

Sutton Fields East Public Improvement District
Phase #2 – Lot Type 1 – 60 Ft Lot
Project Overview

The Sutton Fields East Public Improvement District (the “District”) was created by the City of Celina City Council on October 12, 2021, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2021-96R upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment by the District.

The District was created principally to finance certain public improvements (the “Authorized Improvements”) that specially benefit assessed property in the District. On March 11, 2025 the City Council adopted Ordinance No. 2025-14 that approved a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levied special assessments (the "Phase #2 Assessments") on certain property within Phase #2 in accordance with the Phase #2 Assessment Roll attached as Appendix H to the Service and Assessment Plan. The Phase #2 Assessments may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Service and Assessment Plan.

The City issued the City of Celina Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) in the aggregate amount of \$10,250,000 pursuant to the Act, Ordinance No. 2025-14 adopted by the City Council on March 11, 2025, and an Indenture of Trust dated as of April 1, 2025, between the City and U.S. Bank National Association, as trustee (the “Phase #2 Bonds”). The City also approved the Phase #2 Reimbursement Agreement in the aggregate amount of \$1,450,983 pursuant to Ordinance No. 2025-15 adopted by the City Council on March 11, 2025, to finance the remaining costs of the Authorized Improvements in Phase #2.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the City, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Collin County Tax Office and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes. The Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Assessments and the due dates of the Annual Installments of the Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free).

FAILURE TO PAY THE ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

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 Sutton Fields East Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

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

Sutton Fields East Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type
Outstanding Assessment
Equivalent Units

Lot Type 1 (60 Ft Lot)
\$62,880
1.00

Year ¹	Outstanding Principal	Bond Principal ²	Bond Interest ²	R.A. Principal ³	R.A. Interest ³	Administrative Expenses ⁴	Total Annual Installment ⁵
2026	\$62,880	\$899	\$3,229	\$91	\$497	\$330	\$5,046
2027	\$61,890	\$936	\$3,185	\$97	\$491	\$337	\$5,047
2028	\$60,857	\$974	\$3,140	\$102	\$485	\$344	\$5,045
2029	\$59,780	\$1,012	\$3,092	\$113	\$479	\$351	\$5,046
2030	\$58,656	\$1,055	\$3,043	\$118	\$471	\$358	\$5,045
2031	\$57,483	\$1,103	\$2,989	\$124	\$464	\$365	\$5,045
2032	\$56,256	\$1,152	\$2,933	\$135	\$456	\$372	\$5,047
2033	\$54,970	\$1,205	\$2,875	\$151	\$447	\$380	\$5,057
2034	\$53,613	\$1,259	\$2,813	\$156	\$437	\$387	\$5,053
2035	\$52,198	\$1,313	\$2,749	\$167	\$427	\$395	\$5,051
2036	\$50,718	\$1,383	\$2,672	\$178	\$417	\$403	\$5,052
2037	\$49,158	\$1,458	\$2,590	\$188	\$405	\$411	\$5,053
2038	\$47,511	\$1,534	\$2,505	\$199	\$393	\$419	\$5,050
2039	\$45,778	\$1,614	\$2,415	\$215	\$380	\$427	\$5,052
2040	\$43,949	\$1,700	\$2,320	\$231	\$366	\$436	\$5,054
2041	\$42,017	\$1,792	\$2,220	\$248	\$351	\$445	\$5,056
2042	\$39,977	\$1,889	\$2,115	\$269	\$335	\$454	\$5,062
2043	\$37,819	\$1,991	\$2,004	\$280	\$318	\$463	\$5,055
2044	\$35,549	\$2,099	\$1,887	\$301	\$300	\$472	\$5,059
2045	\$33,148	\$2,212	\$1,763	\$317	\$281	\$481	\$5,055
2046	\$30,619	\$2,341	\$1,628	\$339	\$260	\$491	\$5,059
2047	\$27,939	\$2,470	\$1,485	\$366	\$238	\$501	\$5,060
2048	\$25,103	\$2,615	\$1,333	\$387	\$215	\$511	\$5,062
2049	\$22,101	\$2,761	\$1,173	\$414	\$190	\$521	\$5,059
2050	\$18,926	\$2,922	\$1,004	\$447	\$163	\$531	\$5,067
2051	\$15,557	\$3,089	\$825	\$474	\$134	\$542	\$5,064
2052	\$11,995	\$3,266	\$636	\$506	\$104	\$553	\$5,065
2053	\$8,222	\$3,455	\$436	\$544	\$71	\$564	\$5,069
2054	\$4,224	\$3,659	\$224	\$565	\$36	\$575	\$5,060
Total		\$55,158	\$61,281	\$7,722	\$9,615	\$12,818	\$146,593

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due by 1/31/2027.
due by 1/31/2026.

2 - The principal and interest amounts represent the final numbers of the Series 2023 Phase #2 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.

3 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.

4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

5 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount, if applicable.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Example of TIRZ Credit Application

The property in the PID is also located in the City of Celina Tax Increment Reinvestment Zone No. 14. The City has committed to use approximately 13.22% of the annual incremental City ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year. The following hypothetical example illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2021) taxable value = \$1,000

Estimated current year (2026) taxable value = \$315,000

Estimated current (2026) incremental value = \$314,000 (i.e. \$315,000 - \$1,000)

Estimated current (2026) City tax rate per \$100 of taxable value = \$0.571677

Estimated PID current (2026) annual installment of Assessment = \$5,046

Estimated PID next (2027) annual installment of Assessments = \$5,047

B) Estimated City incremental tax:

\$1,795 [i.e., $(\$314,000 \div 100) \times \$0.571677 = \$1,795$]

C) Estimated TIRZ Credit:

\$237 (i.e., $\$1,795 \times 13.22\% = \237)

D) PID current annual installment due (2026):

\$5,046 with no prior year TIRZ Credit

E) Estimated PID next annual installment due (2027):

\$4,810 (i.e., $\$5,047 - \$237 = \$4,810$) after application of the \$237 TIRZ Credit

PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, CITY TAX RATES AND PID ANNUAL INSTALLMENTS.