812294	\$64.83	\$2,191.44	\$2,191.44	\$2,126.61	34.2%	(\$727.30)
2812295	\$64.83	\$1,320.08	\$1,320.08	\$1,255.25	34.2%	(\$429.30)
2812296	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812297	\$64.83	\$2,097.29	\$2,097.29	\$2,032.46	34.2%	(\$695.10)
2812298	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812299	\$64.83	\$2,302.65	\$2,302.65	\$2,237.82	34.2%	(\$765.33)
2812300	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812301	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812302	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812303	\$64.83	\$1,843.35	\$1,843.35	\$1,778.52	34.2%	(\$608.25)
2812304	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812305	\$64.83	\$2,422.99	\$2,422.99	\$2,358.16	34.2%	(\$806.49)
2812306	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812307	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812308	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812309	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812310	\$64.83	\$2,539.94	\$2,539.94	\$2,475.11	34.2%	(\$846.49)
2812311	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812312	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812313	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812314	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812315	\$64.83	\$2,436.01	\$2,436.01	\$2,371.18	34.2%	(\$810.94)
2812316	\$64.83	\$1,572.01	\$1,572.01	\$1,507.18	34.2%	(\$515.46)
2812317	\$64.83	\$1,505.29	\$1,505.29	\$1,440.46	34.2%	(\$492.64)



Appendix C-2

**The Columns Public Improvement District  
TIRZ Credit Calculation - 2023-24**

Property ID	Base Year Taxes Allocated	2022 Taxes Levied	2022 Taxes Paid <sup>1</sup>	2022 Tax Increment	Contribution Rate	2023-24 TIRZ Credit
2812318	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812319	\$64.83	\$1,924.85	\$1,924.85	\$1,860.02	34.2%	(\$636.13)
2812320	\$64.83	\$2,215.24	\$2,215.24	\$2,150.41	34.2%	(\$735.44)
2812321	\$64.83	\$1,331.06	\$1,331.06	\$1,266.23	34.2%	(\$433.05)
2812322	\$64.83	\$2,092.67	\$2,092.67	\$2,027.84	34.2%	(\$693.52)
2812323	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812324	\$64.83	\$1,441.23	\$1,441.23	\$1,376.40	34.2%	(\$470.73)
2812325	\$64.83	\$1,389.37	\$1,389.37	\$1,324.54	34.2%	(\$452.99)
2812326	\$64.83	\$1,901.05	\$438.04	\$1,836.22	34.2%	(\$622.44)
2812327	\$64.83	\$1,757.11	\$1,757.11	\$1,692.28	34.2%	(\$578.76)
2812328	\$64.83	\$1,542.31	\$1,542.31	\$1,477.48	34.2%	(\$505.30)
2812329	\$64.83	\$1,508.02	\$1,508.02	\$1,443.19	34.2%	(\$493.57)
2812330	\$64.83	\$2,418.06	\$2,418.06	\$2,353.23	34.2%	(\$804.81)
2812331	\$64.83	\$2,097.29	\$2,097.29	\$2,032.46	34.2%	(\$695.10)
2812332	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812333	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812334	\$64.83	\$1,022.35	\$1,022.35	\$957.52	34.2%	(\$327.47)
2812335	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812336	\$64.83	\$2,097.29	\$2,097.29	\$2,032.46	34.2%	(\$695.10)
2812337	\$64.83	\$2,191.44	\$2,191.44	\$2,126.61	34.2%	(\$727.30)
2812338	\$64.83	\$1,901.05	\$1,901.05	\$1,836.22	34.2%	(\$627.99)
2812339	\$64.83	\$1,883.81	\$1,883.81	\$1,818.98	34.2%	(\$622.09)
2812340	\$64.83	\$2,253.15	\$2,253.15	\$2,188.32	34.2%	(\$748.41)
2812341	\$64.83	\$2,563.74	\$2,563.74	\$2,498.91	34.2%	(\$854.63)
2812342	OPEN	\$0.00	\$0.00	\$0.00	34.2%	\$0.00
<b>265</b>	<b>\$16,725.74</b>	<b>\$457,584.80</b>	<b>\$452,639.31</b>	<b>\$441,053.54</b>		<b>(\$150,834.76)</b>

1 - Taxes paid do not include penalty and interest.

**APPENDIX D**  
**PID ASSESSMENT NOTICE**

**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 Columns 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](mailto:txpid@municap.com).

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000091878

eRecording - Real Property

ORDINANCE

Recorded On: August 11, 2023 09:24 AM

Number of Pages: 37

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**" Examined and Charged as Follows: "**

Total Recording: \$166.00

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

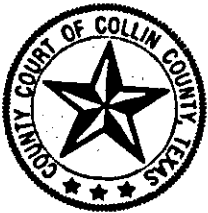
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000091878  
Receipt Number: 20230811000085  
Recorded Date/Time: August 11, 2023 09:24 AM  
User: Amanda J  
Station: Station 6

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX