

ORDINANCE NO. 2024-59

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE NORTH SKY 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 June 8, 2021, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2021-39R establishing the North Sky Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within Improvement Area #1 the PID, pursuant to Ordinance No. 2023-13 which ordinance also approved the North Sky Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of February 14, 2023 (the “Service and Assessment Plan and Improvement Area #1 Assessment Roll”); and

WHEREAS, the City has also heretofore levied assessments against property within the Major Improvement Area of the PID, pursuant to Ordinance No. 2023-14 which ordinance also approved the North Sky Public Improvement District Service and Assessment Plan and Assessment Roll related to the Major Improvement Area, dated as of February 14, 2023 (the “Service and Assessment Plan and Major Improvement Area Assessment Roll”) [and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, the “Service and Assessment Plan and Assessment Rolls”]; and

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

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

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment 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 North Sky Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

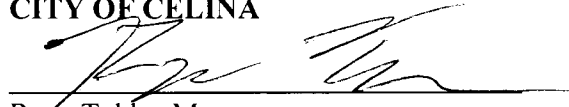
SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the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

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

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


DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of August 2024.

CITY OF CELINA

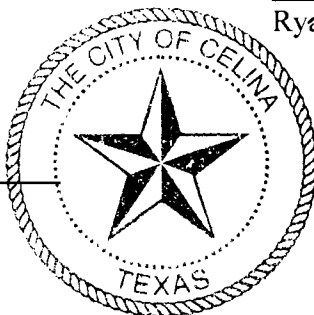


Ryan Tubbs, Mayor

ATTEST:



Lauren Vaughns, City Secretary



**NORTH SKY
PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
2024-25**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 13, 2024**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

NORTH SKY PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2024-25

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I. INTRODUCTION

The North Sky Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2021-39R of the City Council on June 8, 2021 to finance certain public improvement projects for the benefit of the property in the PID.

On February 14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Improvement Area #1 Project) (the “Improvement Area #1 Bonds”) in the aggregate principal amount of \$6,715,000, and reimbursement obligations for the Improvement Area #1 Reimbursement Agreement (the “Improvement Area #1 Reimbursement Agreement”) in the aggregate principal amount of \$6,050,000 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 Improvement Area #1. Both the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement are secured by the Improvement Area #1 Assessments (the “Phase #1 Assessments”).

Additionally on February 14, 2023, the City issuance of the City of Celina Texas Special Assessment Revenue Bonds Series 2023 (North Sky Public Improvement District Major Improvement Area Project) (the “Major Improvement Area Bonds”) in the aggregate principal amount of \$3,452,000, 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 Major Improvement Area of the PID. The Major Improvement Area Bonds are secured by the Major Improvement Area Assessments.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2024-25 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates 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 situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on February 14, 2023, the initial total estimated costs of Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, were equal to \$13,164,583. According to the Developer, the estimated costs of Improvement Area #1 Improvements, including Improvement Area #1's share of the Major Improvements, increased to \$13,356,235. According to Requisition #9 approved by the City on April 1, 2024 the actual costs of the Improvements Area #1 spent to date, including Improvement Area #1 share of the Major Improvements, are equal to \$5,881,991.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 (2) establish the PID, and (3) issue the Improvement Area #1 Bonds. As of June 30, 2024, the Developer reported that there were no updates to the aggregate budget be reported.

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Table II-A-1
Improvement Area #1 Sources and Uses of Funds

