

**Glen Crossing Public Improvement District
Phase #2 – Lot Type 1 – 60 FT
Project Overview**

The G Bar 7 Public Improvement District (the “District”) was created by the City Council of the City of Celina (the “City Council”) on April 12, 2016, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2016-24R 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. On June 14, 2016, the City Council adopted Resolution 2016-31R, which renamed the District to Glen Crossing Public Improvement District. All of the property in the District is located within the boundaries of the City of Celina (the “City”).

The District was created principally to finance certain public improvement projects (the “Authorized Improvements”) that specially benefit assessed property in the District. On November 13, 2018, the City Council approved Ordinance No. 2018-62 (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (the "Service and Assessment Plan") and levying special assessments (the "Phase #2 Assessments") against the Phase #2 Assessed Property as shown on the Phase #2 Assessment Roll attached to the Service and Assessment Plan. The Phase #2 Assessments may be prepaid in whole or in part at any time without penalty 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 (Glen Crossing Public Improvement District Phase #2 Project) Special Assessment Revenue Bonds, Series 2018 in the aggregate amount of \$6,945,000 pursuant to the Act, an Ordinance No. 2018-59 adopted by the City Council on November 13, 2018 and an Indenture of Trust dated as of November 1, 2018 between the City, and the U.S. Bank, N.A. as trustee.

The Series 2018 Bonds are payable from the Phase #2 Assessments levied against each parcel of Assessed Property within Phase #2 of the District pursuant to the Assessment Ordinance and in accordance with the Service and Assessment Plan. Additionally, as more fully described in the Service and Assessment Plan, the City has approved "Reinvestment Zone Number Six, City of Celina, Final Project and Finance Plan" (the "TIRZ Plan") and the "TIRZ Agreement" relating to the Glen Crossing development (the "TIRZ Agreement"); and, the City has agreed, subject to the terms of the TIRZ Plan and TIRZ Agreement, to apply 44.48% of the annual City ad valorem taxes collected for this property as an offset against the following year's Annual Installment of the Phase #2 Assessment.

All Phase #2 Assessments that are not paid in full will be billed in Annual Installments collected each year by the City, or its designee, as provided in the Service and Assessment Plan. Annual Installments are expected to be billed and collected on the same schedule as property taxes. The Act provides that the Phase #2 Assessments, and the Annual Installments thereof, (including any reassessment, the expense of collection and reasonable attorney’s fees, if incurred) 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 municipality 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 Phase #2 Assessments, application of the TIRZ credit offset, and the due dates of the Annual Installments of the Phase #2 Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free).

FAILURE TO PAY THE PHASE #2 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

**NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE CITY OF CELINA, TEXAS**

CONCERNING THE PROPERTY AT:

[INSERT STREET ADDRESS]

(Phase #2 – Lot Type 1 – 60 FT Lot)

(Outstanding Principal Assessment - \$38,335)

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Celina, Texas, for public improvements undertaken for the benefit of the property within the Glen Crossing Public Improvement District created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR PUBLIC IMPROVEMENTS IS \$38,335, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved by the City Council. More information about the assessments, including the amounts and due dates, may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 333, 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 thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

**Glen Crossing Public Improvement District
Schedule of Projected Annual Installments
Phase #2**

Lot Type
Outstanding Assessment
Equivalent Unit

Lot Type 1 (60' Lot)
\$38,335
1.00

Assessment Year ending 08/31 ¹	Cumulative Outstanding Principal	Bond Principal ²	Bond Interest ²	Administrative Expenses ³	Total Annual Installment ⁴
2021	\$38,335	\$674	\$2,236	\$123	\$3,033
2022	\$37,661	\$702	\$2,291	\$238	\$3,230
2023	\$36,960	\$730	\$2,255	\$243	\$3,227
2024	\$36,230	\$758	\$2,217	\$248	\$3,223
2025	\$35,472	\$786	\$2,176	\$253	\$3,214
2026	\$34,687	\$842	\$2,132	\$258	\$3,232
2027	\$33,845	\$870	\$2,086	\$263	\$3,219
2028	\$32,975	\$926	\$2,038	\$268	\$3,233
2029	\$32,049	\$954	\$1,987	\$274	\$3,215
2030	\$31,094	\$1,010	\$1,929	\$279	\$3,218
2031	\$30,084	\$1,094	\$1,867	\$285	\$3,246
2032	\$28,990	\$1,151	\$1,800	\$290	\$3,241
2033	\$27,839	\$1,207	\$1,729	\$296	\$3,232
2034	\$26,632	\$1,291	\$1,656	\$302	\$3,249
2035	\$25,341	\$1,347	\$1,576	\$308	\$3,232
2036	\$23,994	\$1,431	\$1,494	\$314	\$3,240
2037	\$22,563	\$1,515	\$1,406	\$321	\$3,242
2038	\$21,048	\$1,600	\$1,313	\$327	\$3,240
2039	\$19,448	\$1,684	\$1,216	\$334	\$3,233
2040	\$17,764	\$1,796	\$1,110	\$340	\$3,247
2041	\$15,968	\$1,908	\$998	\$347	\$3,253
2042	\$14,060	\$2,021	\$879	\$354	\$3,253
2043	\$12,039	\$2,133	\$752	\$361	\$3,246
2044	\$9,906	\$2,273	\$619	\$368	\$3,261
2045	\$7,633	\$2,385	\$477	\$376	\$3,238
2046	\$5,248	\$2,554	\$328	\$383	\$3,265
2047	\$2,694	\$2,694	\$168	\$391	\$3,253
Total		\$38,335	\$40,736	\$8,146	\$87,217

- 1 - Annual Installment for Assessment Year ending 2021 will be billed on or around 10/01/20 and payment is due by 01/31/21. Annual Installment for Assessment Year ending 2021 covers the period of 09/01/20- 08/31/21.
- 2 - The principal and interest amounts are based on the Series 2018 Phase #2 Bond numbers and will not increase during the life of the bonds.
- 3 - The district administration expenses shown will be updated each year in the Annual Service Plan Updates.
- 4 - The Annual Installments shown do not include any capitalized interest or TIRZ Annual Credit Amount.

Glen Crossing Public Improvement District (PID)
& Reinvestment Zone Number Six (TIRZ)

Example of TIRZ Credit Application

The property in the PID is also located in the City of Celina Tax Increment Reinvestment Zone No. 6. The City has committed to use approximately 44.48% 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.

If a property owner is to receive a TIRZ Credit, the Annual Installment shown on their tax statement will be the projected Annual Installment shown in the attached schedule **LESS** any TIRZ Credit.

The following **hypothetical example** illustrates the calculation of a TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2015) taxable value = \$1,000

Estimated current year (2020) taxable value = \$300,000

Estimated current (2020) incremental value = \$299,000 (i.e. \$300,000 - \$1,000)

Estimated current (2020) City tax rate per \$100 of taxable value = \$0.645

Estimated PID current (2021) annual installment of Assessment = \$3,033

Estimated PID next (2022) annual installment of Assessments = \$3,230

B) **Estimated** City incremental tax:

\$1,929 [i.e., $(\$299,000 \div 100) \times \$0.645 = \$1,929$]

C) **Estimated** TIRZ Credit:

\$858 (i.e., $\$1,929 \times 44.48\% = \858)

D) PID current annual installment due (2020):

\$3,033 with no prior year TIRZ Credit

E) **Estimated** PID next annual installment due (2021):

\$2,372 (i.e., $\$3,230 - \$858 = \$2,372$) after application of the \$858 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.