

**ORDINANCE NO. 2023-79**

**AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HILLSIDE VILLAGE 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 9, 2021, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2021-106R establishing the Hillside Village 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. 2021-114 which ordinance also approved the Hillside Village Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of December 14, 2021 (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 Hillside Village 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 Pubbs, Mayor

ATTEST:

  
Lauren Vaughns, City Secretary



**HILLSIDE VILLAGE  
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 —

# ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/23 – 8/31/24)

## TABLE OF CONTENTS

<b>I. INTRODUCTION.....</b>	<b>1</b>
<b>II. UPDATE OF THE SERVICE PLAN.....</b>	<b>3</b>
<b>A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS.....</b>	<b>3</b>
<b>B. FIVE YEAR SERVICE PLAN .....</b>	<b>4</b>
<b>C. STATUS OF DEVELOPMENT.....</b>	<b>4</b>
<b>D. ANNUAL BUDGET .....</b>	<b>4</b>
<b>E. ANNUAL INSTALLMENTS PER UNIT .....</b>	<b>7</b>
<b>F. BOND REDEMPTION RELATED UPDATES .....</b>	<b>8</b>
<b>III. UPDATE OF THE ASSESSMENT PLAN .....</b>	<b>10</b>
<b>IV. UPDATE OF THE ASSESSMENT ROLL .....</b>	<b>11</b>
<b>A. PARCEL UPDATES.....</b>	<b>11</b>
<b>B. PREPAYMENT OF ASSESSMENTS.....</b>	<b>11</b>
<b>APPENDIX A – PID MAP</b>	
<b>APPENDIX B – PREPAID PARCELS</b>	
<b>APPENDIX C – 2023-24 ASSESSMENT ROLL SUMMARY</b>	
<b>APPENDIX D – PID ASSESSMENT NOTICE</b>	

---

---

## ***I. INTRODUCTION***

---

---

The Hillside Village Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2021-106R of the City Council on November 9, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On December 14, 2021, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2022 (Hillside Village Public Improvement District Project) (the “PID Bonds”) in the aggregate principal amount of \$8,300,000 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.

A service and assessment plan dated December 14, 2021 (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 G 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 purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

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

*(The remainder of this page is intentionally left blank.)*

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

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

Pursuant to the original Service and Assessment Plan adopted on December 14, 2021, the initial total estimated costs of the Authorized Improvements were equal to \$8,095,011. According to draw requisition #3 most recently approved by the City on May 26, 2023, the initial estimated costs of the Authorized Improvements have not changed.

Table II-A below 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.

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

<b>Sources of Funds</b>	<b>Initial Estimated Budget<sup>1</sup></b>	<b>Budget Revisions</b>	<b>Updated Budget</b>	<b>Amount Spent to Date<sup>2</sup></b>	<b>Amount Needed to Complete</b>
Par amount	\$8,300,000	\$0	\$8,300,000	\$5,202,362	\$3,097,638
Bond Premium	\$92,701	\$0	\$92,701	\$92,701	\$0
Other funding sources	\$1,093,071	\$0	\$1,093,071	\$0	\$1,093,071
<b>Total Sources</b>	<b>\$9,485,772</b>	<b>\$0</b>	<b>\$9,485,772</b>	<b>\$5,295,063</b>	<b>\$4,190,709</b>
<b>Uses of Funds</b>					
<i>Authorized Improvements</i>					
Road Improvements	\$1,983,001	\$0	\$1,983,001	\$0	\$1,983,001
Water Improvements	\$771,183	\$85,676	\$856,859	\$818,300	\$38,559
Sanitary Sewer Improvements	\$663,725	\$650,699	\$1,314,423	\$1,281,238	\$33,186
Drainage Improvements	\$1,689,378	\$0	\$1,689,378	\$865,086	\$824,292
Landscaping Improvements	\$971,640	\$0	\$971,640	\$0	\$971,640
Soft and miscellaneous costs	\$2,016,085	(\$736,375)	\$1,279,710	\$939,678	\$340,031
<i>Subtotal: Authorized Improvements</i>	<i>\$8,095,011</i>	<i>\$0</i>	<i>\$8,095,011</i>	<i>\$3,904,302</i>	<i>\$4,190,709</i>
<i>Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$474,240	\$0	\$474,240	\$474,240	\$0
Administrative Expense Fund	\$35,000	\$0	\$35,000	\$35,000	\$0
Capitalized Interest Account	\$182,471	\$0	\$182,471	\$182,471	\$0
Cost of Issuance Account	\$450,050	\$0	\$450,050	\$450,050	\$0
Underwriters Discount	\$249,000	\$0	\$249,000	\$249,000	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,390,761</i>	<i>\$0</i>	<i>\$1,390,761</i>	<i>\$1,390,761</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$9,485,772</b>	<b>\$0</b>	<b>\$9,485,772</b>	<b>\$5,295,063</b>	<b>\$4,190,709</b>

1 - According to the original Service and Assessment Plan adopted on December 14, 2021.

2 - According to draw requisition #3 approved by the City on May 26, 2023.

Authorized Improvement Cost Variances

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

**B. FIVE YEAR SERVICE PLAN**

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs are shown by Table II-B below.

**Table II-B**  
**Projected Annual Installments (2022-2029)**

<b>Assessment Year Ending 09/01</b>	<b>PID Bond Projected Annual Installments</b>
2022-23	\$538,099
2024	\$524,155
2025	\$538,654
2026	\$538,709
2027	\$538,617
2028	\$538,377
2029	\$538,278
<b>Total</b>	<b>\$3,754,888</b>

1 - Assessment years ending 2022-2024 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest credits. Assessment years 2025 through 2029 reflect projected Annual Installments and are subject to change.

**C. STATUS OF DEVELOPMENT**

According to the original Service and Assessment Plan dated December 14, 2021, there are 269 units expected to be built within the PID. As of June 1, 2023, there have been no subdivisions of the parent parcels according to the Collin County Central Appraisal District. As a result, there have been no completed homes within the PID as of June 1, 2023.

**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-one (31) 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-nine (29) 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 3.58 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 (3.58 percent) on the PID Bonds plus an additional interest of one-half of one percent is used to calculate the interest on the Assessments securing the PID Bonds. 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 Installments 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 Installments on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installments shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

#### Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds 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 additional interest 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-C on the following page.

*(The remainder of this page is intentionally left blank.)*

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

	<b>PID Bonds</b>
Interest payment on March 1, 2024	\$145,681
Interest payment on September 1, 2024	\$145,681
Principal payment on September 1, 2024	\$170,000
<i>Subtotal debt service on bonds</i>	<i>\$461,361</i>
Administrative Expenses	\$36,200
Excess interest for additional interest reserves	\$40,675
<i>Subtotal Expenses</i>	<i>\$538,236</i>
Available Reserve Fund Income	(\$14,081)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>(\$14,081)</i>
<b>Annual Installments</b>	<b>\$524,155</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 \$145,681 and September 1, 2024, in the amount of \$145,681, which equal interest on the outstanding PID Bonds of \$8,135,000 for six months each and an effective interest rate of 3.58 percent. Annual Installments to be collected on the PID Bonds include a principal amount of \$170,000 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 \$461,361.

*Administrative Expenses*

Administrative expenses include the City, Administrator, Trustee, auditor, dissemination agent expenses and contingency fees. As shown in Table II-D on the following page, the total administrative expenses to be collected for 2023-24 are estimated to be \$36,200.

*(The remainder of this page is intentionally left blank.)*

**Table II-D**  
**Administrative Budget Breakdown**

Description	2023-24 Estimated Budget
City	\$6,000
Administrator	\$21,500
Trustee	\$3,000
Auditor	\$2,000
Dissemination Agent	\$3,500
Contingency	\$200
<b>Total</b>	<b>\$36,200</b>

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$40,675, which equals 0.5 percent interest on the outstanding PID Bond balance of \$8,135,000.

Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$488,321, which includes the Bond Reserve Requirement of \$474,240 and excess balance of \$14,081. Pursuant to Section 6.7 (e) of the Trust Indenture, the excess balance of \$14,081 should be transferred to the Principal & Interest Account and used to pay interest on the PID Bonds on the next interest payment date. As a result, \$14,081 is available to pay a portion of the PID Bonds debt service.

Available Capitalized Interest Account

According to the Trustee, the available balance in the Capitalized Interest Fund had been fully expended as of May 31, 2023. 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 \$40,359. Such funds are anticipated to be used until January 31, 2024. As a result, there is no credit to reduce the 2023-24 Annual Installments.

*(The remainder of this page is intentionally left blank.)*

## 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, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, 289 units are anticipated to be built within the PID representing 239.17 outstanding Equivalent Units. The principal and interest portion of Annual Installments to be collected from each unit will be calculated by taking the subtotal debt service on PID Bonds, including excess interest for additional interest, less any available reserve fund income, divided by the total outstanding Equivalent Units. Accordingly, the net principal and interest portion of Annual Installments to be collected from each Equivalent Unit will be \$2,040.23 (i.e.  $(\$461,361 + \$40,675 - \$14,081) \div 239.17 = \$2,040.23$ ). The Administrative Expenses to be collected from each Equivalent Unit will be \$151.36 (i.e.,  $\$36,200 \div 239.17 = \$151.36$ ). As a result, the total Annual Installments to be collected from each unit within the PID will be \$2,191.59 (i.e.,  $\$2,040.23 + \$151.36 = \$2,191.59$ ). The Annual Installments to be collected from each Parcel within the PID is calculated by multiplying the Annual Installments for each unit of \$2,191.59 by the total estimated Equivalent Units for each Parcel in the PID as shown in Appendix C.

The Annual Installments due to be collected from each Land Use Class in the PID for 2023-24 are shown in Table II-E below.

**Table II-E**  
**Annual Installments Per Unit**

<b>Land Use Class</b>	<b>Annual Installments Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installments</b>
60 Ft Lot	\$2,191.59	1.00	\$2,191.59
50 Ft Lot	\$2,191.59	0.83	\$1,826.32
40 Ft Lot	\$2,191.59	0.67	\$1,468.36

1 - Based on the current outstanding Equivalent Units.

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

## F. BOND REDEMPTION RELATED UPDATES

The PID Bonds were issued in January 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds maturing on or after September 1, 2032, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2031**, such redemption 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 do 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.

*(The remainder of this page is intentionally left blank.)*

---

---

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

---

---

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

*(The remainder of this page is intentionally left blank.)*

---



---

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

---



---

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 Installments 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.E of the Service and Assessment Plan.

The 2023-24 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installments 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 Equivalent Units to be built on each newly subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and Collin County Central Appraisal District records, Parcel 2713587 consists of all 71.336 acres, 289 estimated units, and 239.17 estimated Equivalent Units of the PID.

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

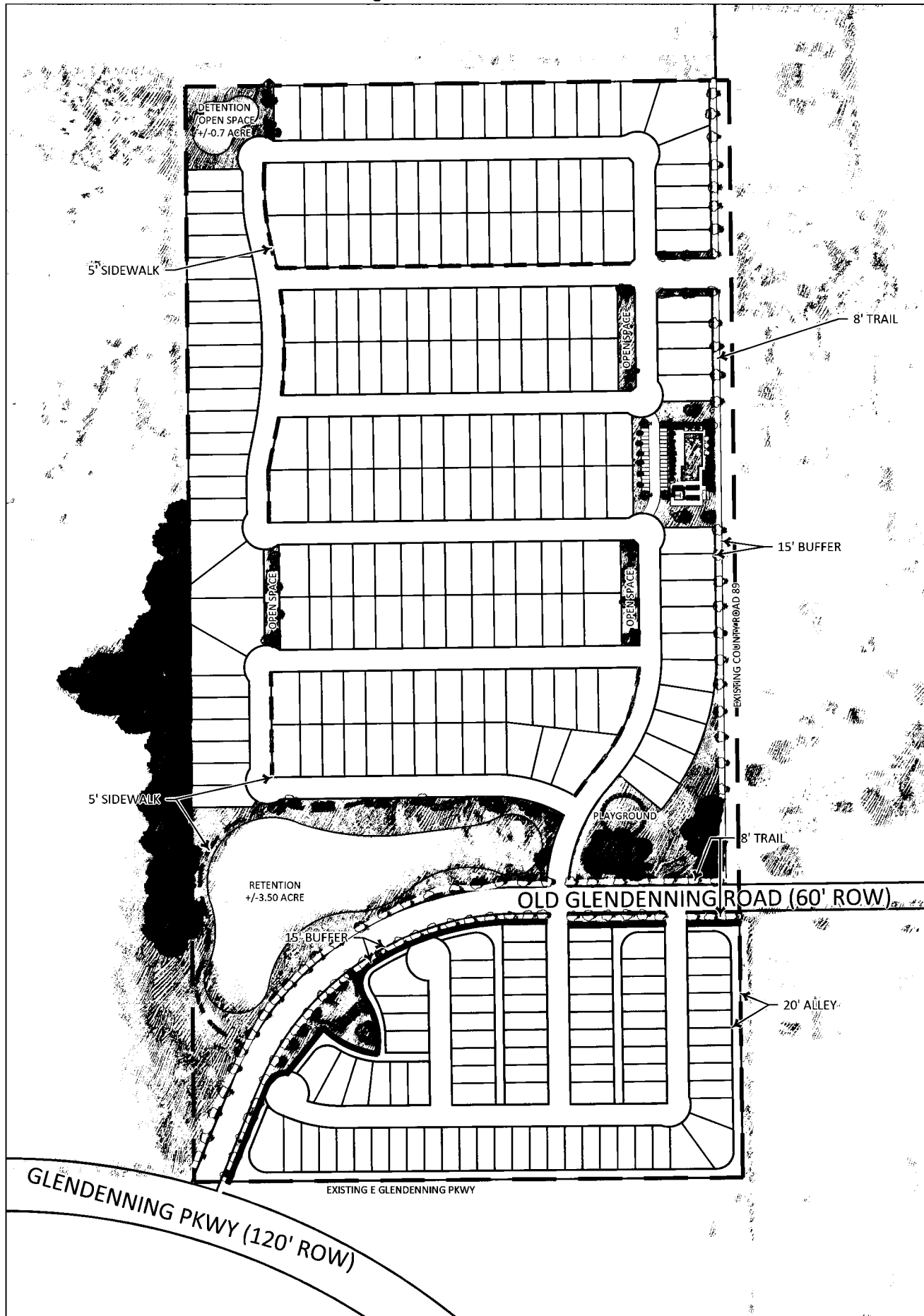
There have been no Assessment prepayments as of June 30, 2023.

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

**APPENDIX A**

**PID MAP**





TRAIL WIDTH	
5 FT	
8 FT	
SCREENING TYPE	
MASONRY SCREENING	
DETENTION	
+/- 4.2 ACRES	

PRELIMINARY LOT COUNT TABLE	
RESIDENTIAL TYPE	SUBTOTAL
40' x 100'	83
50' x 120'	133
60' x 120'	73
<b>TOTAL LOTS</b>	<b>289</b>
PRELIMINARY OPEN SPACE TABLE	
OPEN SPACE /DETENTION	+/- 12.92 ACRE



**HILLSIDE VILLAGE**  
Concept Plan

CITY OF CELINA, COLLIN COUNTY, TEXAS

PROJECT NUMBER: N7560-0008

DATE: 6/30/2021

DRAWN BY: JH

CHD BY: TM

©2021 Hillside Village, Inc. All rights reserved. This plan is a preliminary design and is not intended to be used for construction. The information on this plan is for informational purposes only and is not intended to be used for any other purpose. The information on this plan is not intended to be used for any other purpose. The information on this plan is not intended to be used for any other purpose.

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

**Appendix B**  
**Prepaid Parcels**

As of June 30, 2023, there have been no prepayment of Assessments for any Parcel within the PID.

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

Appendix C  
 Hillside Village Public Improvement District  
 Annual Assessment Roll Summary - 2023-24

<b>Parcel</b>	<b>Estimated Units</b>	<b>Equivalent Units</b>	<b>Outstanding Assessment</b>	<b>Principal</b>	<b>Interest</b>	<b>Additional Interest</b>	<b>Administrative Expenses</b>	<b>Annual Installment</b>
2713587	289	239.17	\$8,135,000	\$170,000.00	\$277,280.12	\$40,675.00	\$36,200.00	\$524,155.12
<b>Total</b>	<b>289</b>	<b>239.17</b>	<b>\$8,135,000</b>	<b>\$170,000.00</b>	<b>\$277,280.12</b>	<b>\$40,675.00</b>	<b>\$36,200.00</b>	<b>\$524,155.12</b>

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



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

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

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



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

---

**Instrument Number:** 2023000091896

eRecording - Real Property

ORDINANCE

Recorded On: August 11, 2023 09:40 AM

Number of Pages: 25

---

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

Total Recording: \$118.00

---

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

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

**File Information:**

Document Number: 2023000091896  
Receipt Number: 20230811000093  
Recorded Date/Time: August 11, 2023 09:40 AM  
User: Kacy M  
Station: Station 8

**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