IA #1 Sources of Funds	Initial Estimated Budget¹	Budget Revisions²	Updated Budget²	Amount Spent to Date³	Amount Needed to Complete
Par amount	\$6,715,000	\$0	\$6,715,000	\$6,715,000	\$0
Assessment	\$6,050,000	\$0	\$6,050,000	\$450,134	\$5,599,866
Other funding sources	\$1,682,726	\$191,652	\$1,874,378	\$0	\$1,874,378
Total Sources	\$14,447,726	\$191,652	\$14,639,378	\$7,165,134	\$7,474,244
Uses of Funds					
<i>Improvement Area #1</i>					
Road Improvements	\$4,434,481	\$0	\$4,434,481	\$3,661,094	\$773,387
Water Improvements	\$1,890,302	\$0	\$1,890,302	\$292,467	\$1,597,835
Sanitary Sewer Improvements	\$1,222,800	\$0	\$1,222,800	\$333,868	\$888,932
Drainage Improvements	\$2,099,464	\$0	\$2,099,464	\$973,689	\$1,125,775
Soft and miscellaneous costs	\$1,667,403	\$152,275	\$1,819,678	\$240,150	\$1,579,528
<i>Subtotal: Improvement Area #1</i>	<i>\$11,314,450</i>	<i>\$152,275</i>	<i>\$11,466,725</i>	<i>\$5,501,268</i>	<i>\$5,965,457</i>
<i>Major Improvement Area</i>					
Road Improvements	\$600,669	\$0	\$600,669	\$167,747	\$432,922
Water Improvements	\$135,854	(\$0)	\$135,854	\$50,450	\$85,404
Sanitary Sewer Improvements	\$575,173	\$0	\$575,173	\$127,029	\$448,144
Drainage Improvements	\$222,681	\$0	\$222,681	\$33,479	\$189,202
Soft and miscellaneous costs	\$315,756	\$39,377	\$355,133	\$2,018	\$353,116
<i>Subtotal: Major Improvement Area</i>	<i>\$1,850,133</i>	<i>\$39,377</i>	<i>\$1,889,510</i>	<i>\$380,723</i>	<i>\$1,508,788</i>
<i>Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$471,303	\$0	\$471,303	\$471,303	\$0
Administrative Expense Fund	\$50,000	\$0	\$50,000	\$50,000	\$0
Capitalized Interest Account	\$172,076	\$0	\$172,076	\$172,076	\$0
Cost of Issuance Account	\$388,315	\$0	\$388,315	\$388,315	\$0
Underwriters Discount	\$201,450	\$0	\$201,450	\$201,450	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,283,143</i>	<i>\$0</i>	<i>\$1,283,143</i>	<i>\$1,283,143</i>	<i>\$0</i>
Total Uses	\$14,447,726	\$191,652	\$14,639,378	\$7,165,134	\$7,474,244

1 - According to the original Service and Assessment Plan adopted on February 14, 2023.

2 - According to the Developer as of July 22, 2024. The budget increase is to be funded with interest earnings from the Project Fund.

3 - According to Requisition #9 approved by the City on April 1, 2024.

Major Improvement Area Sources and Uses

The current total estimated costs of the Major Improvement Area are equal to \$2,682,131, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, the estimated costs of the Major Improvements increased to \$2,757,403. According to Requisition #9 approved by the City on May 23, 2024 the actual costs of the Major Improvement spent to date are equal to \$1,495,260.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Major Improvement Area (2) establish the PID, and (3) issue the Major Improvement Area Bonds.

Table II-A-2
Major Improvement Area Sources and Uses of Funds

MIA Sources of Funds	Initial Estimated Budget¹	Budget Revisions²	Updated Budget²	Amount Spent to Date³	Amount Needed to Complete
Par amount	\$3,452,000	\$0	\$3,452,000	\$2,265,127	\$1,186,873
Other funding sources	\$0	\$75,272	\$75,272	\$0	\$75,272
Total Sources	\$3,452,000	\$75,272	\$3,527,272	\$2,265,127	\$1,262,145
Uses of Funds					
<u>Major Improvement Area Projects</u>					
Road Improvements	\$870,788	\$0	\$870,788	\$243,196	\$627,592
Water Improvements	\$196,946	\$0	\$196,946	\$177,251	\$19,695
Sanitary Sewer Improvements	\$833,827	\$0	\$833,827	\$750,444	\$83,383
Drainage Improvements	\$322,820	\$0	\$322,820	\$251,503	\$71,317
Soft and miscellaneous costs	\$457,750	\$75,272	\$533,023	\$72,865	\$460,157
<i>Subtotal: Authorized Improvements</i>	<i>\$2,682,133</i>	<i>\$75,272</i>	<i>\$2,757,405</i>	<i>\$1,495,260</i>	<i>\$1,262,145</i>
<u>Bond Issuance Costs</u>					
Debt Service Reserve Fund	\$263,773	\$0	\$263,773	\$263,773	\$0
Administrative Expense Fund	\$50,000	\$0	\$50,000	\$50,000	\$0
Capitalized Interest Account	\$98,314	\$0	\$98,314	\$98,314	\$0
Cost of Issuance Account	\$254,221	\$0	\$254,221	\$254,221	\$0
Underwriters Discount	\$103,560	\$0	\$103,560	\$103,560	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$769,867</i>	<i>\$0</i>	<i>\$769,867</i>	<i>\$769,867</i>	<i>\$0</i>
Total Uses	\$3,452,000	\$75,272	\$3,527,272	\$2,265,127	\$1,262,145

