

ORDINANCE NO. 2024-58

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE MUSTANG LAKES (ANNEX) 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 August 13, 2019, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2019-45R establishing the Mustang Lakes (Annex) 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 an Ordinance which also approved the Mustang Lakes (Annex) Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of March 14, 2023 (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 Mustang Lakes (Annex) 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

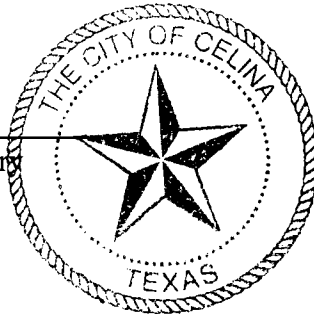


Ryan Tubbs, Mayor

ATTEST:



Lauren Vaughns, City Secretary



**MUSTANG LAKES (ANNEX)
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CELINA, TEXAS

**ANNUAL SERVICE PLAN UPDATE
2024-25**

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

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2024-25

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I. INTRODUCTION

The Mustang Lakes (Annex) Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council of the City of Celina (the “City Council”) on August 13, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

On March 14, 2023, the City of Celina (the “City”) approved the PID Reimbursement Agreement 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. The Phase #1 Reimbursement Agreement Obligation allocated to the Phase #1 Initial Projects was \$4,945,798 and the Phase #1 Reimbursement Obligation allocated to the Phase #1 Additional Major Improvement Projects was \$1,760,000, together \$6,705,798 for the entire Phase #1 projects.

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

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

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix 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 purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller 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

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Initial Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 14, 2023, the initial total estimated costs of the Phase #1 Initial Improvements, including the proportional share of the Phase #1 Initial Major Improvements costs were equal to \$4,945,798.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Initial Improvements, including the proportional share of the Phase #1 Initial Major Improvement costs and (2) establish the PID.

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Table II-A-1
Projected Sources and Uses - Phase #1 Initial Improvement Projects

	Initial Estimated Budget	Budget Revisions ¹	Updated Budget ¹	Amount Spent to Date ¹	Remaining Balance ¹
Assessment amount	\$4,945,798	\$0	\$4,945,798	\$0	\$4,945,798
Other funding sources	\$0	\$0	\$0	\$0	\$0
Total Sources	\$4,945,798	\$0	\$4,945,798	\$0	\$4,945,798
Uses of Funds					
<u>Phase #1 Initial Improvements¹:</u>					
Roadway improvements	\$1,561,000	\$0	\$1,561,000	\$0	\$1,561,000
Water improvements	\$658,000	\$0	\$658,000	\$0	\$658,000
Sanitary sewer improvements	\$593,000	\$0	\$593,000	\$0	\$593,000
Storm drainage improvements	\$741,000	\$0	\$741,000	\$0	\$741,000
Soft and miscellaneous costs	\$1,220,093	\$0	\$1,220,093	\$0	\$1,220,093
<i>Subtotal</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>
<u>Initial Major Improvements¹:</u>					
Roadway improvements	\$46,655	\$0	\$46,655	\$0	\$46,655
Water improvements	\$12,251	\$0	\$12,251	\$0	\$12,251
Sanitary sewer improvements	\$36,941	\$0	\$36,941	\$0	\$36,941
Soft and miscellaneous costs	\$41,857	\$0	\$41,857	\$0	\$41,857
<i>Subtotal</i>	<i>\$137,705</i>	<i>\$0</i>	<i>\$137,705</i>	<i>\$0</i>	<i>\$137,705</i>
<u>Other Assessment Levy Costs:</u>					
First year Administrative Expenses	\$35,000	\$0	\$35,000	\$0	\$35,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$0</i>	<i>\$35,000</i>	<i>\$0</i>	<i>\$35,000</i>
Total Uses	\$4,945,798	\$0	\$4,945,798	\$0	\$4,945,798

¹According to the City, the Developer had not submitted any costs for reimbursement as of July 15, 2024.

Phase #1 Initial Improvements Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Phase #1 Initial Improvement's aggregate budget.

Phases #1 Additional Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on March 14, 2023, Phase #1's proportional share of the Additional Major Improvements' estimated costs was equal to \$2,356,204

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct Phase #1's proportional share of the Additional Major Improvements and (2) establish the PID.

Table II-A-2
Projected Sources and Uses - Phase #1 Additional Major Improvement Projects

Sources of Funds	Initial Estimated Budget ²	Budget Revisions ¹	Updated Budget ¹	Amount Spent to Date ¹	Remaining Balance ¹
Assessment amount	\$1,760,000	\$0	\$1,760,000	\$0	\$1,760,000
Other funding sources	\$596,204	\$0	\$596,204	\$0	\$596,204
Total Sources	\$2,356,204	\$0	\$2,356,204	\$0	\$2,356,204
Uses of Funds					
<u>Additional Major Improvements¹:</u>					
Roadway improvements	\$604,395	\$0	\$604,395	\$0	\$604,395
Water improvements	\$191,253	\$0	\$191,253	\$0	\$191,253
Sanitary sewer improvements	\$133,269	\$0	\$133,269	\$0	\$133,269
Storm drainage improvements	\$805,629	\$0	\$805,629	\$0	\$805,629
Soft and miscellaneous costs	\$611,658	\$0	\$611,658	\$0	\$611,658
<i>Subtotal</i>	<i>\$2,346,204</i>	<i>\$0</i>	<i>\$2,346,204</i>	<i>\$0</i>	<i>\$2,346,204</i>
<u>Other Assessment Levy Costs:</u>					
First year Administrative Expenses	\$10,000	\$0	\$10,000	\$0	\$10,000
<i>Subtotal</i>	<i>\$10,000</i>	<i>\$0</i>	<i>\$10,000</i>	<i>\$0</i>	<i>\$10,000</i>
Total Uses	\$2,356,204	\$0	\$2,356,204	\$0	\$2,356,204

¹According to the City, the Developer had not submitted any costs for reimbursement as of July 15, 2024.

Phases #1 Additional Major Improvements Cost Variances

As stated in Table II-A-2 above, there are no significant variances to the Phases #1 Additional Major Improvement aggregate budget.

B. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2030

Assessment Year Ending 09/01 ¹	Phase #1 Initial Improvements Projected Annual Installments	Phase #1 Additional Major Improvements Projected Annual Installments
2024	\$0	\$0
2025	\$482,606	\$169,928
2026	\$483,215	\$170,038
2027	\$483,839	\$170,151
2028	\$484,477	\$170,269
2029	\$485,129	\$170,391
2030	\$435,083	\$151,227
Total	\$2,854,350	\$1,002,004

1 - Assessment years ending 2024 through 2025 reflect actual Annual Installments. Assessment years 2026 through 2030 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – PHASE #1 INITIAL IMPROVEMENTS

Phase #1 Initial Improvements - 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) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #1 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Initial Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Initial Projects on the Phase #1 Assessed Property. 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 securing the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) shall bear interest at the rate on the Reimbursement Agreement Obligation (Phase #1 Initial Projects). The interest rate applicable to the Reimbursement Agreement Obligation (Phase #1 Initial Projects) is 9.03 percent per annum for 2024-25 and is used to calculate the interest on the Assessments securing the Reimbursement Agreement Obligation (Phase #1 Initial Projects). These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2024 and will be delinquent on February 1, 2024.

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 Budget for the Repayment of Indebtedness

Debt service will be paid on the Reimbursement Agreement Obligation (Phase #1 Initial Projects) from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Initial Improvements Annual Installments to be Collected for 2024-25

The budget for Phase #1 Initial Improvements of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Initial Improvements Annual Installments
to be Collected for 2024-25

Descriptions	Total
Interest payment on or after September 1, 2025	\$446,606
Principal payment on September 1, 2025	\$1,000
<i>Subtotal debt service on R.A.</i>	<i>\$447,606</i>
Administrative Expenses	\$35,000
<i>Subtotal Expenses</i>	<i>\$482,606</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$482,606

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) interest due on September 1, 2025 in the amount of \$446,606, which equal interest on the outstanding balance of \$4,945,798 for twelve months and an effective interest rate of 9.03 percent. Phase #1 Initial Improvements Annual Installments to be collected include a principal amount of \$1,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Phase #1 Initial Improvements principal and interest in 2024-25 is equal to \$447,606.

Administrative Expenses

Administrative expenses include the City, Administrator and contingency fees. As shown in Table II-C-2 on the following page, the total Phase #1 Initial Improvements' administrative expenses to be collected for 2024-25 are estimated to be \$35,000.

Table II-C-2
Phase #1 Initial Improvements Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	\$4,425
Administrator	\$26,887
Contingency	\$3,688
Total	\$35,000

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2024-25 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – PHASE #1 INITIAL IMPROVEMENTS

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Reimbursement Agreement Obligation (Phase #1 Initial Projects) and to cover Administrative Expenses of the Phase #1 Initial Improvements.

According to the Service and Assessment Plan, 152 units, representing 102.42 total Equivalent Units, are anticipated to be built within the Phase #1 Initial Improvement area of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$4,370.29 (i.e. $(\$1,000 + \$446,606) \div 102.42 = \$4,370.29$) and the Administrative Expenses to be collected from each Equivalent Unit will be \$341.73 (i.e. $(\$35,000 \div 102.42 = \$341.73)$). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phase #1 Initial Improvement area of the PID will be \$4,712.02 ($\$4,370.29 + \$341.73 = \$4,712.02$). The Annual Installment to be collected from each Parcel within the Phase #1 Initial Improvement area is calculated by multiplying the Annual Installment for each Equivalent Unit of \$4,712.02 by the total estimated Equivalent Units for each Parcel in the Phase #1 Initial Improvement area.

The Annual Installment due to be collected from each Lot Type in the Phase #1 Initial Improvement area for 2024-25 is shown in Table II-D-1 on the following page.

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Table II-D-1
Phase #1 Initial Improvements - Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	\$4,712.02	1.00	\$4,712.02
Lot Type 2 (74 Ft Lot)	\$4,712.02	0.98	\$4,617.78
Lot Type 3 (60 Ft Lot)	\$4,712.02	0.81	\$3,816.74
Lot Type 4 (50 Ft Lot)	\$4,712.02	0.58	\$2,732.97
Lot Type 5 (40 Ft Lot)	\$4,712.02	0.52	\$2,450.25

The list of Parcels within the Phase #1 Initial Improvement area of the PID, the number of units to be developed on the current residential Parcels, the outstanding Assessment, the annual principal and interest, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Phase #1 Initial Improvement Assessment Roll Summary attached hereto as Appendix C.

E. ANNUAL BUDGET – PHASE #1 ADDITIONAL MAJOR IMPROVEMENTS

Phase #1 Additional Major Improvements - 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) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for the Phase #1 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Additional Major Improvements shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Additional Major Improvements on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Additional Major Improvement Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year. 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 securing the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) shall bear interest at the rate on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects). The interest rate applicable to the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) is 9.03 percent per annum for 2024-25 and is used to calculate the interest on the Assessments securing the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects). 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 Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Additional Major Improvements Annual Installments to be Collected for 2024-25

The budget for Phase #1 Additional Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2024-25 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Phase #1 Additional Major Improvements Annual Installments to be Collected for 2024-25

Descriptions	Total
Interest payment on or after September 1, 2025	\$158,928
Principal payment on September 1, 2025	\$1,000
<i>Subtotal debt service on R.A.</i>	<i>\$159,928</i>
Administrative Expenses	\$10,000
<i>Subtotal Expenses</i>	<i>\$169,928</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$169,928

Debt Service Payments

Annual Installments to be collected for principal and interest include the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Projects) interest due on September 1, 2025 in the amount of \$158,928, which equal interest on the outstanding balance of \$1,760,000 for twelve months and an effective interest rate of 9.03 percent. Phase #1 Additional Major Improvement Annual Installments to be collected include a principal amount of \$1,000 due on September 1, 2025. As a result, total Annual Installments to be collected for the Phase #1 Additional Major Improvement principal and interest in 2024-25 is equal to \$159,928.

Administrative Expenses

Administrative expenses include the City, Administrator, auditor, and contingency fees. As shown in Table II-E-2 on the following page, the total Phase #1 Additional Major Improvements' administrative expenses to be collected for 2024-25 are estimated to be \$10,000.

Table II-E-2
Phase #1 Additional Major Improvements Administrative Budget Breakdown

Description	2024-25 Estimated Budget
City	\$1,575
Administrator	\$7,113
Contingency	\$1,312
Total	\$10,000

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2024-25 Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT – PHASE #1 ADDITIONAL MAJOR IMPROVEMENTS

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) and to cover Administrative Expenses of the Phase #1 Initial Improvements.

According to the Service and Assessment Plan, 152 units, representing 102.42 total Equivalent Units, are anticipated to be built within the Phase #1 Additional Major Improvement area of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$1,561.49 (i.e. $(\$1,000 + \$158,928) \div 102.42 = \$1,561.49$) and the Administrative Expenses to be collected from each Equivalent Unit will be \$97.64 (i.e. $(\$10,000 \div 102.42 = \$97.64)$). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Phase #1 Additional Major Improvement area of the PID will be \$1,659.13 ($\$1,561.49 + \$97.64 = \$1,659.13$). The Annual Installment to be collected from each Parcel within the Phase #1 Additional Major Improvement area is calculated by multiplying the Annual Installment for each Equivalent Unit of \$1,659.13 by the total estimated Equivalent Units for each Parcel in the Phase #1 Additional Major Improvement area.

The Annual Installment due to be collected from each Lot Type in the Phase #1 Additional Major Improvement area for 2024-25 is shown in Table II-F-1 on the following page.

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Table II-F-1
Phase #1 Additional Major Improvements - Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	\$1,659.13	1.00	\$1,659.13
Lot Type 2 (74 Ft Lot)	\$1,659.13	0.98	\$1,625.95
Lot Type 3 (60 Ft Lot)	\$1,659.13	0.81	\$1,343.89
Lot Type 4 (50 Ft Lot)	\$1,659.13	0.58	\$962.29
Lot Type 5 (40 Ft Lot)	\$1,659.13	0.52	\$862.75

The list of Parcels within the Phase #1 Additional Major Improvements area of the PID, the number of units to be developed on the current residential Parcels, the outstanding Assessment, the annual principal and interest, the Administrative Expenses and the Annual Installment to be collected for 2024-25 are shown in the Phase #1 Additional Major Improvement Assessment Roll Summary attached hereto as Appendix D.

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III. UPDATE OF THE ASSESSMENT PLAN

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

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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 units to be built on each newly subdivided Parcel

D = the sum of the estimated number of 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 the Collin Central Appraisal District records, the final plat for Phase #1 was recorded on June 5, 2023. The Assessments have been allocated proportionally according to Lot Type as shown in Table IV-A-1 on the following page. The various PID Lots were subdivided from Parcel 2794473.

Table IV-A-1
Prior to & After Subdivision of Parcels

Prior to subdivision				After Subdivision						
Parent Parcel	Projected Number of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	Number of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessment
2794473	152	102.42	\$6,705,798.16	Various	86'	0	1.00	0.00	\$65,473.52	\$0.00
				Various	74'	0	0.98	0.00	\$64,164.05	\$0.00
				Various	60'	62	0.81	50.22	\$53,033.55	\$3,288,080.29
				Various	50'	90	0.58	52.20	\$37,974.64	\$3,417,717.86
				Various	40'	0	0.52	0.00	\$34,046.23	\$0.00
Total	152	102.42	\$6,705,798.16			152		102.42		\$6,705,798.16

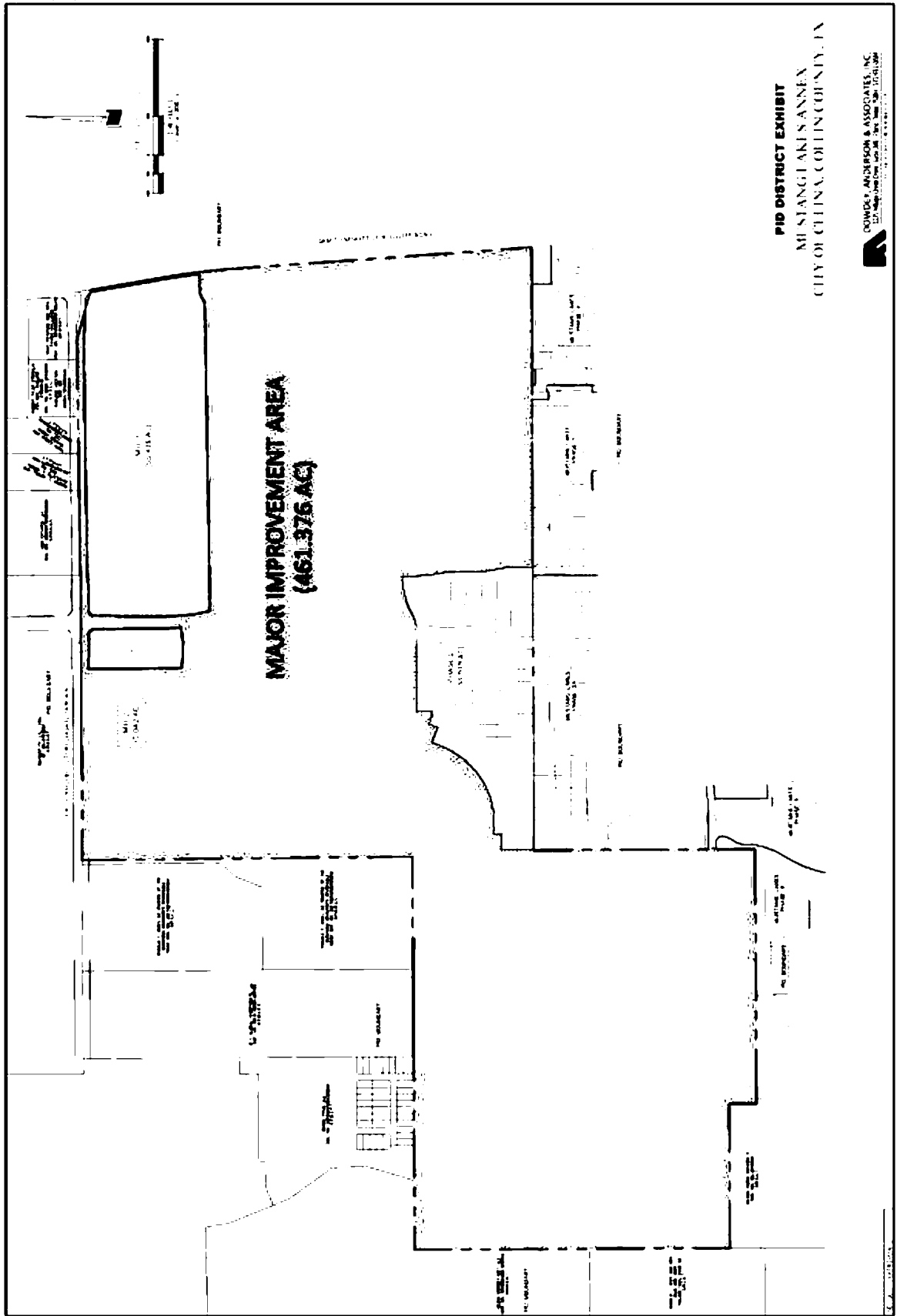
B. PREPAYMENT OF ASSESSMENTS

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

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

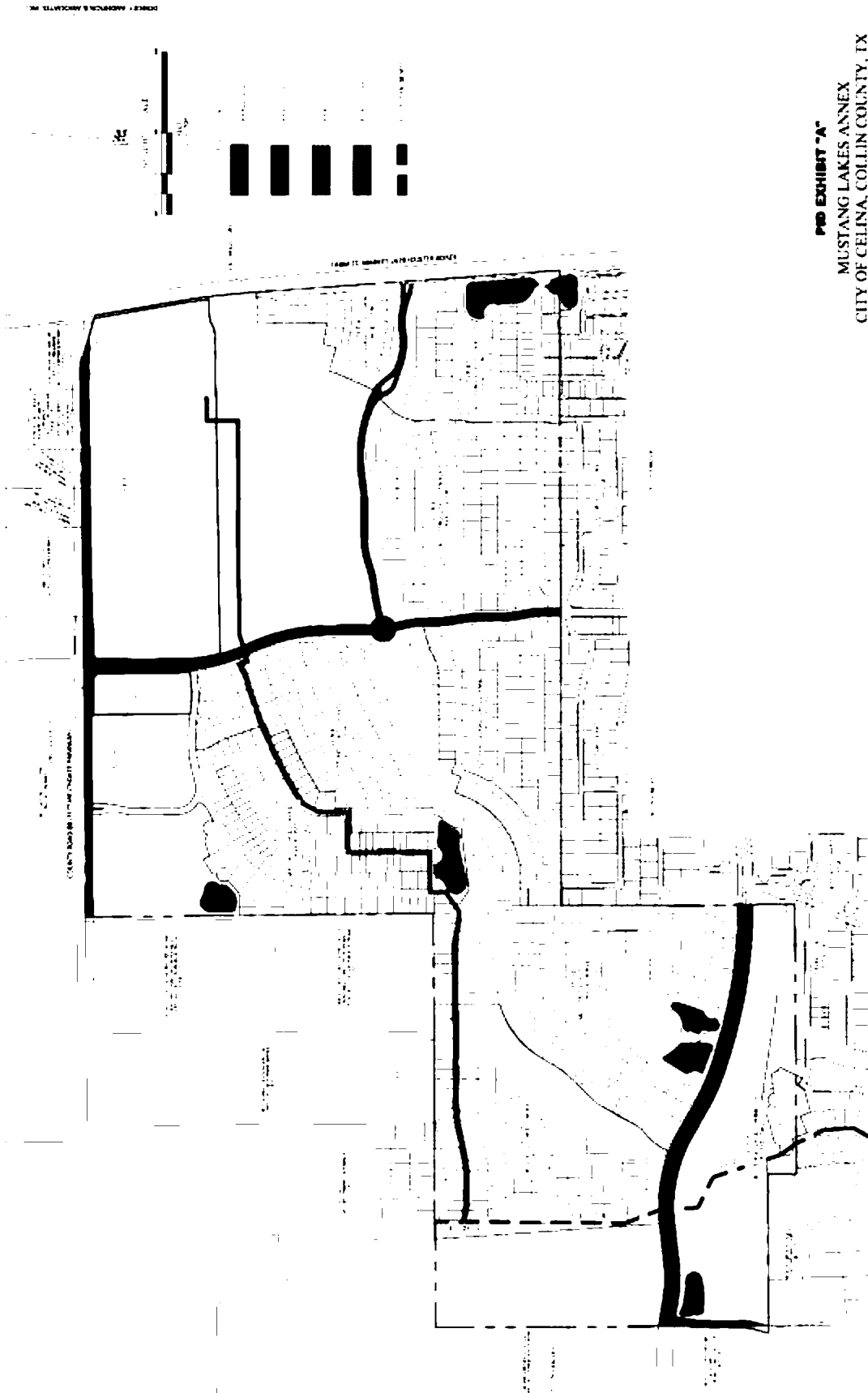
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APPENDIX A
PID MAP



PID DISTRICT EXHIBIT
 MISSISSAUGA, ONTARIO
 CITY OF CLINTON, COLLIN COUNTY, TX

DOUGLAS ANDERSON & ASSOCIATES, INC.
 1111 West 10th Street, Suite 100, Fort Worth, TX 76104
 (817) 335-1111



PFD EXHIBIT "A"
MUSTANG LAKES ANNEX
CITY OF CELINA, COLLIN COUNTY, TX

OSWALT, ANDERSON & ASSOCIATES, INC.
 1111 Maple Street, Suite 200, Celina, TX 75750
 WWW.OSWALTANDERSON.COM

DATE: 8/19/2024

APPENDIX B
PREPAID PARCELS

PREPAID PARCELS

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

APPENDIX C

PHASE #1 INITIAL IMPROVEMENTS ASSESSMENT ROLL SUMMARY – 2024-25

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885693	1	60	3	0.81	\$39,114.40	\$7.91	\$3,532.03	\$276.80	\$3,816.74
2885694	1	60	3	0.81	\$39,114.40	\$7.91	\$3,532.03	\$276.80	\$3,816.74
2885695	1	60	3	0.81	\$39,114.40	\$7.91	\$3,532.03	\$276.80	\$3,816.74
2885696	1	60	3	0.81	\$39,114.40	\$7.91	\$3,532.03	\$276.80	\$3,816.74
2885697	1	60	3	0.81	\$39,114.40	\$7.91	\$3,532.03	\$276.80	\$3,816.74
2885698	1	60	3	0.81	\$39,114.40	\$7.91	\$3,532.03	\$276.80	\$3,816.74
2885699	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
152				102.42	\$4,945,798.16	\$1,000.00	\$446,605.57	\$35,000.00	\$482,605.57

APPENDIX D
PHASE #1 ADDITIONAL MAJOR IMPROVEMENTS ASSESSMENT ROLL
SUMMARY – 2024-25

**Phase #1 Additional Major Improvements
2024-25 Assessment Roll Summary**

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885543	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885544	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885545	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885546	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885547	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885548	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885549	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885550	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885551	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885552	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885553	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885554	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885555	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885556	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885557	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885558	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885559	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885560	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885561	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885562	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885563	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885564	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885565	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885566	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885567	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885568	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885569	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885570	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885571	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885572	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885573	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885574	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885575	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885576	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885577	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885578	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885579	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885580	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885581	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885582	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885583	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885584	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885585	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885586	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885587	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885588	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885589	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885590	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885591	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885592	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885593	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885594	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885595	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885596	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885597	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885598	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885599	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885600	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885601	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885602	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885603	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885604	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885605	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885606	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885607	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885608	1	50	4	0.58	\$9,966.80	\$5.66	\$900.00	\$56.63	\$962.29
2885609	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885611	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885612	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885613	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885614	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885615	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885616	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89

Parcel	No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2024-25 Annual Installment
2885693	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885694	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885695	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885696	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885697	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885698	1	60	3	0.81	\$13,919.16	\$7.91	\$1,256.90	\$79.09	\$1,343.89
2885699	0	0	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
152				102.42	\$1,760,000.00	\$1,000.00	\$158,928.00	\$10,000.00	\$169,928.00

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

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

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

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

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas

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

Instrument Number: 2024000101566

eRecording - Real Property

ORDINANCE

Recorded On: August 19, 2024 03:24 PM

Number of Pages: 36

" Examined and Charged as Follows: "

Total Recording: \$161.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024000101566
Receipt Number: 20240819000674
Recorded Date/Time: August 19, 2024 03:24 PM
User: Devon O
Station: Station 4

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX