

ORDINANCE NO. 2024-69

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 9, 2019, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2019-38R establishing the Wilson Creek Meadows Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

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

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

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

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

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

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

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

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

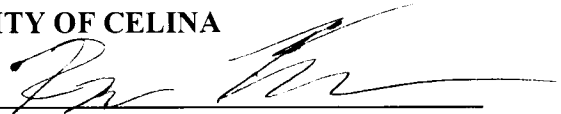
SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the 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 13th day of August 2024.

CITY OF CELINA

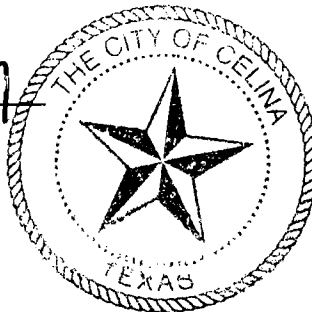


Ryan Tubbs, Mayor

ATTEST:



Lauren Vaughns, City Secretary



**WILSON CREEK MEADOWS
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 —

WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

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

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

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

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 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 Rolls 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 E 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 in this section not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on October 12, 2021, the updated initial total estimated costs of the Improvement Area #1 were equal to \$13,386,070. According to Requisition #2 submitted to the City on July 8, 2024 the revised actual costs of the Improvement Area #1 spent to date are equal to \$12,740,363.

Table II-A-1 below summarizes the estimated sources and uses of funds required to construct the Improvement Area #1 Improvements. As of July 8, 2024, the Developer reported that there were no updates to the aggregate budget be reported.

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

Sources of Funds	Authorized Improvements (PID)¹	Budget Revisions²	Updated Budget²	Spent To Date²	Total Left To Spend
Assessment	\$12,864,000	\$0	\$12,864,000	\$12,740,363	\$123,637
Other funding sources	\$522,070	\$0	\$522,070	\$0	\$522,070
Total Sources	\$13,386,070	\$0	\$13,386,070	\$12,740,363	\$645,707
Uses of Funds					
<i>Improvement Area #1 Improvements:</i>					
Roadway Improvements	\$4,206,370	\$681,404	\$4,887,774	\$4,850,759	\$37,014
Water Improvements	\$1,912,376	\$460,808	\$2,373,185	\$2,373,032	\$153
Sanitary Sewer Improvements	\$1,586,765	\$167,935	\$1,754,700	\$1,748,282	\$6,418
Storm Drainage Improvements	\$2,286,587	(\$28,753)	\$2,257,833	\$2,241,951	\$15,882
Other Soft and Miscellaneous Costs	\$3,393,972	(\$1,281,394)	\$2,112,578	\$1,526,339	\$586,240
<i>Sub-total</i>	<i>\$13,386,070</i>	<i>\$0</i>	<i>\$13,386,070</i>	<i>\$12,740,363</i>	<i>\$645,707</i>
Total Uses	\$13,386,070	\$0	\$13,386,070	\$12,740,363	\$645,707

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

2 - According to Requisition #2 submitted to the City on July 8, 2024.

Cost Variances

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

Improvement Area #2 Estimated Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on December 12, 2023, the initial total estimated costs of the Improvement Area #2 were equal to \$9,427,147.

Table II-A-2 below summarizes the estimated sources and uses of funds required to construct the Authorized Improvements.

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

Sources of Funds	Authorized Improvements (PID) ¹	Budget Revisions	Updated Budget	Spent To Date ²	Total Left To Spend
Assessment	\$4,925,000	\$0	\$4,925,000	\$95,000	\$4,830,000
Other funding sources	\$4,502,147	\$0	\$4,502,147	\$0	\$4,502,147
Total Sources	\$9,427,147	\$0	\$9,427,147	\$95,000	\$9,332,147
Uses of Funds					
<u>Improvement Area #1 Improvements:</u>					
Roadway Improvements	\$2,436,237	\$0	\$2,436,237	\$0	\$2,436,237
Water Improvements	\$1,390,670	\$0	\$1,390,670	\$0	\$1,390,670
Sanitary Sewer Improvements	\$1,030,995	\$0	\$1,030,995	\$0	\$1,030,995
Storm Drainage Improvements	\$2,033,184	\$0	\$2,033,184	\$0	\$2,033,184
Other Soft and Miscellaneous Costs	\$2,441,061	\$0	\$2,441,061	\$0	\$2,441,061
<i>Sub-total</i>	<i>\$9,332,147</i>	<i>\$0</i>	<i>\$9,332,147</i>	<i>\$0</i>	<i>\$9,332,147</i>
<u>Other Assessment Levy Costs:</u>					
Assessment levy and first year Administrative Expenses	\$95,000	\$0	\$0	\$95,000	\$0
<i>Subtotal</i>	<i>\$95,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$95,000</i>	<i>\$0</i>
Total Uses	\$9,427,147	\$0	\$9,427,147	\$95,000	\$9,332,147

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

2 – No Improvement Area #2 requisitions have been submitted to the City as of July 10, 2024.

Cost Variances

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

B. FIVE YEAR SERVICE PLAN

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

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

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2021-2030)

Year Ending 9/1	Phase #1 Projected Annual Installments¹	Phase #2 Projected Annual Installments
2021-2024	\$812,845	\$0
2025	\$812,845	\$398,415
2026	\$812,845	\$398,415
2027	\$812,845	\$398,415
2028	\$812,845	\$398,415
2029	\$812,845	\$398,415
2030	\$812,845	\$398,415
Total	\$5,689,915	\$2,390,493

1 - Assessment years ending 2021-2025 reflect actual annual installments. Assessment years ending 2025-2030 reflect projected annual installments are subject to change.

C. STATUS OF DEVELOPMENT

According to the Updated Service and Assessment Plan dated December 12, 2023, there are 651 units expected to be built within the whole PID. As of June 30, 2024, Wilson Creek Meadows Phase #1, Wilson Creek Meadow Phase #2 and Wilson Creek Meadow West Phase #1 have been platted according to the Collin Central Appraisal District (the "CCAD"). See Table II-C below for the plat information.

Table II-C-1
Completed Homes

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

1 - According to CCAD online records as of June 2024.

According to the City, 247 building permits have been issued for the PID as of June 1, 2024, representing 56.78% percent of the total building permits expected to be issued within Phase #1 of the PID.

See Table II-D below for the status of completed homes within the PID based on certificate of occupancy issuances.

Table II-C-2
Completed Homes

Status	Cumulative as of September 30, 2023	Cumulative as of June 1, 2024
Homes completed ¹	157	227

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 1, 2024.

According to the City, there have been no building permits or certificates of occupancy issued within Phase #2 of the PID as of June 1, 2024.

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 earlier of (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. Two years have expired since the levy of Assessments. As a result, the first Annual Installments were due on January 31, 2024 and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the IA #1 Reimbursement Agreement. The effective interest rate is 4.00 percent for 2024-25. 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, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-D-1 on the following page.

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

Descriptions	<u>Total</u>
Interest payment on March 1, 2025	\$252,340
Interest payment on September 1, 2025	\$252,340
Principal payment on September 1, 2025	\$255,000
<i>Subtotal debt service on IA #1 Reimbursement Agreement</i>	<i>\$759,680</i>
Administrative Expenses	\$53,165
<i>Subtotal Expenses</i>	<i>\$812,845</i>
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$812,845

Debt Service Payments

Annual Installments to be collected for principal and interest on the IA #1 Reimbursement Agreement include interest due on March 1, 2025, in the amount of \$252,340 and September 1, 2025, in the amount of \$252,340, which equal interest on the outstanding balance of \$12,617,000 for six months each and an effective interest rate of 4.00 percent. Annual Installments to be collected on the IA #1 Reimbursement Agreement include a principal amount of \$255,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for principal and interest on the IA #1 Reimbursement Agreement in 2024-25 is estimated to be equal to \$759,680.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, and contingency. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be \$53,165.

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

Description	2024-2025 Estimated Budget (9/1/24-8/31/25)
City	\$6,000
PID Administrator	\$38,100
Contingency	\$9,065
Total	\$53,165

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 Improvement Area #1 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

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

According to the Service and Assessment Plan, 435 lots representing 405.41 Equivalent Units are anticipated to be built within the Improvement Area #1 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$1,873.85 (i.e. $\$759,680 \div 405.41 = \$1,873.85$) and the Administrative Expenses to be collected from each Equivalent Unit will be \$131.14 (i.e. $\$53,165 \div 405.41 = \131.14). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Improvement Area #1 of the PID will be \$2,004.99 (i.e. $\$1,873.85 + \$131.14 = \$2,004.99$) as shown in Appendix C for each Parcel within the Improvement Area #1 of the PID.

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

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

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

The list of Parcels within the Improvement Area #1 of 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.

F. ANNUAL BUDGET – IMPROVEMENT AREA #2Improvement Area #2 Annual Installments – 2024-25

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Improvement Area #2 Assessment shall be payable in thirty Annual Installments of principal and

interest beginning with the tax year following the earlier of (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. Two years have expired since the levy of Assessments. As a result, the first Annual Installments are due on January 31, 2025 and thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the IA #2 Reimbursement Agreement. The effective interest rate is 5.50 percent for 2024-25. 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, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2024-25

The budget for the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown in Table II-F-1 below.

Table II-F-1
Budget for the Improvement Area #2 PID Annual Installments
to be Collected for 2024-25

Descriptions	<u>Total</u>
Interest payment on March 1, 2025	\$135,438
Interest payment on September 1, 2025	\$135,438
Principal payment on September 1, 2025	\$77,000
<i>Subtotal debt service on bonds</i>	<i>\$347,875</i>
Administrative Expenses	\$50,540
<i>Subtotal Expenses</i>	<i>\$398,415</i>
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$398,415

Debt Service Payments

Annual Installments to be collected for principal and interest on the IA #2 Reimbursement Agreement include interest due on March 1, 2025, in the amount of \$135,438 and September 1, 2025, in the amount of \$135,438, which equal interest on the outstanding balance of \$4,925,000

for six months each and an effective interest rate of 5.50 percent. Annual Installments to be collected on the IA #2 Reimbursement Agreement include a principal amount of \$77,000 due on September 1, 2025. As a result, the total Annual Installments to be collected for principal and interest on the IA #2 Reimbursement Agreement in 2024-25 is estimated to be equal to \$347,875.

Administrative Expenses

Administrative expenses for the IA #2 include the City, Administrator, and contingency. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2024-25 are estimated to be \$50,540.

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

Description	2024-2025 Estimated Budget (9/1/24-8/31/25)
City	\$6,000
PID Administrator	\$39,400
Contingency	\$5,140
Total	\$50,540

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2024-25 Improvement Area #2 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #2

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

According to the Service and Assessment Plan, 216 lots representing 200.76 Equivalent Units are anticipated to be built within the Improvement Area #2 PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$1,732.79 (i.e. $\$347,875 \div 200.76 = \$1,732.79$) and the Administrative Expenses to be collected from each Equivalent Unit will be \$251.74 (i.e. $\$50,540 \div 200.76 = \251.74). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Improvement Area #2 of the PID will be \$1,984.53 (i.e. $\$1,732.79 + \$251.74 = \$1,984.53$) as shown in Appendix D for each Parcel within the Improvement Area #2 of the PID.

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

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Units	Annual Installment Per Unit
70 Ft Lot	\$1,984.53	1.00	\$1,984.53
60 Ft Lot	\$1,984.53	0.96	\$1,902.97
50 Ft Lot	\$1,984.53	0.92	\$1,821.42

The list of Parcels within the Improvement Area #2 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 D.

(The remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

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

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

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The summary of the updated Assessment Rolls are shown in Appendix C and D 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 new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

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

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

B. PREPAYMENT OF ASSESSMENTS

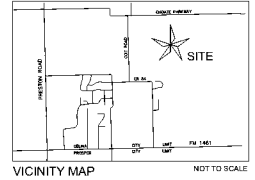
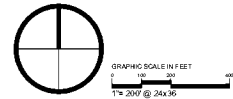
There have been no Assessment prepayments as of June 30, 2024.

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
PID MAP

P:\Projects\2024\2024000102095\2024000102095.dwg Plot Date: 08/20/2024 01:17 PM Plot Scale: 1" = 200' Plot Size: 24x36
 This document, together with the contract and design presentation sheets, is an instrument of service. It is issued only for the specific project and client for which it was prepared. It is not to be used for any other project, location, or jurisdiction. It is the responsibility of the user to ensure that the information contained herein is accurate and up-to-date.



Wilson Creek Meadows PID

EXHIBIT 1 - BOUNDARY MAP - WILSON CREEK MEADOWS

388,001 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS.

September 2021

OWNER / APPLICANT:
 Celina Overlay Co., LLC
 Celina Truss, LLC
 100 Drexler Drive, Suite 310
 Irving, TX 75062
 P (214) 212-6326
 E terry.mitchell@contra2development.com

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 State of Texas Registration No. F-528
 13655 Meier Road
 Two Galleria Office Tower, Suite 200
 Dallas, Texas 75240
 P (214) 706-1300
 Contact: Matt Duenwald, PE



APPENDIX B
PREPAID PARCELS

As of June 30, 2024, there have been no prepayment of Assessments for any Parcel within the whole PID.

APPENDIX C
ASSESSMENT ROLL – IMPROVEMENT AREA #1

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2845742	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845743	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845744	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845745	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845746	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845747	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845748	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845749	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845750	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845751	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845752	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845753	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845754	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845755	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845756	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845757	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845758	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845759	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845760	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845761	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845762	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845763	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845764	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845765	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845766	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845767	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845768	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845769	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845770	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845771	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845772	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845773	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845774	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845775	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845776	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845777	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845778	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845779	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845780	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845781	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845782	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845783	0.46	3	\$14,282	\$288.65	\$571.27	\$60.18	\$920.10
2908772	0.46	3	\$14,282	\$288.65	\$571.27	\$60.18	\$920.10
2845784	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845785	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845786	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845787	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845788	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845789	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845790	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845791	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845792	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2845793	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845794	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845795	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845796	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845798	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845799	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845800	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845801	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845802	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845803	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845804	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845805	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845806	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845807	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845808	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845809	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845810	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845811	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845812	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845813	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845814	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845815	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845816	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845817	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845818	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845819	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845820	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845821	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845822	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845823	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845824	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845825	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845826	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845827	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845828	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845829	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845830	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845831	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845832	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845833	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845834	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845835	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845836	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845837	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845838	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845839	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845840	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845841	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845842	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845843	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845844	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2845845	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2845846	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845847	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845848	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845849	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845850	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845851	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845852	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845853	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845854	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845855	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845856	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845857	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845858	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845859	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845860	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845861	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845862	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845863	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845864	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845865	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2845866	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846033	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846034	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846035	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846036	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846037	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846038	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846039	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846040	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846041	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846042	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846043	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846044	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846045	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846046	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846047	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846048	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846049	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846050	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846051	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846052	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846053	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846054	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846055	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846056	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846057	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846058	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846059	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846060	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846061	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846062	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846063	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2846064	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846156	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846157	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846158	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846159	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846160	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846161	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846162	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846164	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846165	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846166	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846167	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846168	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846169	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846170	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846171	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846172	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2846173	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846174	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846175	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846176	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846177	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846178	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846179	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846180	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846181	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846182	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846183	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846184	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846185	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846186	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846187	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846188	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846189	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846190	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846192	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846193	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846194	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846195	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846196	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846197	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846198	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846199	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846200	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846201	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846202	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846203	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846204	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846205	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846212	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846213	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846214	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2846215	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846216	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846217	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846218	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846219	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846221	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846222	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846223	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846224	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846225	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846226	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846227	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846228	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846229	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846230	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846231	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846232	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846233	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846234	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846235	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2846236	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873567	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873569	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873573	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873574	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873575	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873576	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873577	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873578	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873579	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873580	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873581	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873582	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873583	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873584	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873585	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873586	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873587	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873590	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873591	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873592	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873593	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873594	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873595	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873596	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873597	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873598	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873599	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873600	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873601	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873602	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873603	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2873604	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873605	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873606	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873608	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873609	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873610	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873611	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873612	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873613	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873614	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873615	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873616	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873617	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873618	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873619	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873620	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873621	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2873622	0.96	2	\$29,843	\$603.14	\$1,193.70	\$125.75	\$1,922.59
2873623	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873624	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873625	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873626	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873627	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873629	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873630	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873631	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873632	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873634	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873635	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873636	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873638	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873639	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873640	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873641	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873642	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873644	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873647	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873648	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873649	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873650	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873651	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873652	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873653	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873654	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873655	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873657	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873658	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873659	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873660	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873661	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873662	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873663	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2873664	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873665	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873671	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873672	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873673	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873674	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873675	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873676	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873677	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873678	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873679	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873680	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873681	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873682	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873683	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873684	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873685	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873686	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873687	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873688	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873689	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873690	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873693	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873694	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873695	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873696	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873697	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873698	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873699	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873700	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873701	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873702	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873703	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873704	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873705	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873706	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873707	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873708	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873709	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873710	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873711	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873712	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873713	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873714	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873715	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873716	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873717	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873718	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873719	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873720	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873721	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873722	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2873723	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873724	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873726	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873727	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873728	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873729	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873730	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873731	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873732	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873733	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873734	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873735	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873736	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873737	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873738	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873739	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873740	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873741	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873742	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873743	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873744	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873745	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873746	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873747	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873748	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873749	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873750	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873751	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873752	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873753	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873754	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873755	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873756	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873757	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873758	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873759	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873760	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873761	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873762	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873763	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873764	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873765	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873766	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873767	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873768	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873769	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873770	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873771	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873772	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873773	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873774	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20
2873775	0.92	3	\$28,564	\$577.29	\$1,142.54	\$120.36	\$1,840.20

APPENDIX C
Improvement Area #1 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2873776	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873777	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873778	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873779	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873780	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873781	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873782	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873783	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873784	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873786	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873787	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873788	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873789	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873790	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873791	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873792	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873793	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873794	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873795	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
2873796	1.00	1	\$31,122	\$628.99	\$1,244.86	\$131.14	\$2,004.99
	405.41		\$12,617,000	\$255,000.00	\$504,680.00	\$53,165.00	\$812,845.00

APPENDIX D
ASSESSMENT ROLL – IMPROVEMENT AREA #2

APPENDIX D
Improvement Area #2 Assessment Roll Summary - 2024-25

Parcel ID	Equivalent		Outstanding			Administrative	2024-25 Annual
	Units	Lot Type	Assessments	Principal	Interest	Expenses	Installment
2122308	28.25	Various	\$693,023	\$10,835.08	\$38,116.25	\$7,111.75	\$56,063.08
2137873	136.50	3	\$3,348,588	\$52,353.56	\$184,172.33	\$34,362.97	\$270,888.86
2855819	36.01	Various	\$883,389	\$13,811.37	\$48,586.42	\$9,065.28	\$71,463.06
	200.76		\$4,925,000	\$77,000.00	\$270,875.00	\$50,540.00	\$398,415.00

APPENDIX E
PID ASSESSMENT NOTICE

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Wilson Creek Meadows Public Improvement District No. 2 (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: 2024000102095

eRecording - Real Property

ORDINANCE

Recorded On: August 20, 2024 01:17 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: 2024000102095
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