

**ORDINANCE NO. 2024-66**

**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.

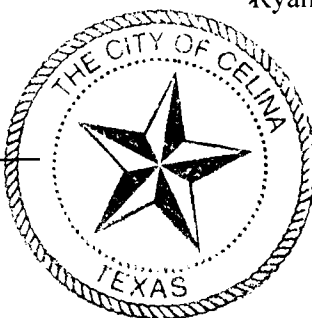
**DULY PASSED AND APPROVED** by the City Council of the City of Celina, Texas, on this 13<sup>th</sup> day of August 2024.

**CITY OF CELINA**

  
\_\_\_\_\_  
Ryan Tubbs, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Lauren Vaughns, City Secretary



**THE COLUMNS  
PUBLIC IMPROVEMENT DISTRICT**

**CITY OF CELINA, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/24 - 8/31/25)**

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

**PREPARED BY:**

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

**THE COLUMNS PUBLIC IMPROVEMENT DISTRICT  
ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/1/24 – 8/31/25)**

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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 2024-25 (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 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 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 (2019-2030)**

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>
2019-2024	\$2,077,040	\$447,984	\$204,700	\$2,729,724
2025	\$307,211	\$78,491	\$56,820	\$442,522
2026	\$486,875	\$80,291	\$46,866	\$614,032
2027	\$489,375	\$79,015	\$47,804	\$616,194
2028	\$486,250	\$82,739	\$48,760	\$617,749
2029	\$487,813	\$81,144	\$49,735	\$618,691
2030	\$488,750	\$79,549	\$50,730	\$619,029
<b>Total</b>	<b>\$4,823,313</b>	<b>\$929,213</b>	<b>\$505,414</b>	<b>\$6,257,941</b>

1 – Assessment years ending 2019 through 2025 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest, and TIRZ Credits. Assessment years 2026 through 2030 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-four (24) 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 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 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 2024-25

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2024-25 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 2024-25**

Descriptions	PID Bonds	PID Reimbursement Agreement Obligation	Total
Interest payment on March 1, 2025	\$186,887	\$29,245	\$216,133
Interest payment on September 1, 2025	\$186,887	\$29,245	\$216,133
Principal payment on September 1, 2025	\$115,000	\$20,000	\$135,000
<i>Subtotal debt service on bonds</i>	<i>\$488,775</i>	<i>\$78,491</i>	<i>\$567,266</i>
Administrative Expenses	\$49,267	\$7,553	\$56,820
Excess interest for prepayment and delinquency reserves	\$29,902	\$0	\$29,902
<i>Subtotal Expenses</i>	<i>\$567,944</i>	<i>\$86,044</i>	<i>\$653,988</i>
Available TIRZ Credit	(\$196,819)	\$0	(\$196,819)
Available Reserve Fund Income	(\$14,647)	\$0	(\$14,647)
Available Capitalized Interest Funds	\$0	\$0	\$0
Available Administrative Expense Funds	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>(\$211,466)</i>	<i>\$0</i>	<i>(\$211,466)</i>
<b>Annual Installments</b>	<b>\$356,478</b>	<b>\$86,044</b>	<b>\$442,522</b>

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2025, in the amount of \$186,887 and September 1, 2025, in the amount of \$186,887, which equal interest on the outstanding PID Bonds of \$5,980,397 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 \$115,000 due on September 1, 2025. As a result, the total principal and interest amounts due on the PID Bonds in 2024-25 are estimated to be equal to \$488,775.

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation include interest due on March 1, 2025, in the amount of \$29,245 and September 1, 2025, in the amount of \$29,245, which equal interest on the outstanding balance of \$916,785 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, 2025. As a result, the total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement Obligation in 2024-25 is estimated to be equal to \$78,491.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-E on the following page, the total administrative expenses to be collected for 2024-25 are estimated to be \$56,820.

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

<b>Description</b>	<b>2024-25 Estimated Budget (9/1/24-8/31/25)</b>
City	\$6,000
PID Administrator	\$40,000
Trustee	\$2,750
Auditor	\$2,570
Dissemination Agent	\$3,500
Contingency	\$2,000
<b>Total</b>	<b>\$56,820</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 \$29,902, which equals 0.5 percent interest on the outstanding PID Bond Assessment balance of \$5,980,397.

*Available TIRZ Credit*

According to the City, there have been TIRZ increments collected for the tax year 2023 in the total amount of \$196,819 that are available to be used as TIRZ Credit in 2024-25 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, 2024.

See Appendix C-2 for 2024 TIRZ increment values of all Parcels within the PID.

*Available Reserve Fund Income*

As of May 31, 2024, the balance in the Reserve Fund was \$517,752, which includes the Bond Reserve Requirement of \$503,105 and an excess balance of \$14,647. There is also a sufficient balance in the Principal and Interest Account to pay debt service on September 1, 2024. Pursuant to Section 6.7 (d) of the Trust Indenture, the excess balance of \$14,647 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, \$14,647 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, 2024 the balance in the Administrative Expense Fund was \$23,918. Such funds are anticipated to be used until January 31, 2025. 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, 2024, 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 \$1,844.35 (i.e.,  $(\$488,775 + \$29,902 - \$14,467) \div 257.07 = \$1,844.35$ ). 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 \$190.96 (i.e.,  $\$49,267 \div 258.00 = \$190.96$ ). As a result, the total PID Bond portion of Annual Installment to be collected from each Equivalent Unit within Phase #1 will be \$2,151.63 (i.e.,  $\$1,844.35 + \$190.96 = \$2,151.63$ ). 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 \$2,151.63 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 \$309.17, calculated by dividing the subtotal debt service on PID Reimbursement Agreement by the outstanding non-partially prepaid total units (i.e.,  $\$78,491 \div 258.00 = \$304.23$ ). The net administrative expenses of the PID Reimbursement Agreement portion of Annual Installment to be collected from each Equivalent Unit will be \$29.27 (i.e.,  $7,553 \div 258.00 = \$29.27$ ). As a result, the total PID Reimbursement Agreement portion of Annual Installment to be collected from each unit will be \$333.50 (i.e.,  $\$304.23 + \$29.27 = \$333.50$ ) 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 \$2,485.13 (i.e.,  $\$2,151.63 + \$333.50 = \$2,485.13$ ) 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 2024-25 is shown in Table II-F below.

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

<b>Land Use Class</b>	<b>Annual Installment</b>	<b>Units</b>	<b>Annual Installment Per Unit</b>
40 Ft	\$2,485.13	1.00	\$2,485.13

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 2024-25 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 2024-25 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, 2024, 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.

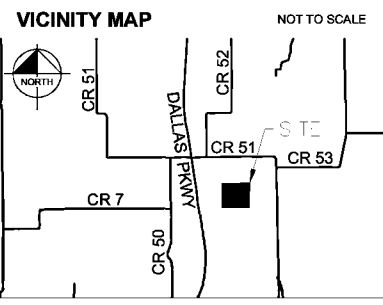
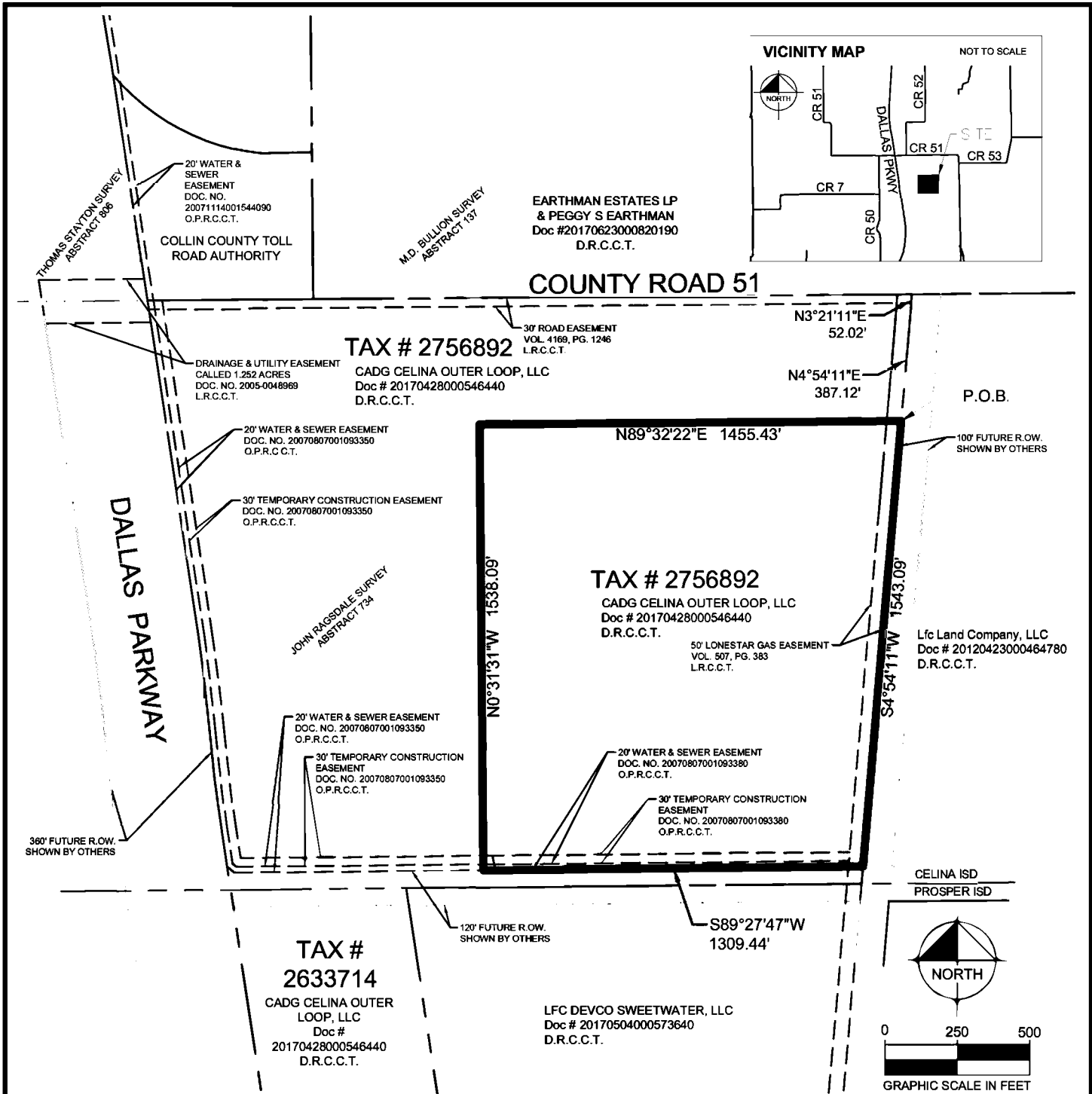


According to the Trustee, two extraordinary optional redemptions of the Bonds occurred. The first in the aggregate amount of \$20,000, on June 1, 2022, and the second in the aggregate amount of \$70,000 on November 1, 2023, based on prepaid Assessments received.

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.

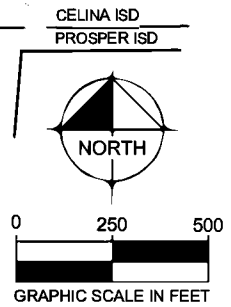
**TAX # 2756892**  
 CADG CELINA OUTER LOOP, LLC  
 Doc # 20170428000546440  
 D.R.C.C.T.

**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.

Lfc Land Company, LLC  
 Doc # 20120423000464780  
 D.R.C.C.T.



**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>\$94,992.36</b>	

**APPENDIX C-1**  
**ASSESSMENT ROLL SUMMARY 2024-25**









**APPENDIX C-2**  
**TIRZ CREDIT CALCULATION – 2024-25**

Appendix C-2The Columns Public Improvement District  
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid <sup>1</sup>	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812041	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812043	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812044	\$32.41	\$1,109.98	\$1,109.98	\$1,077.57	34.2%	(\$368.53)	(\$368.53)
2884476	\$32.41	\$1,018.16	\$1,018.16	\$985.75	34.2%	(\$337.13)	(\$337.13)
2812045	\$64.83	\$2,649.67	\$2,649.67	\$2,584.84	34.2%	(\$884.02)	(\$884.02)
2812046	\$64.83	\$2,791.73	\$2,791.73	\$2,726.90	34.2%	(\$932.60)	(\$932.60)
2812047	\$64.83	\$2,400.95	\$2,400.95	\$2,336.12	34.2%	(\$798.95)	(\$798.95)
2812048	\$64.83	\$2,074.09	\$2,074.09	\$2,009.26	34.2%	(\$687.17)	(\$687.17)
2812049	\$64.83	\$1,692.99	\$1,692.99	\$1,628.16	34.2%	(\$556.83)	(\$556.83)
2812050	\$64.83	\$1,679.09	\$1,679.09	\$1,614.26	34.2%	(\$552.08)	(\$552.08)
2812051	\$64.83	\$2,105.61	\$2,105.61	\$2,040.78	34.2%	(\$697.95)	(\$697.95)
2812052	\$64.83	\$2,196.95	\$2,196.95	\$2,132.12	34.2%	(\$729.19)	(\$729.19)
2812053	\$64.83	\$2,286.28	\$2,286.28	\$2,221.45	34.2%	(\$759.74)	(\$759.74)
2812054	\$64.83	\$2,375.24	\$2,375.24	\$2,310.41	34.2%	(\$790.16)	(\$790.16)
2812055	\$64.83	\$2,124.49	\$2,124.49	\$2,059.66	34.2%	(\$704.40)	(\$704.40)
2812056	\$64.83	\$2,680.82	\$2,680.82	\$2,615.99	34.2%	(\$894.67)	(\$894.67)
2812057	\$64.83	\$2,074.79	\$2,074.79	\$2,009.96	34.2%	(\$687.41)	(\$687.41)
2812058	\$64.83	\$2,328.77	\$2,328.77	\$2,263.94	34.2%	(\$774.27)	(\$774.27)
2812059	\$64.83	\$0.00	\$0.00	\$0.00	34.2%	\$0.00	\$0.00
2812060	\$64.83	\$1,679.09	\$1,679.09	\$1,614.26	34.2%	(\$552.08)	(\$552.08)
2812061	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812062	\$64.83	\$1,919.05	\$1,919.05	\$1,854.22	34.2%	(\$634.14)	(\$634.14)
2812063	\$64.83	\$1,551.00	\$1,551.00	\$1,486.17	34.2%	(\$508.27)	(\$508.27)
2812064	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812065	\$64.83	\$2,330.91	\$2,330.91	\$2,266.08	34.2%	(\$775.00)	(\$775.00)
2812066	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812067	\$64.83	\$1,679.09	\$1,679.09	\$1,614.26	34.2%	(\$552.08)	(\$552.08)
2812068	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	PREPAID
2812069	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812070	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812071	\$64.83	\$2,531.20	\$2,531.20	\$2,466.37	34.2%	(\$843.50)	(\$843.50)
2812072	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812073	\$64.83	\$2,694.43	\$2,694.43	\$2,629.60	34.2%	(\$899.32)	(\$899.32)
2812074	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812075	\$64.83	\$2,442.71	\$2,442.71	\$2,377.88	34.2%	(\$813.24)	(\$813.24)
2812076	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812077	\$64.83	\$2,403.63	\$2,403.63	\$2,338.80	34.2%	(\$799.87)	(\$799.87)
2812078	\$64.83	\$2,791.73	\$2,791.73	\$2,726.90	34.2%	(\$932.60)	(\$932.60)
2812079	\$64.83	\$2,684.86	\$2,684.86	\$2,620.03	34.2%	(\$896.05)	(\$896.05)
2812080	\$64.83	\$2,428.88	\$2,428.88	\$2,364.05	34.2%	(\$808.51)	(\$808.51)
2812081	\$64.83	\$2,234.36	\$2,234.36	\$2,169.53	34.2%	(\$741.98)	(\$741.98)
2812082	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812083	\$64.83	\$0.00	\$0.00	\$0.00	34.2%	\$0.00	\$0.00
2812084	\$64.83	\$2,785.30	\$2,785.30	\$2,720.47	34.2%	(\$930.40)	(\$930.40)
2812085	\$64.83	\$2,092.43	\$2,092.43	\$2,027.60	34.2%	(\$693.44)	(\$693.44)
2812089	\$64.83	\$2,488.03	\$2,488.03	\$2,423.20	34.2%	(\$828.73)	(\$828.73)
2812090	\$64.83	\$2,753.68	\$2,753.68	\$2,688.85	34.2%	(\$919.59)	(\$919.59)
2812091	\$64.83	\$2,340.79	\$2,340.79	\$2,275.96	34.2%	(\$778.38)	(\$778.38)
2812092	\$64.83	\$2,488.03	\$2,488.03	\$2,423.20	34.2%	(\$828.73)	(\$828.73)
2812093	\$64.83	\$2,448.95	\$2,448.95	\$2,384.12	34.2%	(\$815.37)	(\$815.37)
2812094	\$0.00	\$6.12	\$6.12	\$6.12	34.2%	(\$2.09)	\$0.00
2812095	\$0.00	\$6.12	\$6.12	\$6.12	34.2%	(\$2.09)	\$0.00
2812096	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812097	\$64.83	\$2,795.45	\$2,795.45	\$2,730.62	34.2%	(\$933.87)	(\$933.87)
2812098	\$64.83	\$2,549.66	\$2,549.66	\$2,484.83	34.2%	(\$849.81)	(\$849.81)

Appendix C-2The Columns Public Improvement District  
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid <sup>1</sup>	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812099	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812100	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812101	\$64.83	\$2,042.94	\$2,042.94	\$1,978.11	34.2%	(\$676.51)	(\$676.51)
2812102	\$64.83	\$2,324.47	\$2,324.47	\$2,259.64	34.2%	(\$772.80)	(\$772.80)
2812103	\$64.83	\$2,902.43	\$2,902.43	\$2,837.60	34.2%	(\$970.46)	(\$970.46)
2812104	\$64.83	\$2,543.02	\$2,543.02	\$2,478.19	34.2%	(\$847.54)	(\$847.54)
2812105	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812106	\$64.83	\$2,452.83	\$2,452.83	\$2,388.00	34.2%	(\$816.70)	(\$816.70)
2812107	\$64.83	\$2,338.94	\$2,338.94	\$2,274.11	34.2%	(\$777.75)	(\$777.75)
2812108	\$64.83	\$1,776.32	\$1,776.32	\$1,711.49	34.2%	(\$585.33)	(\$585.33)
2812110	\$64.83	\$2,530.26	\$2,530.26	\$2,465.43	34.2%	(\$843.18)	(\$843.18)
2812111	\$64.83	\$2,452.83	\$2,452.83	\$2,388.00	34.2%	(\$816.70)	(\$816.70)
2812112	\$64.83	\$1,752.42	\$1,752.42	\$1,687.59	34.2%	(\$577.16)	(\$577.16)
2812113	\$64.83	\$2,330.91	\$2,330.91	\$2,266.08	34.2%	(\$775.00)	(\$775.00)
2812114	\$64.83	\$2,812.82	\$2,812.82	\$2,747.99	34.2%	(\$939.81)	(\$939.81)
2812115	\$64.83	\$2,324.73	\$2,324.73	\$2,259.90	34.2%	(\$772.89)	(\$772.89)
2812116	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812117	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812118	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812119	\$64.83	\$2,877.12	\$2,877.12	\$2,812.29	34.2%	(\$961.80)	(\$961.80)
2812120	\$64.83	\$2,672.55	\$2,672.55	\$2,607.72	34.2%	(\$891.84)	(\$891.84)
2812121	\$64.83	\$2,426.00	\$2,426.00	\$2,361.17	34.2%	(\$807.52)	(\$807.52)
2812122	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812123	\$64.83	\$2,461.20	\$2,461.20	\$2,396.37	34.2%	(\$819.56)	(\$819.56)
2812124	\$64.83	\$2,041.93	\$2,041.93	\$1,977.10	34.2%	(\$676.17)	(\$676.17)
2812125	\$64.83	\$2,669.32	\$2,669.32	\$2,604.49	34.2%	(\$890.74)	(\$890.74)
2812126	\$64.83	\$2,224.87	\$2,224.87	\$2,160.04	34.2%	(\$738.73)	(\$738.73)
2812127	\$64.83	\$2,742.45	\$2,742.45	\$2,677.62	34.2%	(\$915.75)	(\$915.75)
2812128	\$64.83	\$2,509.83	\$2,509.83	\$2,445.00	34.2%	(\$836.19)	(\$836.19)
2812129	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812130	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812131	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812132	\$64.83	\$2,694.43	\$2,694.43	\$2,629.60	34.2%	(\$899.32)	(\$899.32)
2812133	\$64.83	\$2,632.26	\$2,632.26	\$2,567.43	34.2%	(\$878.06)	(\$878.06)
2812134	\$64.83	\$2,584.86	\$2,584.86	\$2,520.03	34.2%	(\$861.85)	(\$861.85)
2812135	\$64.83	\$2,488.03	\$2,488.03	\$2,423.20	34.2%	(\$828.73)	(\$828.73)
2812136	\$64.83	\$2,601.59	\$2,601.59	\$2,536.76	34.2%	(\$867.57)	(\$867.57)
2812137	\$64.83	\$1,804.09	\$1,804.09	\$1,739.26	34.2%	(\$594.83)	(\$594.83)
2812138	\$64.83	\$2,584.86	\$2,584.86	\$2,520.03	34.2%	(\$861.85)	(\$861.85)
2812139	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812140	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812141	\$64.83	\$2,223.25	\$2,223.25	\$2,158.42	34.2%	(\$738.18)	(\$738.18)
2812142	\$64.83	\$1,693.38	\$1,693.38	\$1,628.55	34.2%	(\$556.96)	(\$556.96)
2812143	\$64.83	\$2,443.39	\$2,443.39	\$2,378.56	34.2%	(\$813.47)	(\$813.47)
2812144	\$64.83	\$2,669.32	\$2,669.32	\$2,604.49	34.2%	(\$890.74)	(\$890.74)
2812145	\$64.83	\$1,533.02	\$1,533.02	\$1,468.19	34.2%	(\$502.12)	(\$502.12)
2812146	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812147	\$64.83	\$1,952.77	\$1,952.77	\$1,887.94	34.2%	(\$645.68)	(\$645.68)
2812148	\$64.83	\$2,452.83	\$2,452.83	\$2,388.00	34.2%	(\$816.70)	(\$816.70)
2812149	\$0.00	\$6.12	\$6.12	\$6.12	34.2%	(\$2.09)	\$0.00
2812150	\$64.83	\$2,121.81	\$2,121.81	\$2,056.98	34.2%	(\$703.49)	(\$703.49)
2812151	\$64.83	\$2,791.73	\$2,791.73	\$2,726.90	34.2%	(\$932.60)	(\$932.60)
2812152	\$64.83	\$2,077.83	\$2,077.83	\$2,013.00	34.2%	(\$688.45)	(\$688.45)
2812153	\$64.83	\$2,902.43	\$2,902.43	\$2,837.60	34.2%	(\$970.46)	(\$970.46)
2812154	\$64.83	\$2,649.67	\$2,649.67	\$2,584.84	34.2%	(\$884.02)	(\$884.02)

Appendix C-2The Columns Public Improvement District  
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid <sup>1</sup>	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812155	\$64.83	\$2,610.43	\$2,610.43	\$2,545.60	34.2%	(\$870.60)	(\$870.60)
2812156	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812157	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812158	\$64.83	\$2,713.92	\$2,713.92	\$2,649.09	34.2%	(\$905.99)	(\$905.99)
2812159	\$64.83	\$946.96	\$946.96	\$882.13	34.2%	(\$301.69)	(\$301.69)
2812160	\$64.83	\$1,710.62	\$1,710.62	\$1,645.79	34.2%	(\$562.86)	(\$562.86)
2812161	\$32.41	\$1,201.82	\$1,201.82	\$1,169.41	34.2%	(\$399.94)	(\$399.94)
2856745	\$32.41	\$1,037.69	\$1,037.69	\$1,005.28	34.2%	(\$343.80)	(\$343.80)
2812162	\$64.83	\$2,442.71	\$2,442.71	\$2,377.88	34.2%	(\$813.24)	(\$813.24)
2812163	\$64.83	\$2,403.63	\$2,403.63	\$2,338.80	34.2%	(\$799.87)	(\$799.87)
2812164	\$64.83	\$2,579.10	\$2,579.10	\$2,514.27	34.2%	(\$859.88)	(\$859.88)
2812165	\$64.83	\$2,694.43	\$2,694.43	\$2,629.60	34.2%	(\$899.32)	(\$899.32)
2812166	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812167	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812168	\$64.83	\$1,593.88	\$1,593.88	\$1,529.05	34.2%	(\$522.94)	(\$522.94)
2812169	\$64.83	\$2,403.63	\$2,403.63	\$2,338.80	34.2%	(\$799.87)	(\$799.87)
2812170	\$64.83	\$2,760.17	\$2,760.17	\$2,695.34	34.2%	(\$921.81)	(\$921.81)
2812171	\$64.83	\$2,532.47	\$2,532.47	\$2,467.64	34.2%	(\$843.93)	(\$843.93)
2812172	\$64.83	\$1,280.74	\$1,280.74	\$1,215.91	34.2%	(\$415.84)	(\$415.84)
2812173	\$64.83	\$2,016.61	\$2,016.61	\$1,951.78	34.2%	(\$667.51)	(\$667.51)
2812174	\$64.83	\$2,221.29	\$2,221.29	\$2,156.46	34.2%	(\$737.51)	(\$737.51)
2812175	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812176	\$64.83	\$2,443.39	\$2,443.39	\$2,378.56	34.2%	(\$813.47)	(\$813.47)
2812177	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812178	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812179	\$64.83	\$1,693.38	\$1,693.38	\$1,628.55	34.2%	(\$556.96)	(\$556.96)
2812180	\$64.83	\$2,549.66	\$2,549.66	\$2,484.83	34.2%	(\$849.81)	(\$849.81)
2812181	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	(\$978.05)
2812182	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812183	\$64.83	\$1,693.38	\$1,693.38	\$1,628.55	34.2%	(\$556.96)	(\$556.96)
2812184	\$64.83	\$2,443.39	\$2,443.39	\$2,378.56	34.2%	(\$813.47)	(\$813.47)
2812185	\$64.83	\$2,714.29	\$2,714.29	\$2,649.46	34.2%	(\$906.12)	(\$906.12)
2812186	\$64.83	\$1,335.19	\$1,335.19	\$1,270.36	34.2%	(\$434.46)	(\$434.46)
2812187	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812188	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812189	\$64.83	\$2,647.11	\$2,647.11	\$2,582.28	34.2%	(\$883.14)	(\$883.14)
2812190	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812191	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812192	\$64.83	\$2,719.68	\$2,719.68	\$2,654.85	34.2%	(\$907.96)	(\$907.96)
2812225	\$64.83	\$2,812.82	\$2,812.82	\$2,747.99	34.2%	(\$939.81)	(\$939.81)
2812226	\$64.83	\$2,332.31	\$2,332.31	\$2,267.48	34.2%	(\$775.48)	(\$775.48)
2812227	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812228	\$64.83	\$2,197.63	\$2,197.63	\$2,132.80	34.2%	(\$729.42)	(\$729.42)
2812229	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812230	\$64.83	\$2,224.87	\$2,224.87	\$2,160.04	34.2%	(\$738.73)	(\$738.73)
2812231	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812232	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812233	\$64.83	\$2,482.93	\$2,482.93	\$2,418.10	34.2%	(\$826.99)	(\$826.99)
2812234	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	PREPAID
2812235	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812236	\$64.83	\$2,197.63	\$2,197.63	\$2,132.80	34.2%	(\$729.42)	(\$729.42)
2812237	\$64.83	\$2,443.39	\$2,443.39	\$2,378.56	34.2%	(\$813.47)	(\$813.47)
2812238	\$64.83	\$2,780.93	\$2,780.93	\$2,716.10	34.2%	(\$928.91)	(\$928.91)
2812239	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812240	\$64.83	\$2,203.52	\$2,203.52	\$2,138.69	34.2%	(\$731.43)	(\$731.43)

Appendix C-2The Columns Public Improvement District  
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid <sup>1</sup>	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812241	\$64.83	\$2,717.96	\$2,717.96	\$2,653.13	34.2%	(\$907.37)	(\$907.37)
2812242	\$64.83	\$2,549.66	\$2,549.66	\$2,484.83	34.2%	(\$849.81)	(\$849.81)
2812243	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812244	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812245	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812246	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812247	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812248	\$64.83	\$2,050.72	\$2,050.72	\$1,985.89	34.2%	(\$679.17)	(\$679.17)
2812249	\$64.83	\$2,624.72	\$2,624.72	\$2,559.89	34.2%	(\$875.48)	(\$875.48)
2812250	\$64.83	\$2,121.37	\$2,121.37	\$2,056.54	34.2%	(\$703.34)	(\$703.34)
2812251	\$64.83	\$1,933.81	\$1,933.81	\$1,868.98	34.2%	(\$639.19)	(\$639.19)
2812252	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812253	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812254	\$64.83	\$2,442.71	\$2,442.71	\$2,377.88	34.2%	(\$813.24)	(\$813.24)
2812255	\$64.83	\$1,679.09	\$1,679.09	\$1,614.26	34.2%	(\$552.08)	(\$552.08)
2812256	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812257	\$64.83	\$2,415.45	\$2,415.45	\$2,350.62	34.2%	(\$803.91)	(\$803.91)
2812258	\$64.83	\$2,271.03	\$2,271.03	\$2,206.20	34.2%	(\$754.52)	(\$754.52)
2812259	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812260	\$64.83	\$1,899.31	\$1,899.31	\$1,834.48	34.2%	(\$627.39)	(\$627.39)
2812261	\$64.83	\$2,142.54	\$2,142.54	\$2,077.71	34.2%	(\$710.58)	(\$710.58)
2812262	\$64.83	\$2,549.66	\$2,549.66	\$2,484.83	34.2%	(\$849.81)	(\$849.81)
2812263	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	(\$978.05)
2812264	\$64.83	\$2,669.32	\$2,669.32	\$2,604.49	34.2%	(\$890.74)	(\$890.74)
2812265	\$64.83	\$2,035.02	\$2,035.02	\$1,970.19	34.2%	(\$673.81)	(\$673.81)
2812266	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812267	\$64.83	\$2,443.39	\$2,443.39	\$2,378.56	34.2%	(\$813.47)	(\$813.47)
2812268	\$64.83	\$2,548.71	\$2,548.71	\$2,483.88	34.2%	(\$849.49)	(\$849.49)
2812269	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	(\$978.05)
2812270	\$64.83	\$2,195.23	\$2,195.23	\$2,130.40	34.2%	(\$728.60)	(\$728.60)
2812271	\$64.83	\$2,558.34	\$2,558.34	\$2,493.51	34.2%	(\$852.78)	(\$852.78)
2812272	\$64.83	\$2,316.74	\$2,316.74	\$2,251.91	34.2%	(\$770.15)	(\$770.15)
2812273	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812274	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812275	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812276	\$64.83	\$2,537.40	\$2,537.40	\$2,472.57	34.2%	(\$845.62)	(\$845.62)
2812277	\$64.83	\$2,077.83	\$2,077.83	\$2,013.00	34.2%	(\$688.45)	(\$688.45)
2812278	\$64.83	\$2,203.52	\$2,203.52	\$2,138.69	34.2%	(\$731.43)	(\$731.43)
2812279	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812280	\$64.83	\$2,902.43	\$2,902.43	\$2,837.60	34.2%	(\$970.46)	(\$970.46)
2812281	\$64.83	\$2,004.37	\$2,004.37	\$1,939.54	34.2%	(\$663.32)	(\$663.32)
2812282	\$64.83	\$946.96	\$946.96	\$882.13	34.2%	(\$301.69)	(\$301.69)
2812283	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812284	\$64.83	\$2,356.79	\$2,356.79	\$2,291.96	34.2%	(\$783.85)	(\$783.85)
2812285	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812286	\$64.83	\$2,197.63	\$2,197.63	\$2,132.80	34.2%	(\$729.42)	(\$729.42)
2812287	\$64.83	\$2,442.71	\$2,442.71	\$2,377.88	34.2%	(\$813.24)	(\$813.24)
2812288	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	(\$978.05)
2812289	\$64.83	\$2,793.50	\$2,793.50	\$2,728.67	34.2%	(\$933.21)	(\$933.21)
2812290	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812291	\$64.83	\$2,798.80	\$2,798.80	\$2,733.97	34.2%	(\$935.02)	(\$935.02)
2812292	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812293	\$64.83	\$0.00	\$0.00	\$0.00	34.2%	\$0.00	\$0.00
2812294	\$64.83	\$2,324.73	\$2,324.73	\$2,259.90	34.2%	(\$772.89)	(\$772.89)
2812295	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	(\$978.05)

## Appendix C-2

The Columns Public Improvement District  
TIRZ Credit Calculation - 2024-25

Property ID	Base Year Taxes Allocated	2023 Taxes Levied	2023 Taxes Paid <sup>1</sup>	2023 Tax Increment	Contribution Rate	2024-25 TIRZ Revenue	2024-25 TIRZ Credit
2812296	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812297	\$64.83	\$2,430.92	\$2,430.92	\$2,366.09	34.2%	(\$809.20)	(\$809.20)
2812298	\$32.41	\$855.31	\$855.31	\$822.90	34.2%	(\$281.43)	(\$281.43)
2894498	\$32.41	\$1,110.94	\$1,110.94	\$1,078.53	34.2%	(\$368.86)	(\$368.86)
2812299	\$64.83	\$2,442.71	\$2,442.71	\$2,377.88	34.2%	(\$813.24)	(\$813.24)
2812300	\$64.83	\$1,998.40	\$1,998.40	\$1,933.57	34.2%	(\$661.28)	(\$661.28)
2812301	\$64.83	\$2,684.30	\$2,684.30	\$2,619.47	34.2%	(\$895.86)	(\$895.86)
2812302	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812303	\$64.83	\$2,549.66	\$2,549.66	\$2,484.83	34.2%	(\$849.81)	(\$849.81)
2812304	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812305	\$64.83	\$2,570.37	\$2,570.37	\$2,505.54	34.2%	(\$856.90)	(\$856.90)
2812306	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812307	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812308	\$64.83	\$2,596.94	\$2,596.94	\$2,532.11	34.2%	(\$865.98)	PREPAID
2812309	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812310	\$64.83	\$2,694.43	\$2,694.43	\$2,629.60	34.2%	(\$899.32)	(\$899.32)
2812311	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$667.53)
2812312	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812313	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812314	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812315	\$64.83	\$2,584.19	\$2,584.19	\$2,519.36	34.2%	(\$861.62)	(\$861.62)
2812316	\$64.83	\$2,669.32	\$2,669.32	\$2,604.49	34.2%	(\$890.74)	(\$890.74)
2812317	\$64.83	\$2,549.66	\$2,549.66	\$2,484.83	34.2%	(\$849.81)	(\$849.81)
2812318	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812319	\$64.83	\$2,041.93	\$2,041.93	\$1,977.10	34.2%	(\$676.17)	(\$676.17)
2812320	\$64.83	\$2,349.99	\$2,349.99	\$2,285.16	34.2%	(\$781.53)	(\$781.53)
2812321	\$64.83	\$2,237.21	\$2,237.21	\$2,172.38	34.2%	(\$742.95)	(\$742.95)
2812322	\$64.83	\$2,219.96	\$2,219.96	\$2,155.13	34.2%	(\$737.05)	(\$737.05)
2812323	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812324	\$64.83	\$2,780.93	\$2,780.93	\$2,716.10	34.2%	(\$928.91)	(\$928.91)
2812325	\$64.83	\$2,669.32	\$2,669.32	\$2,604.49	34.2%	(\$890.74)	(\$890.74)
2812326	\$64.83	\$2,016.68	\$2,016.68	\$1,951.85	34.2%	(\$667.53)	(\$664.67)
2812327	\$64.83	\$2,218.67	\$2,218.67	\$2,153.84	34.2%	(\$736.61)	(\$736.61)
2812328	\$64.83	\$2,616.06	\$2,616.06	\$2,551.23	34.2%	(\$872.52)	(\$872.52)
2812329	\$64.83	\$2,924.63	\$2,924.63	\$2,859.80	34.2%	(\$978.05)	(\$978.05)
2812330	\$64.83	\$2,565.14	\$2,565.14	\$2,500.31	34.2%	(\$855.11)	(\$855.11)
2812331	\$64.83	\$2,224.87	\$2,224.87	\$2,160.04	34.2%	(\$738.73)	(\$738.73)
2812332	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812333	\$64.83	\$2,203.52	\$2,203.52	\$2,138.69	34.2%	(\$731.43)	(\$731.43)
2812334	\$64.83	\$2,786.61	\$2,786.61	\$2,721.78	34.2%	(\$930.85)	(\$930.85)
2812335	\$64.83	\$2,596.94	\$2,596.94	\$2,532.11	34.2%	(\$865.98)	(\$865.98)
2812336	\$64.83	\$2,224.87	\$2,224.87	\$2,160.04	34.2%	(\$738.73)	(\$738.73)
2812337	\$64.83	\$2,531.20	\$2,531.20	\$2,466.37	34.2%	(\$843.50)	(\$843.50)
2812338	\$64.83	\$2,221.87	\$2,221.87	\$2,157.04	34.2%	(\$737.71)	(\$737.71)
2812339	\$64.83	\$2,203.52	\$2,203.52	\$2,138.69	34.2%	(\$731.43)	(\$731.43)
2812340	\$64.83	\$2,390.20	\$2,390.20	\$2,325.37	34.2%	(\$795.28)	(\$795.28)
2812341	\$64.83	\$2,937.63	\$2,937.63	\$2,872.80	34.2%	(\$982.50)	(\$982.50)
2812342	\$0.00	\$15.30	\$15.30	\$15.30	34.2%	(\$5.23)	\$0.00
<b>268</b>	<b>\$16,920.23</b>	<b>\$599,810.71</b>	<b>\$599,810.71</b>	<b>\$583,084.97</b>		<b>(\$199,415.06)</b>	<b>(\$196,818.94)</b>

**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:** 2024000102092

eRecording - Real Property

ORDINANCE

Recorded On: August 20, 2024 01:17 PM

Number of Pages: 34

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

Total Recording: \$153.00

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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: 2024000102092  
Receipt Number: 20240820000247  
Recorded Date/Time: August 20, 2024 01:17 PM  
User: Dwayne K  
Station: Station 11

**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