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Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

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STATE OF TEXAS
COUNTY OF GRAYSON

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Deana Patterson
County Clerk
Grayson County, TX

ORDINANCE NO. 6856

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE 2025-26 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman (the "City") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the Bel Air Village Public Improvement District (the "PID"); and

WHEREAS, on March 15, 2021, the City held a public hearing then passed and adopted Resolution 6711 establishing the Bel Air Village Public Improvement District in accordance with the PID Act; and

WHEREAS, on May 3, 2021, the City passed and adopted Ordinance 6377 approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the City Council of the City wishes to approve the 2025-2026 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SHERMAN, TEXAS, as follows:

SECTION 1. The facts recited in the preamble hereto are found to be true and correct.

SECTION 2. The 2025-2026 Annual Service Plan Update, attached to this Ordinance, is hereby approved and adopted on behalf of the PID.

SECTION 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 4. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The City Secretary shall cause this Ordinance to be filed with the City clerk in each City 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 SHERMAN, TEXAS.

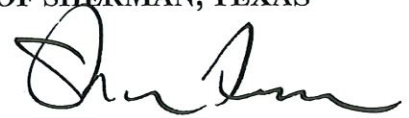
INTRODUCED on this the 18th day of August 2025.

ADOPTED on this the 18th day of August 2025.

EFFECTIVE DATE on this the 18th day of August 2025

CITY OF SHERMAN, TEXAS

BY:



SHAWN C TEAMNANN,

MAYOR

ATTEST:

BY:



LEAH ROBERTS,
EXECUTIVE DIR. OF ADMIN.
ACTING CITY CLERK

CERTIFIED COPY - DOCUMENT
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CITY CLERK'S OFFICE
SHERMAN, TEXAS

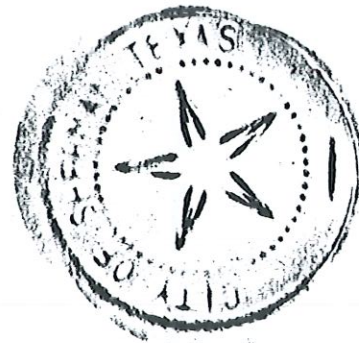
ISSUED: 8.19.2025

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY:



RYAN D. PITTMAN, CITY ATTORNEY



**BEL AIR VILLAGE
PUBLIC IMPROVEMENT DISTRICT
CITY OF SHERMAN, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 18, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 – 8/31/26)

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I. INTRODUCTION

The Bel Air Village Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 6711 of the City Council on March 15, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On April 4, 2022, the City approved Phase #1 Reimbursement Agreement in the amount of \$9,060,054 (the “Phase #1 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.

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. The Service and Assessment Plan was updated for the Phase #2 Reimbursement Agreement in the aggregate principal amount of \$20,186.042 (the “Phase #2 Reimbursement Agreement”) on December 5, 2022 (the “Updated Service and Assessment Plan”). Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “PID Act”), the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted the Phase #1 Assessment Roll and Phase #2 Assessment Roll attached as Appendices F and G, respectively, to the Updated Service and Assessment Plan, 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 F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without

the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Updated 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 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2022, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to \$9,060,054. According to the Updated Service and Assessment Plan dated December 5, 2022, the estimated costs of Phase #1 Improvements increased to \$9,607,702. According to Bel Air Village SFR, LLC (the “Developer”), the actual costs of the Phase #1 Improvements were equal to \$10,361,727.

According to the City, the Phase #1 Improvements were completed and accepted by the City on September 26, 2022.

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

Table II-A-1
Updated Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	\$9,060,054	\$9,060,054	\$0
Other funding sources	\$0	\$1,301,673	\$1,301,673
Total Sources	\$9,060,054	\$10,361,727	\$1,301,673
Uses of Funds			
<i>Phase #1 Improvements</i>			
Roadway Improvements	\$2,168,179	\$3,849,764	\$1,681,585
Water Improvements	\$729,393	\$832,756	\$103,363
Sanitary Sewer Improvements	\$1,021,867	\$1,238,197	\$216,330
Storm Drainage Improvements	\$2,422,332	\$1,693,170	(\$729,162)
Landscaping and Hardscaping	\$641,447	\$1,235,645	\$594,198
Other Soft and Miscellaneous Costs	\$2,076,836	\$1,512,195	(\$564,641)
<i>Subtotal: Phase #1 Improvements</i>	<i>\$9,060,054</i>	<i>\$10,361,727</i>	<i>\$1,301,673</i>
Total Uses	\$9,060,054	\$10,361,727	\$1,301,673

1 – According to the Developer as of July 28, 2023.

Phase #1 Improvement Cost Variances

As stated in Table II-A-1 above, there is a significant variance of \$1,301,673 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Phase #2 Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan, the initial total estimated costs of the Phase #2 Improvements, including the proportional share of the Major Improvement costs, were equal to \$20,186,042. According to the Developer, the actual costs of the Phase #2 Improvements were equal to \$20,296,417.

According to the City, the Phase #2 Improvements were completed and accepted by the City on July 2, 2024.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements and (2) establish the PID, according to the Developer as of July 31, 2024.

Table II-A-2
Updated Sources and Uses – Phase #2

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	\$20,186,042	\$20,186,042	\$0
Other funding sources	\$0	\$110,376	\$110,376
Total Sources	\$20,186,042	\$20,296,417	\$110,376
Uses of Funds			
<u>Phase #2 Improvements</u>			
Roadway Improvements	\$5,261,258	\$4,761,152	(\$500,106)
Water Improvements	\$2,012,039	\$1,998,921	(\$13,118)
Sanitary Sewer Improvements	\$2,756,226	\$3,100,570	\$344,344
Storm Drainage Improvements	\$4,324,151	\$4,412,654	\$88,503
Landscaping and Hardscaping	\$1,720,657	\$2,261,880	\$541,223
Other Soft and Miscellaneous Costs	\$4,111,711	\$3,761,240	(\$350,471)
<i>Subtotal: Phase #2 Improvements</i>	<i>\$20,186,042</i>	<i>\$20,296,417</i>	<i>\$110,375</i>
Total Uses	\$20,186,042	\$20,296,417	\$110,375

1 – According to the Developer as of July 31, 2024.

Phase #2 Improvement Cost Variances

As stated in Table II-A-2 above, there is a significant variance of \$110,375 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Phase #1 Improvements and Phase #2 Improvements are expected to be built within a period of five years. The anticipated budget for the Phase #1 Improvements and Phase #2 Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Tables II-B-1 and Table II-B-2 below.

Table II-B-1
Phase #1 Projected Annual Installments (2021-2031)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments ^{1,2,3}
2021-25	\$1,261,387
2026	\$759,550
2027	\$759,140
2028	\$746,985
2029	\$668,829
2030	\$602,868
2031	\$612,153
Total	\$5,410,912

1 – Projected Annual Installments for Assessment Years ending 2021-2026 represent actual amounts billed and include applicable credits. Assessment Years ending 2027-2031 represent projected amounts and will be updated in future Annual Service Plan Updates.

2 – Represents the Annual Installments billed for the Phase #1 Lots triggered as of the respective period. Amounts do not include prepayments.

3 - Refer to Section D of this report for additional information regarding Phase #1's annual budget and Annual Installments.

Table II-B-2
Phase #2 Projected Annual Installments (2024-2031)

Assessment Year Ending 9/01	Phase #2 Projected Annual Installments ^{1,2,3}
2024-25	\$0
2026	\$1,938,302
2027	\$1,939,409
2028	\$1,940,540
2029	\$1,941,695
2030	\$1,942,876
2031	\$1,705,650
Total	\$11,408,472

1 – Projected Annual Installments for Assessment Years ending 2024-2026 represent actual amount billed and include applicable credits. Assessment Years ending 2027-2031 represent projected amounts and will be updated in future Annual Service Plan Updates.

2 – Represents the Annual Installments billed for the Phase #2 Lots triggered as of the respective period. Amounts do not include prepayments.

3 - Refer to Section F of this report for additional information regarding Phase #2's annual budget and Annual Installments.

C. STATUS OF DEVELOPMENT

See Table II-C-1 below for the status of building permits issued within Phase #1 and Phase #2 as of June 30, 2024.

Table II-C-1
Building Permits Issued^{1,2}

	Cumulative as of June 30, 2022	Cumulative as of July 31, 2023	Cumulative as of June 30, 2024
Phase #1 Building Permits	24	185	267
Phase #2 Building Permits ³	0	0	0

1 – Based on the building permit issuances according to the City.

2 – The number of building permits issued as of June 30, 2025 is not yet available as of the date of this report. Refer to Table II-D-1 and Table II-F-1 of this report for information regarding the collection of the first Annual Installment for each Lot within Phase #1 and Phase #2 of the PID.

See Table II-C-2 below for the status of completed homes within Phase #1 and Phase #2 as of July 31, 2025.

Table II-C-2
Completed Homes

Status	Cumulative as of June 30, 2023 ¹	Cumulative as of June 30, 2024 ¹	Cumulative as of July 31, 2025 ²
Phase #1 Completed Homes	77	199	256
Phase #2 Completed Homes	0	0	7

1 – Based on the certificates of occupancy issuances according to the City.

2 – According to Grayson Central Appraisal District's online records as of July 31, 2025.

See Appendix C for 2025 assessed values of all Parcels within Phase #1 of the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within Phase #1, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #1 Assessed Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #1 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two-year period.

Table II-D-1 on the following page shows the amount of Assessments applicable to all Phase #1 Lots triggered as of June 30, 2024.

Table II-D-1
Assessments on Phase #1 Lots Triggered for Annual
Installment Collection as of June 30, 2024¹

Trigger Period	Annual Installment Condition Trigger	Number of Lots²	Total EU	Total Assessments³
2022-23	Condition (i)	24	22.78	\$708,086.57
2023-24	Condition (i)	161	142.22	\$4,421,223.45
2024-25	Condition (iii)	142	126.44	\$3,930,743.98
Total		327	291.44	\$9,060,054.00

1 – Number of Lots represents the building permits issued according to the City.

2 – See Section II.C. of this report for building permit issuance information relating to the reported lots triggered.

3 – Total Assessments for lots triggered as of June 30, 2024 represent 100 percent of the total Phase #1 Assessments. See various Assessment Rolls for the current total outstanding Assessment balances.

Pursuant to the Updated Service and Assessment Plan, each Assessment securing the Phase #1 Reimbursement Agreement obligation shall bear interest at the rate on the Phase #1 Reimbursement Agreement obligation commencing with the effective date of the Phase #1 Reimbursement Agreement obligation. The interest rate applicable to the Phase #1 Reimbursement Agreement obligation is 7.95 percent per annum for 2025-26 and is used to calculate the interest on the Assessments securing the Phase #1 Reimbursement Agreement Obligation.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment.

These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Annual Budget for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Annual Installments to be collected for 2025-26

The proportional Phase #1 budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-D-2 on the following page.

Table II-D-2
Phase #1 Budget for the Annual Installments
to be Collected for 2025-26

Descriptions	Budget for Lots Based on Trigger Period			Total
	2022-23	2023-24	2024-25	
Interest payment on or after March 1, 2026	\$28,137	\$172,273	\$154,994	\$355,404
Interest payment on or after September 1, 2026	\$28,137	\$172,273	\$154,994	\$355,404
Principal payment on September 1, 2026	\$78	\$478	\$431	\$987
<i>Subtotal debt service on R.A.</i>	<i>\$56,352</i>	<i>\$345,024</i>	<i>\$310,419</i>	<i>\$711,796</i>
Administrative Expenses	\$3,781	\$23,148	\$20,826	\$47,754
<i>Subtotal Expenses</i>	<i>\$60,133</i>	<i>\$368,172</i>	<i>\$331,245</i>	<i>\$759,550</i>
Available Administrative Expense account	\$0	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Annual Installments	\$60,133	\$368,172	\$331,245	\$759,550

Debt Service Payments

Table II-D-3 below shows the Phase #1 Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 7.95 percent.

Table II-D-3
Phase #1 Principal and Interest to be Collected for 2025-26

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2022-23	\$707,852	\$78	7.95%	\$28,137	\$28,137	\$56,352
2023-24	\$4,333,911	\$478	7.95%	\$172,273	\$172,273	\$345,024
2024-25	\$3,899,227	\$431	7.95%	\$154,994	\$154,994	\$310,419
Total	\$8,940,990	\$987		\$355,404	\$355,404	\$711,796

Administrative Expenses

The Phase #1 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2025-26 and are shown in Table II-D-4 below.

Table II-D-4
Phase #1 Administrative Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget (09/01/2025-08/31/2026)
2022-23	\$3,781
2023-24	\$23,148
2024-25	\$20,826
Total	\$47,754

Available Administrative Expense Account

There are no available administrative expense funds to reduce the Phase #1 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – PHASE #1

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

According to the Updated Service and Assessment Plan, 327 units representing 291.44 total Equivalent Units were anticipated to be built within the PID. As of June 30, 2025, three-hundred and twenty-seven (327) Phase #1 Lots have been triggered for Annual Installment collection, representing 291.44 Equivalent Units. See Table II-D-1 of this report for the trigger period breakdown of the lots triggered in Phase #1. As of June 30, 2025, two 25' Lots and two 50' Lots have prepaid their Phase #1 Assessment in full. As a result, the outstanding Phase #1 total Equivalent Units are 287.67 ($291.44 - 3.78 = 287.67$).

The Annual Installment to be collected from each Parcel within Phase #1 of the PID is calculated by multiplying the Annual Installment for each unit shown in Table II-D-5 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-D-5
Phase #1 Annual Installment Per Equivalent Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2022-23	\$3.43	\$2,470.58	\$165.98	\$2,639.99
2023-24	\$3.43	\$2,470.85	\$166.00	\$2,640.27
2024-25	\$3.43	\$2,471.12	\$166.02	\$2,640.57

The list of Parcels triggered per period within Phase #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 2025-26 are shown in the Phase #1 Assessment Roll Summaries attached hereto as Appendix D-1, D-2 and D-3.

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F. ANNUAL BUDGET – PHASE #2

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #2 Assessed Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #2 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period.

Table II-F-1 below shows the amount of Assessments applicable to all Phase #2 Lots triggered as of June 30, 2025.

Table II-F-1
Assessments on Phase #2 Lots Triggered for Annual
Installment Collection as of June 30, 2025¹

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments²
2025-26	Condition (iii)	561	530.36	\$20,186,041.91
Total		561	530.36	\$20,186,041.91

1 – Number of Lots represents the total number of platted lots planned to be developed according to the Updated Service and Assessment Plan.

2 – Total Assessments for lots triggered as of June 30, 2025 represent 100 percent of the total Phase #2 Assessments. See various Assessment Rolls for the current total outstanding Assessment balances.

Pursuant to the Updated Service and Assessment Plan, each Assessment securing the Phase #2 Reimbursement Agreement obligation shall bear interest at the rate on the Phase #2 Reimbursement Agreement obligation commencing with the effective date of the Phase #2 Reimbursement Agreement obligation. The interest rate applicable to the Phase #2 Reimbursement Agreement obligation is 9.30 percent per annum for 2025-26 and is used to calculate the interest on the Assessments securing the Phase #2 Reimbursement Agreement Obligation.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment.

These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Annual Budget for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot will be paid on the Phase #2 Reimbursement Agreement from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #2 Annual Installments to be collected for 2025-26

The proportional Phase #2 budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-F-2 below.

Table II-F-2

Phase #2 Budget for the Annual Installments to be Collected for 2025-26

Descriptions		Total
Interest payment on or after March 1, 2026	\$938,651	
Interest payment on or after September 1, 2026	\$938,651	
Principal payment on September 1, 2026	\$1,000	
<i>Subtotal debt service on R.A.</i>		\$1,878,302
Administrative Expenses		\$60,000
<i>Subtotal Expenses</i>		\$1,938,302
Available Administrative Expense account		\$0
<i>Subtotal funds available</i>		\$0
Annual Installments		\$1,938,302

Debt Service Payments

Table II-F-3 below shows the Phase #2 Annual Installments to be collected for principal and interest based on the outstanding Assessment balance and the effective interest rate of 9.30 percent.

Table II-F-3

Phase #2 Principal and Interest to be Collected for 2025-26

Lots in	Outstanding	Principal	Effective	Interest	Due	Annual
Trigger	Assessment	Due	Interest	3/1	Interest	Installments to
Period	Balance		Rate	Due	Due	be Collected for
2025-26	\$20,186,042	\$1,000	9.30%	\$938,651	\$938,651	\$1,878,302
Total	\$20,186,042	\$1,000		\$938,651	\$938,651	\$1,878,302

Administrative Expenses

The Phase #2 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2025-26 and are shown in Table II-F-4 on the following page.

Table II-F-4
Phase #2 Administrative Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget (09/01/2025-08/31/2026)
2025-26	\$60,000
Total	\$60,000

Available Administrative Expense Account

There are no available administrative expense funds to reduce the Phase #2 2025-26 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – PHASE #2

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

According to the Updated Service and Assessment Plan, 561 units representing 530.36 total Equivalent Units were anticipated to be built within the PID. As of June 30, 2025, five-hundred sixty-one (561) Phase #2 Lots have been triggered for Annual Installment collection, representing 530.36 Equivalent Units. See Table II-F-1 of this report for the trigger period breakdown of the lots triggered in Phase #2. As of June 30, 2025, no parcels have prepaid their Phase #2 Assessment in full. As a result, the outstanding Phase #2 total Equivalent Units are 530.36.

The Annual Installment to be collected from each Parcel within Phase #2 of the PID is calculated by multiplying the Annual Installment for each unit shown in Table II-F-5 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-F-5
Phase #2 Annual Installment Per Equivalent Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2025-26	\$1.89	\$3,539.70	\$113.13	\$3,654.72

The list of Parcels triggered per period within Phase#2 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 2025-26 are shown in the Phase #2 Assessment Roll Summary attached hereto as Appendix E.

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent 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 the Phase #1 and Phase #2 property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

Projected Tax Rate Equivalent per Unit

According to the Developer, the Phase #2 estimated finished lot value per unit has been revised from the values reported in the Updated Service and Assessment Plan. According to the Developer, the Phase #2 revised estimated finished lot value per unit reported in the Updated Service and Assessment Plan reported the incorrect values in error. Table III-A-1 below shows the corrected estimated finished lot value per unit for Phase #2 of the PID.

Table III-A-1
Revised Projected Tax Rate Equivalent per Unit – Phase #2

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (50 Ft Lot)	123	\$100,000	\$466,000	\$3,287	\$3.29	\$0.71
Lot Type 2 (40 Ft Lot)	280	\$90,000	\$446,000	\$3,146	\$3.50	\$0.71
Lot Type 4 (Townhomes)	128	\$70,000	\$386,000	\$2,723	\$3.03	\$0.71
Lot Type 5 (60 Ft Lot)	30	\$120,000	\$518,000	\$3,654	\$5.96	\$0.71

¹Provided by Developer.

²Assumes projected home value per unit remains static.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated 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 the Updated 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.I of the Service and Assessment Plan.

The summary of the updated Assessment Rolls are shown in Appendix D-1, D-2, D-2 and E 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 Updated 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 Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent 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 Grayson Central Appraisal District (the "GCAD"), three-hundred and thirty-three (333) Lots in Phase #1 of the PID were subdivided from Parcels 125515, 220351, and 125513 in 2021. The final plat was recorded in June of 2021 and the Assessments were allocated proportionally according to Lot Type.

According to the Grayson County Clerk's Office, an amended Phase #1 plat was filed and recorded on March 24, 2022. According to the City, the amended Phase #1 plat was filed to address utility easements needed for the development and did not impact the total lot count, or any lot sizes, subdivided in the original Phase #1 plat.

According to the Developer and the GCAD, a final plat for Phase #2 was filed and recorded in June 2024 for the proposed development of 561 residential Lots. As a result, Lots within Phase #2 of the PID are anticipated to be individually billed Annual Installments beginning in tax year 2025.

B. PREPAYMENT OF ASSESSMENTS

Phase #1

As of June 30, 2025, four Parcels have prepaid their Phase #1 Assessments in full. See Appendix B for more information related to the prepaid Parcels.

Phase #2

As of June 30, 2025, no Parcels have prepaid their Phase #2 Assessments in full. See Appendix B for more information related to the prepaid Parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 222 W. Mulberry Street, Sherman, Texas 75090.

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APPENDIX A
BEL AIR VILLAGE PID MAP

--- CALLED 21.05 ACRES ---
--- GRAYSON COUNTY, TEXAS ---
--- VOL. 888, PG. 595 ---

BURLINGTON NORTHERN-SANTA FE RAILROAD

PHASE 1
50.50 ACRES

PHASE 2
119.01 ACRES

CALLED 88,972.5 SQ. FT.
 RAYSON COUNTY, TEXAS
 VOL. 166B, PG. 420 /
 D.R.G.C.T. - 55

OVERALL PID BOUNDARY
279.30 ACRES

LSJ: 015-4958 : 015-4958 : 015-4958 : 015-4958

APPENDIX B
PREPAID PARCELS

PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	437230	Sep-23	\$31,086.73	Full
Phase #1	437427	Nov-24	\$31,086.73	Full
Phase #1	437175	Dec-24	\$24,175.90	Full
Phase #1	437372	Dec-24	\$31,083.30	Full
Total			\$117,432.65	

APPENDIX C
ASSESSED VALUES

Appendix C
2025 Assessed Value

Phase	Parcels	2025 Assessed Value ¹
Phase #1 ²	332	\$96,306,447
Phase #2	575	\$31,436,237
Total²	907	\$127,742,684

1 - Includes 327 single family residential lots and five HOA lots

2 - Includes 561 single family residential lots and fourteen HOA lots

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2025-26
LOTS TRIGGERED FOR COLLECTION IN 2022-23

Appendix D-1

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2025-26 ASSESSMENT ROLL
Lots Triggered for Collection in 2022-23**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
437219	R711474	C	17	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437220	R711479	C	18	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437221	R711484	C	19	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437224	R711499	C	22	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437225	R711504	C	23	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437226	R711509	C	24	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437238	R711569	C	36	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437241	R711584	E	1	50'	1.00	\$20,696.90	\$2.29	\$1,645.40	\$110.54	\$1,758.23
452869	R762288					\$10,379.53	\$1.15	\$825.17	\$55.44	\$881.76
437242	R711589	E	2	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437245	R711604	E	5	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437246	R711609	E	6	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437247	R711614	E	7	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437251	R711634	E	11	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437252	R711638	E	12	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437253	R711643	E	13	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437256	R711658	E	16	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437257	R711663	E	17	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437258	R711668	E	18	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437279	R711769	E	39	50'	1.00	\$31,076.43	\$3.43	\$2,470.58	\$165.98	\$2,639.99
437281	R711778	E	41	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437282	R711782	E	42	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437283	R711786	E	43	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437289	R711810	F	2	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
437294	R711835	F	7	40'	0.89	\$27,623.50	\$3.05	\$2,196.07	\$147.54	\$2,346.66
Total					22.78	\$707,852.10	\$78.15	\$56,274.24	\$3,780.68	\$60,133.08

APPENDIX D-2
PHASE #1 ASSESSMENT ROLL SUMMARY – 2025-26
LOTS TRIGGERED FOR COLLECTION IN 2023-24

Appendix D-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2025-26 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
437118	R710912	A	1	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437119	R710919	A	2	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437132	R711000	A	15	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437133	R711006	A	16	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437134	R711012	A	17	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437135	R711018	A	18	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437136	R711023	A	19	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437137	R711030	A	20	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437138	R711037	A	21	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437139	R711043	A	22	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437140	R711049	A	23	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437141	R711055	A	24	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437142	R711061	A	25	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437143	R711067	A	26	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437144	R711073	A	27	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437145	R711080	A	28	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437146	R711086	A	29	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437169	R711205	A	52	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437170	R711211	A	53	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437171	R711216	A	54	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437196	R711354	B	20	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437223	R711494	C	21	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437263	R711693	E	23	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437276	R711756	E	36	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437285	R711795	E	45	40'	0.89	0.89	\$13,813.26	\$1.52	\$1,098.15	\$73.78	\$1,173.46
448123	R739250						\$13,813.26	\$1.52	\$1,098.15	\$73.78	\$1,173.46
437339	R712002	G	6	40'	0.89	0.89	\$9,227.26	\$1.02	\$733.57	\$49.28	\$783.87
452709	R762179						\$18,399.27	\$2.03	\$1,462.74	\$98.27	\$1,563.04
437380	R712203	H	9	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437414	R712335	I	1	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437419	R712354	I	6	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437447	R712459	I	34	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437448	R712463	I	35	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437120	R710926	A	3	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437121	R710933	A	4	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437148	R711098	A	31	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437149	R711104	A	32	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437150	R711110	A	33	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437151	R711116	A	34	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437152	R711122	A	35	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437153	R711128	A	36	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437154	R711134	A	37	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437155	R711140	A	38	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437156	R711145	A	39	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437157	R711150	A	40	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437158	R711155	A	41	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437159	R711160	A	42	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437160	R711164	A	43	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437161	R711168	A	44	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437162	R711172	A	45	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437167	R711196	A	50	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437168	R711201	A	51	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437172	R711221	A	55	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437173	R711225	A	56	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437174	R711231	A	57	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437175	R711236	A	58	25'	0.78	0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00
437176	R711242	A	59	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437186	R711259	B	10	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437187	R711305	B	11	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437188	R711310	B	12	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437189	R711315	B	13	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437190	R711321	B	14	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437191	R711327	B	15	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437192	R711332	B	16	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437193	R711337	B	17	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437194	R711343	B	18	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437195	R711348	B	19	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437197	R711360	B	21	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437198	R711365	B	22	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437199	R711370	B	23	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437200	R711375	B	24	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437201	R711380	B	25	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437202	R711386	B	26	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437203	R711392	C	1	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437204	R711397	C	2	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437205	R711403	C	3	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437206	R711409	C	4	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437207	R711414	C	5	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437208	R711419	C	6	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55

Appendix D-2

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2025-26 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
437209	R711424	C	7	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437210	R711429	C	8	25'	0.78	0.78	\$16,116.28	\$1.78	\$1,281.24	\$86.08	\$1,369.10
455391	TBD						\$8,056.93	\$0.89	\$640.53	\$43.03	\$684.45
437211	R711434	C	9	25'	0.78	0.78	\$24,173.21	\$2.67	\$1,921.77	\$129.11	\$2,053.55
437217	R711464	C	15	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437218	R711469	C	16	40'	0.89	0.89	\$13,813.26	\$1.52	\$1,098.15	\$73.78	\$1,173.46
452705	R762177						\$13,813.26	\$1.52	\$1,098.15	\$73.78	\$1,173.46
437222	R711489	C	20	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437227	R711514	C	25	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437229	R711524	C	27	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437230	R711529	C	28	50'	1.00	0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00
437235	R711554	C	33	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437236	R711559	C	34	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437237	R711564	C	35	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437243	R711594	E	3	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437244	R711599	E	4	50'	1.00	1.00	\$15,539.92	\$1.71	\$1,235.42	\$83.00	\$1,320.14
460386	TBD						\$15,539.92	\$1.71	\$1,235.42	\$83.00	\$1,320.14
437248	R711619	E	8	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437249	R711624	E	9	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437250	R711629	E	10	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437254	R711648	E	14	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437255	R711653	E	15	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437261	R711683	E	21	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437262	R711688	E	22	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437267	R711712	E	27	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437268	R711717	E	28	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437269	R711722	E	29	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437270	R711727	E	30	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437272	R711737	E	32	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437273	R711742	E	33	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437274	R711746	E	34	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437275	R711751	E	35	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437278	R711766	E	38	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437280	R711773	E	40	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437284	R711791	E	44	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437286	R711800	E	46	40'	0.89	0.89	\$13,813.26	\$1.52	\$1,098.15	\$73.78	\$1,173.46
448319	R739274						\$13,813.26	\$1.52	\$1,098.15	\$73.78	\$1,173.46
437287	R711805	E	47	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437290	R711815	F	3	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437293	R711830	F	6	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437297	R711850	F	10	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
442240	R712494	F	16	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
442243	R712505	F	33	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437334	R711977	G	1	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437336	R711987	G	3	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437337	R711992	G	4	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437338	R711997	G	5	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437340	R712007	G	7	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437341	R712011	G	8	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437342	R712016	G	9	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437343	R712021	G	10	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437348	R712046	G	15	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437349	R712051	G	16	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437353	R712071	G	20	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437372	R712166	H	1	50'	1.00	0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00
437373	R712171	H	2	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437374	R712176	H	3	50'	1.00	1.00	\$20,730.25	\$2.29	\$1,648.06	\$110.72	\$1,761.06
456232	TBD						\$10,349.59	\$1.14	\$822.79	\$55.28	\$879.21
437375	R712181	H	4	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437377	R712191	H	6	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437378	R712195	H	7	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437379	R712199	H	8	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437381	R712207	H	10	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437385	R712222	H	14	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437388	R712234	H	17	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437389	R712238	H	18	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437406	R712304	H	35	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437410	R712320	H	39	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437413	R712331	H	42	40'	0.89	0.89	\$27,626.52	\$3.05	\$2,196.31	\$147.55	\$2,346.91
437415	R712339	I	2	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437416	R712343	I	3	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437420	R712357	I	7	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437421	R712360	I	8	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437424	R712371	I	11	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437425	R712375	I	12	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437429	R712391	I	16	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437430	R712395	I	17	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437431	R712399	I	18	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437436	R712418	I	23	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27

Appendix D-2

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2025-26 ASSESSMENT ROLL
Lots Triggered for Collection in 2023-24**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
437437	R712421	I	24	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437438	R712425	I	25	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437439	R712429	I	26	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437440	R712433	I	27	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437441	R712437	I	28	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437442	R712441	I	29	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437443	R712445	I	30	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437444	R712449	I	31	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437445	R712453	I	32	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
437446	R712456	I	33	50'	1.00	1.00	\$31,079.84	\$3.43	\$2,470.85	\$166.00	\$2,640.27
Total					142.22	139.44	\$4,333,911.09	\$477.99	\$344,545.93	\$23,147.68	\$368,171.60

APPENDIX D-3
PHASE #1 ASSESSMENT ROLL SUMMARY – 2025-26
LOTS TRIGGERED FOR COLLECTION IN 2024-25

Appendix D-3

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2025-26 ASSESSMENT ROLL
Lots Triggered for Collection in 2024-25

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
437122	R710939	A	5	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437123	R710945	A	6	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437124	R710951	A	7	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437125	R710957	A	8	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437126	R710964	A	9	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437127	R710970	A	10	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437128	R710976	A	11	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437129	R710982	A	12	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437130	R710988	A	13	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437131	R710995	A	14	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437147	R711092	A	30-HOA	HOA	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
437163	R711177	A	46	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437164	R711182	A	47	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437165	R711187	A	48	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437166	R711191	A	49	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437177	R711248	B	1	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437178	R711254	B	2	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437179	R711259	B	3	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437180	R711265	B	4	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437181	R711271	B	5	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437182	R711277	B	6	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437183	R711283	B	7	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437184	R711288	B	8	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437185	R711294	B	9	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437212	R711439	C	10	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437213	R711444	C	11	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437214	R711449	C	12	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437215	R711454	C	13	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437216	R711459	C	14	25'	0.78	0.78	\$24,175.90	\$2.67	\$1,921.98	\$129.12	\$2,053.78
437228	R711519	C	26	HOA	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
437231	R711534	C	29	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437232	R711539	C	30	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437233	R711544	C	31	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437234	R711549	C	32	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437239	R711574	C	37	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437240	R711579	D	1-HOA	HOA	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
437259	R711673	E	19	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437260	R711678	E	20	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437264	R711697	E	24	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437265	R711702	E	25	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437266	R711707	E	26	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437271	R711732	E	31	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437277	R711761	E	37	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437291	R711820	F	4	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437292	R711825	F	5	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437295	R711840	F	8	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437296	R711845	F	9	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442235	R712475	F	11	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442236	R712479	F	12	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442237	R712483	F	13	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442238	R712487	F	14	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442239	R712490	F	15	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442241	R712497	F	18	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437306	R711855	F	19	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437307	R711860	F	20	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437308	R711865	F	21	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437309	R711870	F	22	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437310	R711874	F	23	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437311	R711879	F	24	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437312	R711884	F	25	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437313	R711889	F	26	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437314	R711894	F	27	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437315	R711899	F	28	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437316	R711904	F	29	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437317	R711909	F	30	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437318	R711913	F	31	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442242	R712501	F	32	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442244	R712509	F	34	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
442245	R712513	F	1-HOA	HOA	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
442246	R712517	F	2-HOA	HOA	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
437322	R711918	F	35	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437323	R711923	F	36	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437324	R711928	F	37	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437325	R711933	F	38	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437326	R711938	F	39	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18

Appendix D-3

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 2025-26 ASSESSMENT ROLL
Lots Triggered for Collection in 2024-25

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
437327	R711942	F	40	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437328	R711947	F	41	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437329	R711952	F	42	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437330	R711957	F	43	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437331	R711962	F	44	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437332	R711967	F	45	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437333	R711972	F	46	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437335	R711982	G	2	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437344	R712026	G	11	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437345	R712031	G	12	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437346	R712036	G	13	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437347	R712041	G	14	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437350	R712056	G	17	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437351	R712061	G	18	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437352	R712066	G	19	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437354	R712076	G	21	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437355	R712081	G	22	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437356	R712086	G	23	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437357	R712091	G	24	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437358	R712096	G	25	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437359	R712101	G	26	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437360	R712106	G	27	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437361	R712111	G	28	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437362	R712116	G	29	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437363	R712121	G	30	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437364	R712126	G	31	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437365	R712131	G	32	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437366	R712136	G	33	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437367	R712141	G	34	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437368	R712146	G	35	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437369	R712151	G	36	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437370	R712156	G	37	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437371	R712161	G	38	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437376	R712186	H	5	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437382	R712211	H	11	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437383	R712214	H	12	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437384	R712218	H	13	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437386	R712226	H	15	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437387	R712230	H	16	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437390	R712242	H	19	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437391	R712245	H	20	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437392	R712249	H	21	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437393	R712252	H	22	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437394	R712256	H	23	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437395	R712260	H	24	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437396	R712264	H	25	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437397	R712268	H	26	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437398	R712272	H	27	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437399	R712276	H	28	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437400	R712280	H	29	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437401	R712284	H	30	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437402	R712288	H	31	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437403	R712292	H	32	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437404	R712296	H	33	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437405	R712300	H	34	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437407	R712308	H	36	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437408	R712312	H	37	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437409	R712316	H	38	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437411	R712324	H	40	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437412	R712328	H	41	40'	0.89	0.89	\$27,629.60	\$3.05	\$2,196.55	\$147.57	\$2,347.18
437417	R712347	I	4	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437418	R712350	I	5	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437422	R712364	I	9	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437423	R712367	I	10	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437426	R712379	I	13	50'	1.00	1.00	\$15,541.65	\$1.72	\$1,235.56	\$83.01	\$1,320.29
459350	TBD						\$15,541.65	\$1.72	\$1,235.56	\$83.01	\$1,320.29
437427	R712383	I	14	50'	1.00	0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00
437428	R712387	I	15	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437432	R712403	I	19	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437433	R712407	I	20	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437434	R712410	I	21	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437435	R712414	I	22	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437449	R712467	I	36	50'	1.00	1.00	\$31,083.30	\$3.43	\$2,471.12	\$166.02	\$2,640.57
437450	R712471	J	1	HOA	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					126.44	125.44	\$3,899,226.83	\$430.85	\$309,988.53	\$20,826.00	\$331,245.39

APPENDIX E
PHASE #2 ASSESSMENT ROLL SUMMARY – 2025-26
LOTS TRIGGERED FOR COLLECTION IN 2025-26

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456436	TBD	A	1X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456437	TBD	A	2	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456438	TBD	A	3	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456439	TBD	A	4	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456440	TBD	A	5	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456441	TBD	A	6	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456442	TBD	A	7	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456443	TBD	A	8	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456444	TBD	A	9	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456445	TBD	A	10	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456446	TBD	A	11	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456447	TBD	A	12	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456448	TBD	A	13	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456449	TBD	A	14	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456450	TBD	A	15	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456451	TBD	A	16	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456452	TBD	A	17	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456453	TBD	A	18	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456454	TBD	A	19	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456455	TBD	A	20	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456456	TBD	A	21	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456457	TBD	A	22	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456458	TBD	A	23	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456459	TBD	A	24	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456460	TBD	A	25	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456461	TBD	A	26	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456462	TBD	A	27	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456463	TBD	A	28	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456464	TBD	A	29X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456465	TBD	A	30	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456466	TBD	A	31	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456467	TBD	A	32	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456468	TBD	A	33	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456469	TBD	A	34X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456470	TBD	A	35	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456471	TBD	A	36	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456472	TBD	A	37	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456473	TBD	A	38	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456474	TBD	A	39	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456475	TBD	A	40	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456476	TBD	A	41	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456477	TBD	A	42	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456478	TBD	A	43	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456479	TBD	A	44	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456480	TBD	A	45	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456481	TBD	A	46	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456482	TBD	A	47	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456483	TBD	A	48	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456484	TBD	A	49	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456485	TBD	A	50	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456486	TBD	A	51	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456487	TBD	A	52	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456488	TBD	A	53	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456489	TBD	A	54	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456490	TBD	A	55	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456491	TBD	A	56	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456492	TBD	A	57	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456493	TBD	A	58	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456494	TBD	A	59	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456495	TBD	A	60	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456496	TBD	A	61	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456497	TBD	A	62X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456498	TBD	B	1	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456499	TBD	B	2	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456500	TBD	B	3	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456501	TBD	B	4	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456502	TBD	B	5	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456503	TBD	B	6	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456504	TBD	B	7	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456505	TBD	B	8	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456506	TBD	B	9	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456507	TBD	B	10	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456508	TBD	B	11	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
456509	TBD	B	12	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456510	TBD	B	13	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456511	TBD	B	14	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456512	TBD	B	15	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456513	TBD	B	16	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456514	TBD	B	17	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456515	TBD	B	18	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456516	TBD	B	19	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456517	TBD	B	20	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456518	TBD	B	21	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456519	TBD	B	22	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456520	TBD	B	23	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456521	TBD	B	24	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456522	TBD	B	25	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456523	TBD	B	26	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456524	TBD	B	27	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456525	TBD	B	28	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456526	TBD	B	29	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456527	TBD	B	30	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456528	TBD	B	31	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456529	TBD	B	32	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456530	TBD	B	33	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456531	TBD	B	34	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456532	TBD	B	35	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456533	TBD	B	36	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456534	TBD	B	37	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456535	TBD	B	38	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456536	TBD	B	39	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456537	TBD	B	40	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456538	TBD	B	41	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456539	TBD	B	42	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456540	TBD	C	1	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456541	TBD	C	2	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456542	TBD	C	3	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456543	TBD	C	4	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456544	TBD	C	5	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456545	TBD	C	6	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456546	TBD	C	7	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456547	TBD	C	8	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456548	TBD	C	9	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456549	TBD	C	10	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456550	TBD	C	11X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456551	TBD	C	12	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456552	TBD	C	13	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456553	TBD	C	14	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456554	TBD	C	15	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456555	TBD	C	16	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456556	TBD	C	17	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456557	TBD	C	18	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456558	TBD	C	19	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456559	TBD	C	20	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456560	TBD	C	21	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456561	TBD	C	22	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456562	TBD	C	23	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456563	TBD	C	24	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456564	TBD	C	25	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456565	TBD	C	26	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456566	TBD	C	27	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456567	TBD	C	28	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456568	TBD	C	29	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456569	TBD	C	30	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456570	TBD	C	31	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456571	TBD	C	32	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456572	TBD	C	33	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456573	TBD	C	34	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456574	TBD	C	35	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456575	TBD	C	36	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456576	TBD	C	37	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456577	TBD	C	38	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456578	TBD	C	39	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456579	TBD	C	40	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456580	TBD	C	41	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
456581	TBD	D	1X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456582	TBD	D	2X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456583	TBD	D	3	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456584	TBD	D	4	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456585	TBD	D	5	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456586	TBD	D	6	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456587	TBD	D	7	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456588	TBD	D	8	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456589	TBD	D	9	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456590	TBD	D	10	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456591	TBD	D	11	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456592	TBD	D	12	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456593	TBD	D	13	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456594	TBD	D	14	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456595	TBD	D	15	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456596	TBD	D	16	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456597	TBD	D	17	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456598	TBD	D	18	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456599	TBD	D	19	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456600	TBD	D	20	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456601	TBD	D	21	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456602	TBD	D	22	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456603	TBD	D	23	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456604	TBD	D	24	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456605	TBD	D	25	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456606	TBD	D	26	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456607	TBD	D	27	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456608	TBD	D	28	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456609	TBD	D	29	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456610	TBD	D	30	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456611	TBD	D	31	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456612	TBD	D	32	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456613	TBD	D	33	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456614	TBD	D	34X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456615	TBD	D	35	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456616	TBD	D	36	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456617	TBD	D	37	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456618	TBD	D	38	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456619	TBD	D	39	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456620	TBD	D	40	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456621	TBD	D	41	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456622	TBD	D	42	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456623	TBD	D	43	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456624	TBD	D	44	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456625	TBD	D	45	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456626	TBD	D	46	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456627	TBD	D	47	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456628	TBD	D	48	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456629	TBD	D	49	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456630	TBD	D	50	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456631	TBD	D	51	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456632	TBD	D	52	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456633	TBD	D	53	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456634	TBD	D	54X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456635	TBD	E	1	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456636	TBD	E	2	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456637	TBD	E	3	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456638	TBD	E	4	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456639	TBD	E	5	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456640	TBD	E	6	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456641	TBD	E	7	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456642	TBD	E	8	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456643	TBD	E	9	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456644	TBD	E	10	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456645	TBD	E	11	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456646	TBD	E	12	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456647	TBD	E	13	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456648	TBD	E	14	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456649	TBD	E	15	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456650	TBD	E	16	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456651	TBD	E	17	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456652	TBD	E	18	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

E-4

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
456725	TBD	G	32	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456726	TBD	G	33	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456727	TBD	G	34	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456728	TBD	G	35	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456729	TBD	G	36	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456730	TBD	G	37	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456731	TBD	G	38	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456732	TBD	G	39	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456733	TBD	G	40	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456734	TBD	G	41	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456735	TBD	G	42	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456736	TBD	G	43	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456737	TBD	G	44	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456738	TBD	G	45	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456739	TBD	G	46	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456740	TBD	G	47	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456741	TBD	G	48	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456742	TBD	G	49	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456743	TBD	G	50	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456744	TBD	G	51	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456745	TBD	G	52	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456746	TBD	G	53	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456747	TBD	G	54	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456748	TBD	G	55	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456749	TBD	H	1	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456750	TBD	H	2	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456751	TBD	H	3	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456752	TBD	H	4	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456753	TBD	H	5	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456754	TBD	H	6	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456755	TBD	H	7	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456756	TBD	H	8	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456757	TBD	H	9	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456758	TBD	H	10	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456759	TBD	H	11	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456760	TBD	H	12	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456761	TBD	H	13	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456762	TBD	H	14	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456763	TBD	H	15	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456764	TBD	H	16	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456765	TBD	H	17	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456766	TBD	H	18	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456767	TBD	H	19	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456768	TBD	H	20	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456769	TBD	H	21	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456770	TBD	H	22	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456771	TBD	H	23	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456772	TBD	H	24	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456773	TBD	I	1	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456774	TBD	I	2	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456775	TBD	I	3	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456776	TBD	I	4	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456777	TBD	I	5	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456778	TBD	I	6	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456779	TBD	I	7	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456780	TBD	I	8	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456781	TBD	I	9	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456782	TBD	I	10	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456783	TBD	I	11	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456784	TBD	I	12	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456785	TBD	I	13	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456786	TBD	I	14	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456787	TBD	I	15	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456788	TBD	I	16	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456789	TBD	I	17	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456790	TBD	I	18	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456791	TBD	I	19	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456792	TBD	I	20	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456793	TBD	I	21	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456794	TBD	I	22	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456795	TBD	J	1	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456796	TBD	J	2	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
456797	TBD	J	3	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456798	TBD	J	4	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456799	TBD	J	5	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456800	TBD	J	6	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456801	TBD	J	7	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456802	TBD	J	8	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456803	TBD	J	9	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456804	TBD	J	10	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456805	TBD	J	11	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456806	TBD	J	12	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456807	TBD	J	13	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456808	TBD	J	14	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456809	TBD	J	15	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456810	TBD	J	16	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456811	TBD	J	17	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456812	TBD	J	18	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456813	TBD	J	19	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456814	TBD	J	20	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456815	TBD	J	21	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456816	TBD	J	22	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456817	TBD	J	23	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456818	TBD	J	24	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456819	TBD	J	25	40 FT	0.96	\$36,427.76	\$1.80	\$3,387.78	\$108.28	\$3,497.86
456820	TBD	K	1	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456821	TBD	K	2	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456822	TBD	K	3	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456823	TBD	K	4	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456824	TBD	K	5	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456825	TBD	K	6	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456826	TBD	K	7	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456827	TBD	K	8	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456828	TBD	K	9	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456829	TBD	K	10	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456830	TBD	K	11	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456831	TBD	K	12	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456832	TBD	K	13	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456833	TBD	K	14	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456834	TBD	K	15	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456835	TBD	K	16	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456836	TBD	K	17	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456837	TBD	K	18	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456838	TBD	K	19	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456839	TBD	K	20	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456840	TBD	K	21	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456841	TBD	K	22	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456842	TBD	K	23	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456843	TBD	K	24	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456844	TBD	K	25	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456845	TBD	K	26	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456846	TBD	K	27	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456847	TBD	K	28	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456848	TBD	K	29	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456849	TBD	K	30	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456850	TBD	K	31	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456851	TBD	K	32	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456852	TBD	K	33	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456853	TBD	K	34	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456854	TBD	K	35	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456855	TBD	K	36	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456856	TBD	K	37	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456857	TBD	K	38	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456858	TBD	K	39	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456859	TBD	K	40	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456860	TBD	K	41	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456861	TBD	L	1	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456862	TBD	L	2	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456863	TBD	L	3	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456864	TBD	L	4	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456865	TBD	L	5	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456866	TBD	L	6	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456867	TBD	L	7	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456868	TBD	L	8	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
456869	TBD	L	9	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456870	TBD	L	10	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456871	TBD	L	11	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456872	TBD	L	12	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456873	TBD	L	13	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456874	TBD	L	14	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456875	TBD	L	15	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456876	TBD	L	16	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456877	TBD	L	17	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456878	TBD	L	18	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456879	TBD	L	19	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456880	TBD	L	20	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456881	TBD	M	1	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456882	TBD	M	2	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456883	TBD	M	3	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456884	TBD	M	4	60 FT	1.11	\$42,308.47	\$2.10	\$3,934.69	\$125.76	\$4,062.54
456885	TBD	M	5	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456886	TBD	M	6	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456887	TBD	M	7	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456888	TBD	M	8	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456889	TBD	M	9	50 FT	1.00	\$19,030.64	\$0.94	\$1,769.85	\$56.57	\$1,827.36
466475	TBD					\$19,030.64	\$0.94	\$1,769.85	\$56.57	\$1,827.36
456890	TBD	M	10	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456891	TBD	M	11	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456892	TBD	M	12	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456893	TBD	M	13	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456894	TBD	M	14	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456895	TBD	M	15	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456896	TBD	M	16	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456897	TBD	M	17	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456898	TBD	M	18	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456899	TBD	M	19	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456900	TBD	N	IX-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456901	TBD	N	2	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456902	TBD	N	3	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456903	TBD	N	4	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456904	TBD	N	5	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456905	TBD	N	6	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456906	TBD	N	7	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456907	TBD	N	8	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456908	TBD	N	9	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456909	TBD	N	10	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456910	TBD	N	11	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456911	TBD	N	12	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456912	TBD	N	13	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456913	TBD	N	14	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456914	TBD	N	15	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456915	TBD	N	16X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456916	TBD	N	17X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456917	TBD	N	18	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456918	TBD	N	19	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456919	TBD	N	20	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456920	TBD	N	21	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456921	TBD	N	22	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456922	TBD	N	23	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456923	TBD	N	24	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456924	TBD	N	25	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456925	TBD	N	26	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456926	TBD	N	27	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456927	TBD	N	28	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456928	TBD	N	29	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456929	TBD	N	30	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456930	TBD	N	31	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456931	TBD	N	32	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456932	TBD	N	33	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456933	TBD	N	34X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456934	TBD	O	IX-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456935	TBD	O	2	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456936	TBD	O	3	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456937	TBD	O	4	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456938	TBD	O	5	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456939	TBD	O	6	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
456940	TBD	O	7	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456941	TBD	O	8	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456942	TBD	O	9	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456943	TBD	O	10	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456944	TBD	O	11	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456945	TBD	O	12	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456946	TBD	O	13	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456947	TBD	O	14	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456948	TBD	O	15	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456949	TBD	O	16	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456950	TBD	O	17	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456951	TBD	O	18	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456952	TBD	O	19	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456953	TBD	O	20	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456954	TBD	O	21	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456955	TBD	O	22X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456956	TBD	O	23	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456957	TBD	O	24	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456958	TBD	O	25	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456959	TBD	O	26	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456960	TBD	O	27	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456961	TBD	O	28	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456962	TBD	O	29	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456963	TBD	O	30	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456964	TBD	O	31	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456965	TBD	O	32	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456966	TBD	O	33	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456967	TBD	O	34	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456968	TBD	O	35	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456969	TBD	O	36	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456970	TBD	O	37	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456971	TBD	O	38	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456972	TBD	O	39	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456973	TBD	O	40	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456974	TBD	O	41	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456975	TBD	O	42	Townhome	0.83	\$31,527.16	\$1.56	\$2,932.03	\$93.71	\$3,027.30
456976	TBD	O	43X-HOA	HOA	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456977	TBD	P	1	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456978	TBD	P	2	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456979	TBD	P	3	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456980	TBD	P	4	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456981	TBD	P	5	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456982	TBD	P	6	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456983	TBD	P	7	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456984	TBD	P	8	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456985	TBD	P	9	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456986	TBD	P	10	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456987	TBD	P	11	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456988	TBD	P	12	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456989	TBD	P	13	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456990	TBD	P	14	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456991	TBD	P	15	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456992	TBD	P	16	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456993	TBD	P	17	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456994	TBD	P	18	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456995	TBD	Q	1	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456996	TBD	Q	2	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456997	TBD	Q	3	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456998	TBD	Q	4	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
456999	TBD	Q	5	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457000	TBD	Q	6	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457001	TBD	Q	7	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457002	TBD	Q	8	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457003	TBD	Q	9	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457004	TBD	Q	10	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457005	TBD	Q	11	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457006	TBD	Q	12	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457007	TBD	Q	13	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457008	TBD	Q	14	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457009	TBD	Q	15	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457010	TBD	Q	16	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72

Appendix E

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 2025-26 ASSESSMENT ROLL**

CAD Parcel ID	Tax Parcel ID	Block	Lot	Lot Size	Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2025-26 Annual Installment
457011	TBD	Q	17	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
457012	TBD	Q	18	50 FT	1.00	\$38,061.29	\$1.89	\$3,539.70	\$113.13	\$3,654.72
Total					530.36	\$20,186,041.91	\$1,000.00	\$1,877,301.90	\$60,000.00	\$1,938,301.90

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
CITY OF SHERMAN, 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 Sherman, 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 Bel Air Village 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

Bel Air Village Public Improvement District City of Sherman, Texas

Presented to City Council on
August 18, 2025

MUNICAP, INC.
— PUBLIC FINANCE —

Annual Service and Assessment

Plan Update

- Authorized Improvements budget
- Outstanding Assessments
- Annual Budgets
- Annual Installments
- Changes to Assessment Methodology
- Projected Tax Rate Equivalent per Unit
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

■ Phase #1 Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	\$9,060,054	\$9,060,054	\$0
Other funding sources	\$0	\$1,301,673	\$1,301,673
Total Sources¹	\$9,060,054	\$10,361,727	\$1,301,673
Uses of Funds			
<i>Phase #1 Improvements</i>			
Roadway Improvements	\$2,168,179	\$3,849,764	\$1,681,585
Water Improvements	\$729,393	\$832,756	\$103,363
Sanitary Sewer Improvements	\$1,021,867	\$1,238,197	\$216,330
Storm Drainage Improvements	\$2,422,332	\$1,693,170	(\$729,162)
Landscaping and Hardscaping	\$641,447	\$1,235,645	\$594,198
Other Soft and Miscellaneous Costs	\$2,076,836	\$1,512,195	(\$564,641)
<i>Subtotal: Phase #1 Improvements</i>	<i>\$9,060,054</i>	<i>\$10,361,727</i>	<i>\$1,301,673</i>
Total Uses¹	\$9,060,054	\$10,361,727	\$1,301,673

1 - According to the Developer as of July 28, 2023.

Authorized Improvements

■ Phase #2 Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Amount Spent	Variance
Assessments	\$20,186,042	\$20,186,042	\$0
Other funding sources	\$0	\$110,376	\$110,376
Total Sources	\$20,186,042	\$20,296,417	\$110,376
Uses of Funds			
<i>Phase #2 Improvements</i>			
Roadway Improvements	\$5,261,258	\$4,761,152	(\$500,106)
Water Improvements	\$2,012,039	\$1,998,921	(\$13,118)
Sanitary Sewer Improvements	\$2,756,226	\$3,100,570	\$344,344
Storm Drainage Improvements	\$4,324,151	\$4,412,654	\$88,503
Landscaping and Hardscaping	\$1,720,657	\$2,261,880	\$541,223
Other Soft and Miscellaneous Costs	\$4,111,711	\$3,761,240	(\$350,471)
<i>Subtotal: Phase #2 Improvements</i>	<i>\$20,186,042</i>	<i>\$20,296,417</i>	<i>\$110,375</i>
Total Uses	\$20,186,042	\$20,296,417	\$110,375

1 – According to the Developer as of July 1, 2024.

Annual Installment Conditions

Annual Installment Conditions refer to when the assessment for each parcel should be collected. The earlier of the three conditions below will trigger the commencement of the collection of Annual Installments for each parcel.

- **Condition i:** Annual Installment collection for a specific parcel shall commence when the building permit for the parcel has been issued.
- **Condition ii:** Annual Installment collection for all parcels in the Phase shall commence the first October after issuance of any Bonds secured by the respective reimbursement agreement for the Assessed Property.
- **Condition iii:** Annual Installment collection for all parcels (or remaining parcels that yet to be triggered) shall commence the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase.

Phase #1 Lots Triggered

Trigger Period	Annual Installment Condition Trigger	Number of Lots ²	Total EU	Total Assessments ³
2022-23	Condition (i)	24	22.78	\$708,086.57
2023-24	Condition (i)	161	142.22	\$4,421,223.45
2024-25	Condition (iii)	142	126.44	\$3,930,743.98
Total		327	291.44	\$9,060,054.00

- Total expected number of Lots in Phase #1 – 327
- 327 Lots triggered as of June 30th represents 100% of the total within Phase #1.
- Each Trigger Period has a separate debt service schedule and annual budget.

Annual Budget

Phase #1

Descriptions	Budget for all Lots Based on Trigger Period				TOTAL
	2022-23	2023-24	2024-25	2024-25	
Interest payment on or after March 1, 2026	\$28,137	\$172,273	\$154,994	\$154,994	\$355,404
Interest payment on or after September 1, 2026	\$28,137	\$172,273	\$154,994	\$154,994	\$355,404
Principal payment on September 1, 2026	\$78	\$478	\$431	\$431	\$987
<i>Subtotal debt service on R.A.</i>	\$56,352	\$345,024	\$310,419	\$310,419	\$711,796
Administrative Expenses	\$3,781	\$23,148	\$20,826	\$20,826	\$47,754
<i>Subtotal Expenses</i>	\$60,133	\$368,172	\$331,245	\$331,245	\$759,550
Available Administrative Expense account	\$0	\$0	\$0	\$0	\$0
<i>Subtotal funds available</i>	\$0	\$0	\$0	\$0	\$0
Annual Installments	\$60,133	\$368,172	\$331,245	\$331,245	\$759,550

Annual Installments

Phase #1

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2022-23	\$3.43	\$2,470.58	\$165.98	\$2,639.99
2023-24	\$3.43	\$2,470.85	\$166.00	\$2,640.27
2024-25	\$3.43	\$2,471.12	\$166.02	\$2,640.57

Per Equivalent Unit

Phase #1	Lots in Trigger Period 2022-23	Lots in Trigger Period 2022-24	Lots in Trigger Period 2022-25
25' Lots	\$2,053.32	\$2,053.55	\$2,053.78
40' Lots	\$2,346.66	\$2,346.91	\$2,347.18
50' Lots	\$2,639.99	\$2,640.27	\$2,640.57

Phase #2 Lots Triggered

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments ²
2025-26	Condition (iii)	561	530.36	\$20,186,041.91
Total		561	530.36	\$20,186,041.91

- Total expected number of Lots in Phase #2 – 561
- 561 Lots triggered as of June 30th represents 100% of the total within Phase #2.
- All Phase #2 lots triggered at the same time. As a result, all Phase #2 parcels follow the same debt service schedule and annual budget.

Annual Budget

Phase #2

Descriptions	Total
Interest payment on or after March 1, 2026	\$938,651
Interest payment on or after September 1, 2026	\$938,651
Principal payment on September 1, 2026	\$1,000
<i>Subtotal debt service on R.A.</i>	<i>\$1,878,302</i>
Administrative Expenses	\$60,000
<i>Subtotal Expenses</i>	<i>\$1,938,302</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$1,938,302

Annual Installments

Phase #2

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2025-26	\$1.89	\$3,539.70	\$113.13	\$3,654.72

Per Equivalent Unit

Phase #2	Lots in Trigger Period 2025-26
40' Lots	\$3,497.86
50' Lots	\$3,654.72
60' Lots	\$4,062.54
Townhome Lots	\$3,027.30

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- Final plat for Phase #2 was filed and recorded in June 2024 for the proposed development of 561 residential Lots.
- All Phase #2 lots are anticipated to be individually billed Annual Installments beginning in tax year 2025.

Prepayments

- Phase #1
 - As of June 30, 2025, four Parcels have prepaid their Phase #1 Assessments in full.
- Phase #2
 - As of June 30, 2025, no Parcels have prepaid their Phase #2 Assessments in full.

Next Steps

- City Council Options
 - Approve the ordinance as presented
 - Approve the ordinance with revisions
 - Deny the ordinance as presented
- Upon approval of 2025-26 Annual SAP Update, the approved amounts for each Parcel will be provided to the Grayson County Tax Office for billing with the 2025 property taxes.
- Approved 2025-26 Annual SAP Update and ordinance will be filed and recorded with the Grayson County Clerk's office.