1 - According to the original Service and Assessment Plan adopted on February 14, 2023.

2 - According to the Developer as of July 22, 2024. The budget increase is to be funded with interest earnings from the Project Fund.

3 - According to Requisition #9 approved by the City on April 1, 2024.

B. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All 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 indebtedness expected to be incurred for these costs is shown by Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2024-2030

Assessment Year Ending 09/01¹	Improvement Area #1 Projected Annual Installments	Major Improvement Area Projected Annual Installments
2023-24	\$1,192,178	\$330,247
2025	\$963,608	\$315,991
2026	\$991,890	\$331,750
2027	\$991,552	\$332,479
2028	\$991,693	\$332,068
2029	\$992,264	\$331,571
2030	\$991,218	\$331,988
Total	\$7,114,404	\$2,306,095

¹Assessment years ending 2023 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

According to the City, 5 building permits have been issued for the PID as of June 1, 2024, representing 1.64 percent of the Improvement Area #1 Assessments. As of the same date, 0 certificates of occupancy have been issued for the Improvement Area #1 Assessments of the PID.

See Table II-C-1 below for the status of completed homes within the PID as of June 1, 2024.

Table II-C-1
Completed Homes

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024¹
Completed Homes	0	0

¹ According to the City report of Certificates of Occupancy issued as of June 1, 2024.

According to the City, 0 building permits have been issued for the Major Improvement Area PID as of June 1, 2024. As of the same date, 0 certificates of occupancy have been issued for the Major Improvement Area of the PID.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2024-25

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 Improvement Area #1 Bonds and/or the execution of the Improvement Area #1 Reimbursement Agreement, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.38 percent and the interest rate applicable to the Improvement Area #1 Reimbursement Agreement is 5.79 percent per annum for 2024-25. 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 Improvement Area #1 Bonds (5.38 percent) plus an additional interest of one-half of one percent and the effective interest rate on the Improvement Area #1 Reimbursement Agreement (5.79 percent) are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

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 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the 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 Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2024-25

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Improvement Area #1 Annual Installments
to be Collected for 2024-25

	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Interest payment on March 1, 2025	\$177,651	\$172,687	\$350,338
Interest payment on September 1, 2025	\$177,651	\$172,687	\$350,338
Principal payment on September 1, 2025	\$116,000	\$90,000	\$206,000
<i>Subtotal debt service</i>	\$471,303	\$435,374	\$906,676
Administrative expenses	\$27,286	\$24,646	\$51,932
Excess interest for Additional Interest Reserve	\$33,020	\$0	\$33,020
<i>Subtotal Expenses</i>	\$531,609	\$460,019	\$991,628
Available reserve fund income	(\$28,020)	\$0	(\$28,020)
Available capitalized interest account	\$0	\$0	\$0
Available administrative expense account	\$0	\$0	\$0
<i>Subtotal funds available</i>	(\$28,020)	\$0	(\$28,020)
Annual Installments	\$503,589	\$460,019	\$963,608

Debt Service Payments

Annual Installments to be collected for principal and interest include the Improvement Area #1 Bonds' interest due on March 1, 2025 in the amount of \$177,651 and on September 1, 2025 in the amount of \$177,651, which equal interest on the outstanding Improvement Area #1 Bond Assessments balance of \$6,604,000 for six months each and an effective interest rate of 5.38 percent. Improvement Area #1 Bond Annual Installments to be collected include a principal amount of \$116,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Improvement Area #1 Bonds' principal and interest in 2024-25 is equal to \$471,303.

Additionally, Annual Installments to be collected for principal and interest include Improvement Area #1 Reimbursement Agreement interest due on March 1, 2025 in the amount of \$172,687 and on September 1, 2025 in the amount of \$172,687, which equal interest on the outstanding Improvement Area #1 Reimbursement Agreement Assessments balance of \$5,965,000 for six months each at an effective interest rate of 5.79 percent. Improvement Area #1 Reimbursement

Agreement Annual Installments to be collected include a principal amount of \$90,000 due on September 1, 2025. As a result, total Annual Installments to be collected for Improvement Area #1 Reimbursement Agreement principal and interest in 2024-25 is equal to \$435,374.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-D-2 below, the total Improvement Area #1 administrative expenses to be collected for 2024-25 are estimated to be \$51,932.

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

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	\$6,000
PID Administrator	\$36,080
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,300
Contingency	\$1,802
Total	\$51,932

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for additional interest reserves in the amount of \$33,020, which equals 0.5 percent interest on the outstanding Improvement Area #1 Bond Assessments balance of \$6,604,000.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have been fully expended as of September 1, 2023. As a result, there is no credit to reduce the 2024-25 Improvement Area #1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was \$84,169. \$84,169 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, (ii) to fund the additional interest reserve, and (iii) to cover Administrative Expenses of Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available. According to the Service and Assessment Plan, 322 lots representing 280.90 Equivalent Units are estimated to be built within Improvement Area #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be \$3,245.55, (i.e. $(\$906,676 + \$33,020 - \$28,020) \div 280.90 = \$3,245.55$) and the Administrative Expenses to be collected from each Equivalent Unit will be \$184.88 (i.e. $\$51,932 \div 280.90 = \184.88). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be \$3,430.43 (i.e. $\$3,245.55 + \$184.88 = \$3,430.43$). The Annual Installment to be collected from each Parcel within Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of \$3,430.43 by the total estimated number of Equivalent Units for each land use class in Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #1 for 2024-25 is shown in Table II-E-1 below.

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

Land Use Class	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment
40' Lot	\$3,430.43	0.74	\$2,538.52
55' Lot	\$3,430.43	0.88	\$3,018.78
65' Lot	\$3,430.43	1.00	\$3,430.43

The list of Parcels within Improvement Area #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Additional Interest Reserve, the Administrative Expenses, and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix B.

F. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments – 2024-25

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 Major Improvement Area Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Major Improvement Area Bonds. The effective interest rate on the Major Improvement Area Bonds is 5.98 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 Major Improvement Area Bonds (5.98 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2025.

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 2024-25 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

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

Major Improvement Area Annual Installments to be Collected for 2024-25

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-F-1 on the following page.

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Table II-F-1
Budget for the Major Improvement Area Annual Installments
to be Collected for 2024-25

	Major Improvement Area Bonds
Interest payment on March 1, 2025	\$101,473
Interest payment on September 1, 2025	\$101,473
Principal payment on September 1, 2025	\$60,000
<i>Subtotal debt service on bonds</i>	<i>\$262,945</i>
Administrative Expenses	\$51,932
Excess interest for Additional Interest Reserves	\$16,970
<i>Subtotal Expenses</i>	<i>\$331,847</i>
Available Reserve Fund Income	(\$15,856)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>(\$15,856)</i>
Annual Installments	\$315,991

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2025 in the amount of \$101,473 and on September 1, 2025 in the amount of \$101,473, which equal interest on the outstanding Major Improvement Area Assessments balance of \$3,394,000 for six months each and an effective interest rate of 5.98 percent. Major Improvement Area Bond Annual Installments to be collected include a principal amount of \$60,000 due on September 1, 2025. As a result, the total Major Improvement Area Annual Installments to be collected for principal and interest in 2024-25 is estimated to be equal to \$262,945.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown on Table II-F-2 on the following page, the total Major Improvement Area administrative expenses to be collected for 2024-25 are estimated to be \$51,932.

Table II-F-2
Major Improvement Area Administrative Budget Breakdown

Description	2024-25 Estimated Budget (9/1/24-8/31/25)
City	\$6,000
Administrator	\$36,080
Trustee	\$2,750
Auditor	\$2,000
Dissemination Agent	\$3,000
Contingency	\$2,102
Total	\$51,932

Excess Interest for Additional Interest Reserve

Annual Installments to be collected for excess interest for Additional Interest Reserves in the amount of \$16,970, which equals 0.5 percent interest on the outstanding Major Improvement Area Bond Assessments balance of \$3,394,000.

Available Capitalized Interest Account

As of May 31, 2024, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds have fully expended as of September 1, 2023. As a result, there is no credit to reduce the Major Improvement Area 2024-25 Annual Installment.

Available Administrative Expense Account

As of May 31, 2024, the available balance for administrative expenses was \$83,552. \$83,552 is anticipated to be used for the payment of current year administrative expenses through January 31, 2025. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID Bonds 2024-25 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

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 Major Improvement Area Major Improvement Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the Major Improvement Area Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 464 lots representing 407.22 Equivalent Units are estimated to be built within the Major Improvement Area of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit within Major Improvement Area will be \$648.44 (i.e. $(\$262,945 + \$16,970 - \$15,856) \div 407.22 = \648.44) and

the Administrative Expenses to be collected from each acre will be \$127.53 (i.e. $\$51,932 \div 407.22 = \127.53). As a result, the total Annual Installment to be collected from each Equivalent Unit within Major Improvement Area will be \$775.97 (i.e. $\$648.44 + \$127.53 = \$775.97$). The Annual Installment to be collected from each land use class within Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of \$775.97 by the total estimated number of Equivalent Units for each land use class in Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in Major Improvement Area for 2024-25 is shown in Table II-G-1 below.

Table II-G-1
Major Improvement Area Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit ¹	Equivalent Unit Factor	Annual Installment
40' Lot	\$775.97	0.74	\$574.22
55' Lot	\$775.97	0.88	\$682.85
65' Lot	\$775.97	1.00	\$775.97

1 - Based on the current outstanding Equivalent Units.

The list of Parcels within Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Capitalized Interest Credit, the Additional Interest Reserve, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Assessment Roll Summary attached hereto as Appendix C.

H. BOND REDEMPTION RELATED UPDATES

Improvement Area #1 Bonds

The Improvement Area #1 Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Trust Indenture, the City reserves the right and option to redeem the Improvement Area #1 Bonds maturing on or after September 1, 2043, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Improvement Area #1 Trust Indenture.

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

Major Improvement Area Bonds

The Major Improvement Area Major Improvement Bonds were issued in 2023. Pursuant to Section 4.3 of the Major Improvement Area Trust Indenture, the City reserves the right and option to redeem the Major Improvement Area Major Improvement Bonds maturing on or after September 1, 2052, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the Redemption Price as defined in the Major Improvement Area Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Area Major Improvement 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

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

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.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

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 number of Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

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

According to the Developer and the Collin Central Appraisal District records, the Improvement Area #1 Parcel 2120983 was completely subdivided and final plat was recorded on January 11, 2024. The Improvement Area #1 Assessments allocated proportionally according to Lot Type as shown in Table IV-A on the following page.

Table IV-A
Improvement Area #1 Subdivision

Prior to Subdivision			After Subdivision							
Parent Parcel	Equivalent Units	Applicable Assessment	New Parcels	Lot Type	No. of Lots	Equivalent Units per Lot	Total Equivalent Units	Assessment		
								Per Equivalent Unit	Cumulative Assessment per Unit	Total Assessment
2120983	280.90	\$12,569,000	Various	65 Ft Lots	109	1.00	109.00	\$44,745	\$44,745	\$4,877,255
				55 Ft Lots	102	0.88	89.76	\$44,745	\$39,376	\$4,016,353
				40 Ft Lots	111	0.74	82.14	\$44,745	\$33,112	\$3,675,392
Total	280.90	\$12,569,000			322		280.90			\$12,569,000

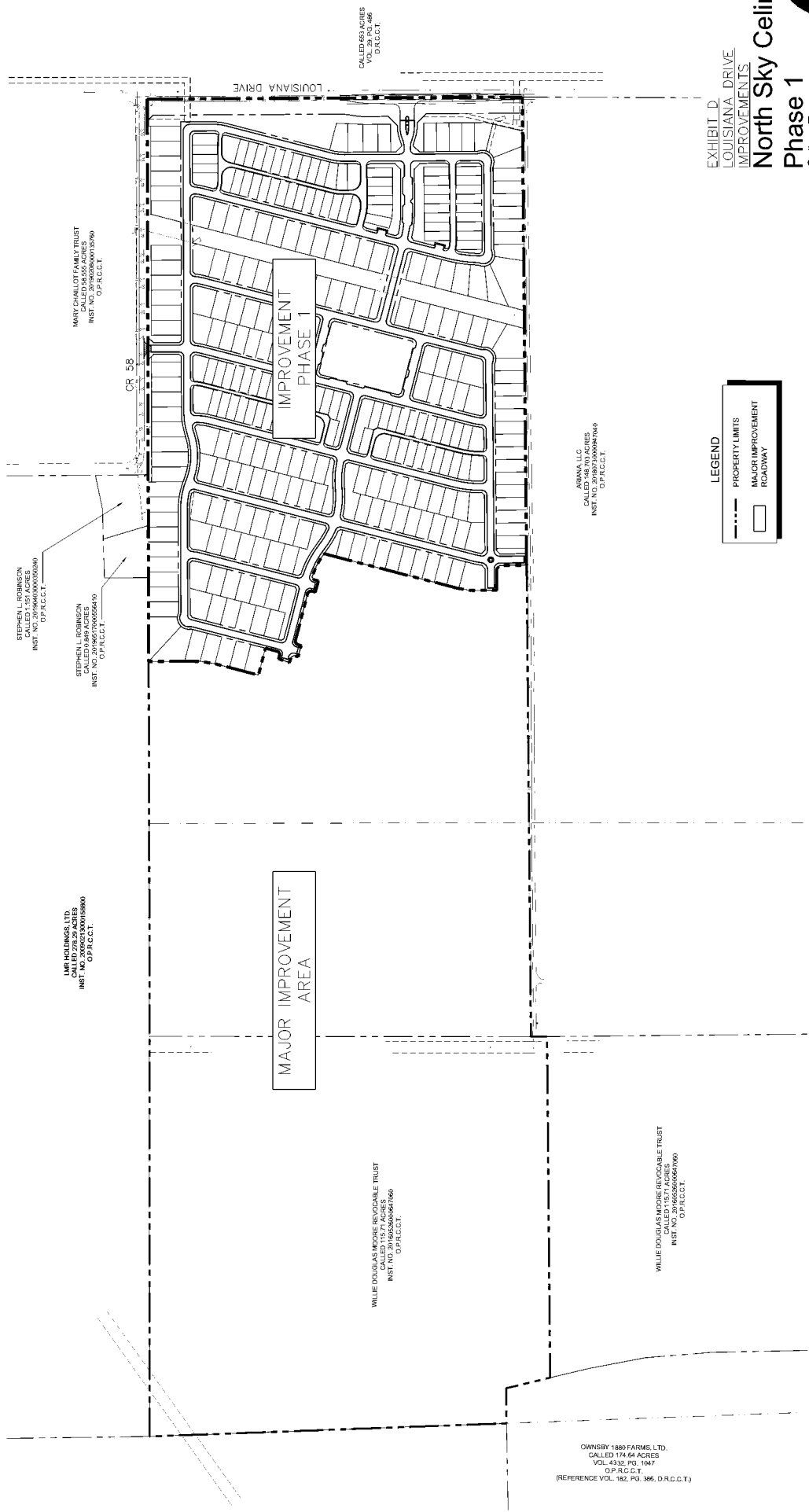
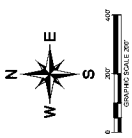
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2024.

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

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APPENDIX A
MAP OF NORTH SKY PID



STEPHEN L. ROBINSON
CALLED 7.157 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 7.157 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

LURE HOLDINGS, LTD.
CALLED 2.022 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

MARY CHALLOTT FAMILY TRUST
CALLED 2.022 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

MAJOR IMPROVEMENT
AREA

IMPROVEMENT
PHASE 1

CALLED 653 ACRES
VOL. 28, PG. 486
D.R.C.C.T.

ARANA, L.L.C.
CALLED 1.157 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 15.77 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 15.77 ACRES
VOL. 28, PG. 486
O.P.R.C.C.T.

OWNSBY 1880 FARMS, L.T.D.
CALLED 174.64 ACRES
VOL. 4332, PG. 1517
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

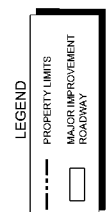


EXHIBIT D
LOUISIANA DRIVE
IMPROVEMENTS
North Sky Celina
Phase 1
Celina, Texas
February 2022
Kimley-Horn
9100 Westmead Parkway, Suite 210
Dallas, Texas 75241
State of Texas Registration No. F-528
Professional Engineer License No. 10532
Professional Surveyor License No. 10532
1. James Michael Moore, L.P. (P.E.)
2. James Michael Moore, L.P. (S.P.)

APPENDIX B
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2024-25

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2901880	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901883	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901884	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901885	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901886	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901887	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901888	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901889	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901890	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901891	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901892	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901893	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901894	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901895	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901896	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901897	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901898	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901899	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901900	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901901	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901902	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901903	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901904	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901905	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901906	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901907	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2901908	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901909	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901910	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901911	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901912	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901913	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901914	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901915	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901916	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901917	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901918	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901919	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901920	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901921	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901922	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901923	1	55	2	0.88	\$39,376.01	\$645.35	\$2,107.29	\$103.44	\$162.69	\$3,018.78
2901924	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901925	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901926	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901927	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901928	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901929	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901930	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901931	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901932	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901933	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901934	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901935	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901936	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901937	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901938	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901939	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901940	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901941	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901942	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901943	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901944	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901945	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901946	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901947	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901948	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901949	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901950	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901951	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901952	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901953	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901954	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901955	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52
2901956	1	40	3	0.74	\$33,111.64	\$542.68	\$1,772.04	\$86.99	\$136.81	\$2,538.52

Appendix B
Assessment Roll Summary - Initial Improvement Area #1
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2902183	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902184	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902185	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902186	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902187	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902188	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902189	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902190	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902191	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902192	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902193	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902194	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902195	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902196	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902197	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902198	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902199	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902200	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902201	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902202	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902203	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902204	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902205	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902206	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902207	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902208	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902209	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902210	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902211	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902212	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902213	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902214	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902215	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902216	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902217	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902218	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902219	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902220	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902221	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902222	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902223	1	65	1	1.00	\$44,745.46	\$733.36	\$2,394.65	\$117.55	\$184.88	\$3,430.43
2902224	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2902225	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2902226	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
322				280.90	\$12,569,000	\$206,000.00	\$672,655.97	\$33,020.00	\$51,932.00	\$963,607.97

APPENDIX C
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2024-25

Appendix CAssessment Roll Summary - Major Improvement Area
2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
1014538	112	65,55,40	Various	99.24	\$827,121.85	\$14,622.07	\$45,593.82	\$4,135.61	\$12,655.89	\$77,007.40
1014547	200	65,55,40	Various	179.82	\$1,498,720.79	\$26,494.77	\$82,614.69	\$7,493.60	\$22,932.11	\$139,535.17
2120983	152	65,55,40	Various	128.16	\$1,068,157.36	\$18,883.16	\$58,880.54	\$5,340.79	\$16,344.00	\$99,448.49
	464			407.22	\$3,394,000	\$60,000.00	\$187,089.05	\$16,970.00	\$51,932.00	\$315,991.05

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas

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

Instrument Number: 2024000101567

eRecording - Real Property

ORDINANCE

Recorded On: August 19, 2024 03:24 PM

Number of Pages: 36

" Examined and Charged as Follows: "

Total Recording: \$161.00

******* 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: 2024000101567
Receipt Number: 20240819000674
Recorded Date/Time: August 19, 2024 03:24 PM
User: Devon O
Station: Station 4

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