ORDINANCE CSO#5888-09-2025

AN ORDINANCE APPROVING THE 2025-26 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT NO. JC-1; DIRECTING THE CITY SECRETARY TO FILE THIS ORDINANCE WITH THE COUNTY CLERK; PROVIDNG A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; INCORPORATING THE RECITALS; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City received a petition requesting the creation of the Parks at Panchasarp Farms Public Improvement District No. JC-1 (the "PID"); and

WHEREAS, on February 4, 2019, the City held a public hearing then passed and adopted Resolution CSO#981-02-2019 establishing the PID in accordance with the Public Improvement District Act; and

WHEREAS, on February 3, 2020, the City passed and adopted Ordinance CSO#1268-02-2020 approving a Service and Assessment Plan for the PID; and

WHEREAS, on March 7, 2022, the City passed and adopted Ordinance CSO#2008-03-2022 approving an amended and restated Service and Assessment Plan for the PID (the "SAP"); and

WHEREAS, the city council wishes to approve the 2025-26 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

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

Section 1

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

Section 2

The City Secretary shall cause this ordinance to be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 3

Any and all ordinances, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this ordinance are hereby repealed and rescinded to the extent of conflict herewith.

Section 4

If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remain ing portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5

All of the above premises in the preamble are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 6

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 7

This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED:

First Reading: the 18 day of August, 2025.

Final Reading: the 2 day of September, 2025.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM:

E. Allen Taylor, Jr., City Attorney

PANCHASARP FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF BURLESON, TEXAS

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

APPROVED BY CITY COUNCIL ON:
AUGUST 4, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PANCHASARP FARMS
PUBLIC IMPROVEMENT DISTRICT

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

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I. Introduction

The Panchasarp Farms Public Improvement District (the “PID”) was created pursuant to Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and Resolution CSO#981-02-2019 of the City Council on February 4, 2019, to finance certain public improvement projects for the benefit of the property in the PID. The City approved the Phase #1 Reimbursement Agreement in the aggregate initial amount of $377,134 pursuant to a resolution adopted by the City Council on February 3, 2020, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Phase #1 Reimbursement Agreement amount was updated to $374,055 based on a new allocation of revised Equivalent Units as shown in Appendix C (the “Phase #1 Reimbursement Agreement”).

A service and assessment plan dated February 3, 2020 (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 $482,718 (the “Phase #2 Reimbursement Agreement”) on March 21, 2022. On August 19, 2024, the Service and Assessment Plan was updated (the “Updated Service and Assessment Plan”) for the Phase #3 Reimbursement Agreement in the aggregate principal amount of $603,317 (the “Phase #3 Reimbursement Agreement”).

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 an assessment roll for Phase #1, Phase #2 and Phase #3 of the PID attached as Appendix F (the “Phase #1 Assessment Roll”), Appendix G (the “Phase #2 Assessment Roll”), and Appendix H (the “Phase #3 Assessment Roll”) respectively, to the Updated Service and Assessment Plan identifying the assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

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 G 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 us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the 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

Pursuant to the Updated Service and Assessment Plan adopted by City Council, the initial total estimated costs of the Authorized Improvements were equal to $2,931,839. According to PF Farms, LLC (the "Developer"), the costs spent as of July 18, 2025 for the Authorized Improvements were equal to $2,231,742.

The Actual Costs of the portion of the Authorized Improvements to be financed in each Phase shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units shown in Table II-A-1 below.

Table II-A-1
Allocated Costs of Authorized Improvements per Phase

Phase	Original Estimated EU	Revised Estimated EU[2]	Percentage Allocation	Proportionate Share of Costs
Phase #1	82.25	81.48	12.76%	$374,055
Phase #2	105.15	105.15	16.46%	$482,718
Phase #3	131.42	131.42	20.58%	$603,317
Future Phases	320.59	320.59	50.20%	$1,471,750
Total	**639.41**	**638.64**	**100.00%**	**$2,931,839**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2- The Equivalent Units used to determine the Assessments for each Phase. The Equivalent Units reported for Phase #1, Phase #2 and Phase #3 are the final values.

<u>*Sources and Uses - Total*</u>

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (i) construct all of the Authorized Improvements within the PID and (ii) establish the PID. See Table II-A-1 above for the allocation percentage based on Phase.

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Table II-A-2
Sources and Uses of Funds – Total[1]

Sources of Funds	Original Budget	Budget Revisions[1]	Revised Budget	Spent to Date[2]	Remaining Balance[1]
Phase #1 Reimbursement Agreement	$374,055	$0	$374,055	$374,055	$0
Phase #2 Reimbursement Agreement	$482,718	$0	$482,718	$482,718	$0
Phase #3 Reimbursement Agreement	$603,317	$0	$603,317	$603,317	$0
Future Phase Reimbursement Agreement	$1,471,750	$0	$1,471,750	$0	$1,471,750
Other funding sources	$20,000	$771,652	$791,652	$771,652	$20,000
Total Sources	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**
Uses of Funds					
Authorized Improvements					
Grading improvements	$43,200	$224,041	$267,241	$266,133	$1,108
Irrigation improvements	$316,310	$248,104	$564,414	$405,630	$158,784
Landscaping improvements	$960,004	$51,955	$1,011,959	$530,048	$481,911
Site furnishings improvements	$177,200	($22,720)	$154,480	$65,528	$88,952
Site elements improvements	$447,954	$144,582	$592,536	$367,669	$224,868
Playground improvements	$517,812	$31,166	$548,978	$289,042	$259,936
Other soft costs including PID creation costs	$469,359	$94,523	$563,882	$307,691	$256,191
Subtotal Authorized Improvements	*$2,931,839*	*$771,652*	*$3,703,491*	*$2,231,742*	*$1,471,750*
Other Costs					
Administrative Expenses	$20,000	$0	$20,000	$0	$20,000
Subtotal Other Costs	$20,000	$0	$20,000	$0	$20,000
Total Uses	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2 - According to the Developer as of July 18, 2025.

Total Authorized Improvement Cost Variances

As shown in Table II-A-2 above, there is no significant variance of the Authorized Improvement costs.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements, the Annual Installments expected to be collected during the next five years are shown in Tables II-B-1, II-B-2 and II-B-3 on the following pages.

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Table II-B-1
Annual Projected Indebtedness & Projected Annual Installments – Phase #1

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #1 Projected Annual Installments[2,3]
2021-2025	$374,055	$374,055	$251,026
2026	$0	$0	$56,133
2027	$0	$0	$56,316
2028	$0	$0	$56,562
2029	$0	$0	$56,725
2030	$0	$0	$57,182
2031	$0	$0	$57,398
Total	**$374,055**	**$374,055**	**$591,341**

1 - Projected Annual Installments for Assessment Years ending 2021-26 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 all Phase #1 Lots triggered as of May 31, 2025.
3 - Refer to Section C of this report for additional information regarding Phase #1's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Table II-B-2
Annual Projected Indebtedness & Projected Annual Installments – Phase #2

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #2 Projected Annual Installments[2,3]
2021-2025	$482,718	$482,718	$143,808
2026	$0	$0	$69,221
2027	$0	$0	$70,339
2028	$0	$0	$70,405
2029	$0	$0	$71,006
2030	$0	$0	$71,052
2031	$0	$0	$71,631
Total	**$482,718**	**$482,718**	**$567,461**

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 Phase #2 Lots triggered as of May 31, 2025.
3 - Refer to Section E of this report for additional information regarding Phase #2's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

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Table II-B-3
Annual Projected Indebtedness & Projected Annual Installments – Phase #3

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #3 Projected Annual Installments[2,3]
2024-25	$1,978,286	$603,317	$0
2026	$0	$0	$25,260
2027	$0	$0	$100,470
2028	$0	$0	$101,300
2029	$0	$0	$101,044
2030	$0	$0	$101,825
2031	$0	$0	$101,521
Total	**$1,978,286**	**$603,317**	**$531,420**

1 - Projected Annual Installments for Assessment Years ending 2024-2026 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 Phase #3 Lots triggered as of May 31, 2025.
3 - Refer to Section G of this report for additional information regarding Phase #3's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

C. 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 (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Reimbursement Agreement. 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 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 a series of Phased PID Bonds for Phase #1 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments 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. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-C-1 on the following page shows the amount of Assessments applicable to all Phase #1 Lots triggered as of May 31, 2025. As of May 31, 2025, the Assessment for all Phase #1 lots had been triggered.

Table II-C-1
Assessments on Phase #1 Lots with Building Permits as of May 31, 2025[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2020-21	Condition (i)	41	34.14	$156,728.33
2021-22	Condition (i)	55	45.62	$209,430.19
2022-23	Condition (iii)	2	1.72	$7,896.10
Total		**98**	**81.48**	**$374,054.62**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Reimbursement Agreement commencing with the issuance of the Phase #1 Reimbursement Agreement. The effective interest rate of the Phase #1 Reimbursement Agreement interest payments is 5.10 percent per annum for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID 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 Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs 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-C-2 on the following page.

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

	Budget for all Lots Based on Trigger Period			
Descriptions	**2020-21**	**2021-22**	**2022-23**	**Total**
Interest payment on or after March 1, 2026	$3,176	$4,413	$191	$7,779
Interest payment on or after September 1, 2026	$3,176	$4,413	$191	$7,779
Principal payment on September 1, 2026	$2,549	$3,471	$135	$6,155
Subtotal debt service on R.A.	*$8,900*	*$12,296*	*$517*	*$21,713*
Administrative Expenses	$5,312	$6,959	$257	$12,528
Maintenance Assessment	$9,173	$12,257	$462	$21,892
Subtotal Expenses	*$23,385*	*$31,512*	*$1,236*	*$56,133*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$23,385**	**$31,512**	**$1,236**	**$56,133**

Debt Service Payments

Table II-C-3 below shows the 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 5.10 percent.

Table II-C-3
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
2020-21	$124,533	$2,549	5.10%	$3,176	$3,176	$8,900
2021-22	$173,039	$3,471	5.10%	$4,413	$4,413	$12,296
2022-23	$7,496	$135	5.10%	$191	$191	$517
Total	**$305,068**	**$6,155**		**$7,779**	**$7,779**	**$21,713**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

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-C-4 below.

Table II-C-4
Administrative Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget
2020-21	$5,312
2021-22	$6,959
2022-23	$257
Total	**$12,528**

Maintenance Expenses

The Phase #1 proportional annual maintenance expenses to be proportionally collected for 2025-26 are shown below in Table II-C-5.

Table II-C-5
Maintenance Budget Breakdown[1]

Lots in Trigger Period	2025-26 Estimated Budget
2020-21	$9,173
2021-22	$12,257
2022-23	$462
Total	**$21,892**

1- See Table II-C-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2025-26 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

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

D. 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 (i) principal and interest on the Phase #1 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, ninety-eight (98) units, representing 81.48 Equivalent Units, were anticipated to be built within Phase #1 of the PID. See Table II-C-1 of this report for the trigger period breakdown of the ninety-eight (98) in Phase #1. Additionally, seven (7) 60 ft Lots and four (4) 55 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #1 Lots of 72.30 (81.48 – 9.18 = 72.30).

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

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

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense[1]	Annual Installment
2020-21	$85.23	$212.34	$177.60	$268.68	$743.84
2021-22	$85.34	$216.99	$171.11	$268.68	$742.11
2022-23	$78.29	$222.26	$149.55	$268.68	$718.78

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #1 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summaries attached hereto as Appendices D-1, D-2, D-3 and D-4.

E. 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 (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Reimbursement Agreement. 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 a series of Phased PID Bonds for Phase #2 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments 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. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-E-1 below shows the amount of Assessments applicable to the Phase #2 Lots triggered as of May 31, 2025.

Table II-E-1
Assessments on Phase #2 Lots with Building Permits as of May 31, 2025[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2022-23	Condition (i)	59	48.01	$220,402.09
2023-24	Condition (i)	18	14.57	$66,565.93
2024-25	Condition (iii)	53	42.57	$195,749.74
Total		**130**	**105.15**	**$482,717.76**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Reimbursement Agreement commencing with the issuance of the Phase #2 Reimbursement Agreement. The effective interest rate of the Phase #2 Reimbursement Agreement interest payments is 4.45 percent per annum for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID 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 Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #2 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs 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-E-2 below.

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

	Budget for all Lots Based on Trigger Period			
Descriptions	**2022-23**	**2023-24**	**2024-25**	**Total**
Interest payment on or after March 1, 2026	$3,948	$1,272	$4,041	$9,261
Interest payment on or after September 1, 2026	$3,948	$1,272	$4,041	$9,261
Principal payment on September 1, 2026	$3,178	$1,004	$2,831	$7,013
Subtotal debt service on R.A.	*$11,074*	*$3,549*	*$10,912*	*$25,535*
Administrative Expenses	$7,180	$2,126	$6,129	$15,435
Maintenance Assessment	$12,899	$3,896	$11,456	$28,251
Subtotal Expenses	*$31,153*	*$9,570*	*$28,497*	*$69,221*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$31,153**	**$9,570**	**$28,497**	**$69,221**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-E-3 on the following page shows the 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 4.45 percent.

Table II-E-3
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	$177,447	$3,178	4.45%	$3,948	$3,948	$11,074
2023-24	$57,180	$1,004	4.45%	$1,272	$1,272	$3,549
2024-25	$181,598	$2,831	4.45%	$4,041	$4,041	$10,912
Total	**$416,225**	**$7,013**		**$9,261**	**$9,261**	**$25,535**

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-E-4 below.

Table II-E-4
Administrative Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget
2022-23	$7,180
2023-24	$2,126
2024-25	$6,129
Total	**$15,435**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Maintenance Expenses

The Phase #2 proportional annual maintenance expenses to be proportionally collected for 2025-26 is shown below in Table II-E-5.

Table II-E-5
Maintenance Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget
2023-24	$12,899
2023-24	$3,896
2024-25	$11,456
Total	**$28,251**

1- See Table II-E-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2025-26 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

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

F. 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 (i) principal and interest on the Phase #2 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, one-hundred thirty (130) units, representing 105.15 Equivalent Units, were anticipated to be built within Phase #2 of the PID. See Table II-E-1 of this report for the trigger period breakdown of the one-hundred thirty (130) in Phase #2. Additionally, six (6) 60 ft Lots and eight (8) 55 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #2 Lots of 93.67 (105.15 – 11.48 = 93.67).

The Annual Installment to be collected from each Parcel within Phase #2 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-F-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-F-1
Annual Installment Per EU – Phase #2

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2022-23	$78.23	$194.40	$176.76	$268.68	$718.06
2023-24	$77.73	$196.94	$164.55	$267.38	$706.60
2024-25	$70.53	$201.37	$152.73	$269.12	$693.76

The list of Parcels within Phase #2 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summaries attached hereto as Appendices E-1, E-2, E-3 and E-4.

G. Annual Budget – Phase #3

Phase #3 - 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 (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #3 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #3 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 a series of Phased PID Bonds for Phase #3 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-G-1 below shows the amount of Assessments applicable to the Phase #3 Lots triggered as of May 31, 2025.

Table II-G-1

Assessments on Phase #3 Lots with Building Permits as of May 31, 2025[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2025-26	Condition (i)	39	34.24	$157,187.42
Total		**39**	**34.24**	**$157,187.42**

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

2 – See various Assessment Rolls for the current total outstanding Assessment balances.

3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Reimbursement Agreement commencing with the issuance of the Phase #3 Reimbursement Agreement. The effective interest rate of the Phase #3 Reimbursement Agreement interest payments is 6.23 percent per annum for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID 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 Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #3 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #3 Annual Installments to be collected for 2025-26

The proportional Phase #3 budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-G-2 on the following page.

Table II-G-2
Budget for the Phase #3 Annual Installments to be Collected for 2025-26

Descriptions	Total
Interest payment on or after March 1, 2026	$4,507
Interest payment on or after September 1, 2026	$4,507
Principal payment on September 1, 2026	$2,221
Subtotal debt service on R.A.	*$11,235*
Administrative Expenses	$4,825
Maintenance Assessment	$9,199
Subtotal Expenses	*$25,260*
Available Administrative Expense account	$0
Subtotal funds available	*$0*
Annual Installments	**$25,260**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-G-3 below shows the 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 6.23 percent.

Table II-G-3
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
2025-26	$144,701	$2,221	6.23%	$4,507	$4,507	$11,235
Total	**$144,701**	**$2,221**		**$4,507**	**$4,507**	**$11,235**

Administrative Expenses

The Phase #3 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2025-26 and are shown in Table II-G-4 below.

Table II-G-4
Administrative Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget
2025-26	$4,825
Total	**$4,825**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Maintenance Expenses

The Phase #3 proportional annual maintenance expenses to be proportionally collected for 2025-26 is shown below in Table II-G-5.

Table II-G-5
Maintenance Budget Breakdown

Lots in Trigger Period	2025-26 Estimated Budget
2025-26	$9,199
Total	**$9,199**

1- See Table II-G-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2025-26 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

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

H. Annual Installments Per Unit - Phase #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #3 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, one-hundred fifty-two (152) units, representing 131.42 Equivalent Units, were anticipated to be built within Phase #3 of the PID. See Table II-G-1 of this report for the trigger period breakdown of the one-hundred fifty-two (152) in Phase #3. Additionally, one (1) 70 ft Lot and two (2) 60 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #3 Lots of 31.52 (34.24 – 2.72 = 31.52).

The Annual Installment to be collected from each Parcel within Phase #3 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-H-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-H-1
Annual Installment Per EU – Phase #3

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2025-26	$70.45	$286.00	$153.09	$268.68	$778.22

The list of Parcels within Phase #3 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summaries attached hereto as Appendices F-1, F-2 and F-3.

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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.

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "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 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 a series of Bonds for Phase #1 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments 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. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "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 a series of Bonds for Phase #2 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments 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. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #3 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 a series of Bonds for Phase #3 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Assessment Methodology

This method of assessing 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.

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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.H of the Updated Service and Assessment Plan.

The updated Assessment Roll summaries are shown in Appendices D-1, E-1 and F-1 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 number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

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

Phase #1

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #1 was filed and recorded on December 11, 2019, and amended on July 17, 2020. As a result, ninety-eight (98) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2019.

According to the City, building permits for forty-one (41) Phase #1 Lots had been issued as of July 31, 2020. As a result, condition (i) had been satisfied for the respective 41 Lots, and the first Annual Installments were due no later than January 31, 2021, for each Lot.

According to the City, building permits for an additional fifty-five (55) Phase #1 Lots had been issued during the period of August 1, 2020 through June 30, 2021. As a result, condition (i) has been satisfied for the respective 55 Lots, and the first Annual Installment for these Lots were due no later than January 31, 2022 for each Lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining two (2) Phase #1 Lots were triggered for collection in 2022 and the first Annual Installment for these Lots were due no later than January 31, 2023 for each Lot.

Phase #2

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #2 was filed and recorded on December 22, 2021. As a result, one-hundred thirty (130) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2021.

According to the City, building permits for fifty-nine (59) Phase #2 Lots had been issued as of June 30, 2022. As a result, condition (i) had been satisfied for the respective 59 Lots, and the first Annual Installments were due no later than January 31, 2023 for each lot.

Thereafter, according to the City, additional building permits for eighteen (18) Phase #2 Lots had been issued as of June 30, 2023. As a result, condition (i) had been satisfied for the respective eighteen (18) Lots triggered in 2023-24, and the first Annual Installments will be due no later than January 31, 2024 for each lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining two (2) Phase #1 Lots were triggered for collection in 2022 and the first Annual Installment for these Lots were due no later than January 31, 2023 for each Lot.

Phase #3

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #3 was filed and recorded on May 16, 2024. As a result, one-hundred fifty-two (152) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2024.

According to the City, building permits for thirty-nine (39) Phase #3 Lots had been issued as of May 31, 2025. As a result, condition (i) had been satisfied for the respective 39 Lots, and the first Annual Installments are due no later than January 31, 2026 for each lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining one-hundred thirteen (113) Phase #3 Lots are scheduled for collection in 2026 and the first Annual Installment for these Lots will be due no later than January 31, 2027 for each Lot.

B. Prepayment of Assessments

Phase #1
There have been eleven (11) Phase #1 Assessment prepayments as of May 31, 2025. See Appendix B of this report for additional Phase #1 prepayment related information.

Phase #2
There have been fourteen (14) Phase #2 Assessment prepayments as of May 31, 2025. See Appendix B of this report for additional Phase #2 prepayment related information.

Phase #3
There have been three (3) Phase #3 Assessment prepayments as of May 31, 2025. See Appendix B of this report for additional Phase #3 prepayment related information.

The complete Assessment Roll is available for review at the City Hall, located at 141 W. Renfro Street, Burleson, Texas 76028.

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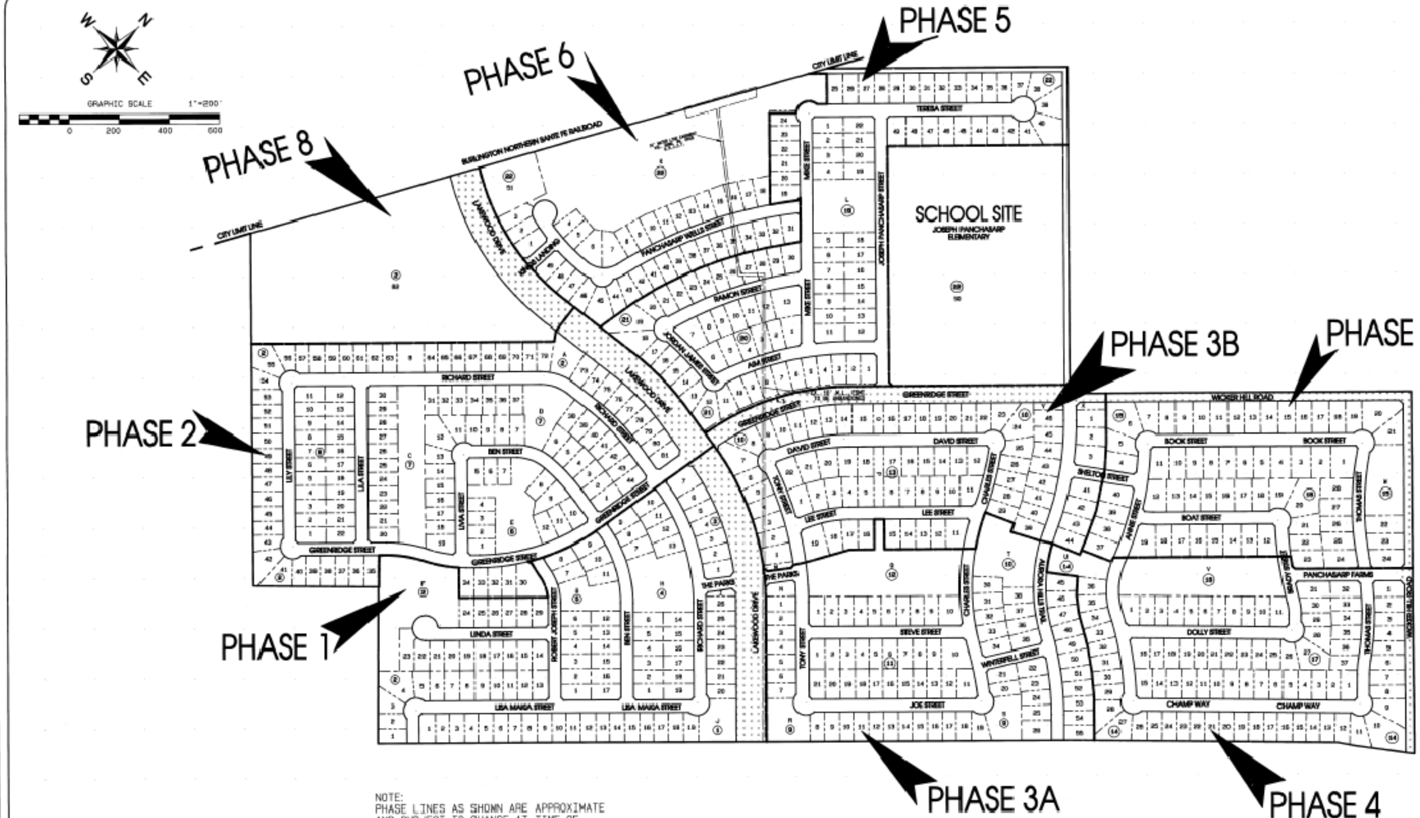
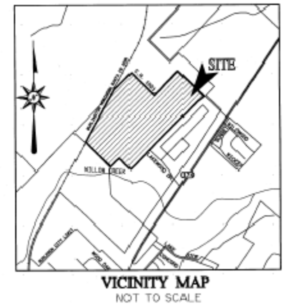
APPENDIX A
PID MAP





VICINITY MAP
NOT TO SCALE

NOTE:
PHASE LINES AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF FINAL PLATTING.

DEVELOPMENT SUMMARY

PARCEL	LOT TYPE	TYPE A			TYPE B			TYPE C			TYPE D			GROSS AREA (ACRE)	LOTS	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE PERCENT
		55'	60'	%	55'	60'	%	60'	65'	%	65'	70'	%					
PHASE 1	SF				29	69	30%							29.39	98	3.50	4.77	16.2%
PHASE 2	SF	90	40	31%										34.50	130	3.62	4.37	12.7%
PHASE 3A	SF				25	52	33%							22.46	77	3.43	5.18	23.0%
PHASE 3B	SF							39	36	48%				21.02	75	3.57	0.58	2.8%
PHASE 4	SF				28	57	33%							22.09	85	3.85	2.84	12.9%
PHASE 5	SF	30	13	30%				34	19	36%				25.05	96	3.83	1.38	5.5%
PHASE 6	SF, COM	26	11	30%										16.91	37	2.19	4.97	29.4%
PHASE 7	SF										18	43	30%	19.31	61	3.16	0.95	4.9%
SUBTOTAL														190.75	659	3.45	25.01	13.1%
PHASE 8	M-F													14.78	1	-	-	-
SCHOOL SITE														15.39	1	-	-	-
TOTAL														220.88				

LEGEND

SF Single Family

M-F Multi-Family

COM Commercial

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	LAKEWOOD DRIVE	120' ROW	7.50
E-W	GREENRIDGE STREET	70' ROW	3.49
N-S	WICKER HILL ROAD	70' ROW	1.14
-	LOCAL STREET	50' ROW	33.55
TOTAL ROW DEDICATION			45.69

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review Wed Nov 30 07:41:20 2016

OWNER/DEVELOPER:
PANCHASARP JC L.P.
4020 N. MACARTHUR BLVD.
STE 122 278
IRVING, TX 75038

GOODWIN & MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

PRELIMINARY PLAT
FOR
THE PARKS AT PANCHASARP FARMS
PHASES 1–8

220.877 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT NO. 179
H.G. CATLETT SURVEY, ABSTRACT NO. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
659 SINGLE FAMILY LOTS
31 OPEN SPACE LOTS
OCTOBER, 2016
EXISTING ZONING: PD PLANNED DEVELOPMENT

SHEET 1 OF 9

APPENDIX B
PREPAID PARCELS

Appendix B
List of Prepaid Parcels

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial[1]
#1	126.2233.01120	Oct-20	$3,980.56	Full
#1	126.2233.02150	Oct-20	$3,980.56	Full
#1	126.2233.01030	Nov-20	$3,980.56	Full
#1	126.2233.03060	Nov-21	$3,566.55	Full
#1	126.2233.05110	Jul-24	$3,742.36	Full
#1	126.2233.02120	Dec-21	$3,948.05	Full
#1	126.2233.01200	Aug-21	$3,948.05	Full
#1	126.2233.05130	Nov-21	$3,626.70	Full
#1	126.2233.04100	Jul-21	$3,948.05	Full
#1	126.2233.03040	Jan-22	$3,626.70	Full
#1	126.2233.01240	Jan-24	$3,504.19	Full
#2	126.2233.20720	Oct-22	$3,626.70	Full
#2	126.2233.20245	Jan-23	$3,626.70	Full
#2	126.2233.20813	Jan-23	$3,626.70	Full
#2	126.2233.20601	Apr-23	$3,626.70	Full
#2	126.2233.20740	May-23	$3,948.05	Full
#2	126.2233.20719	Jun-23	$3,948.05	Full
#2	126.2233.20244	Jun-23	$3,948.05	Full
#2	126.2233.20803	May-23	$3,626.70	Full
#2	126.2233.20602	Jul-23	$3,948.05	Full
#2	126.2233.20252	Oct-23	$3,626.70	Full
#2	126.2233.20733	Mar-24	$3,948.05	Full
#2	126.2233.20713	Jun-24	$3,626.70	Full
#2	126.2233.20806	Jul-24	$3,626.70	Full
#2	126.2233.20612	Sep-24	$3,954.54	Full
#3	126.2233.31505	Mar-25	$4,590.75	Full
#3	126.2233.30924	Mar-25	$3,948.05	Full
#3	126.2233.31115	Jan-24	$3,948.05	Full
Total			**$107,047.51**	

1 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the Maintenance Expense.

APPENDIX C
LAND USE CLASS AND EQUIVALENT UNITS

LAND USE CLASS AND EQUIVALENT UNITS

For purposes of allocating the Assessments, the Assessed Property has been classified in one of six Lot Types. Table C-1 shows the original proposed residential units to be developed within the PID.

Table C-1
Proposed Development within the PID - Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	315	Units
Lot Type 4	55 Ft Lots	228	Units
Lot Type 5	Multi-Family	250	Units
Total		**909**	**Units**

Table C-2 shows the updated (2021) proposed residential units to be developed within the PID.

Table C-2
Proposed Development within the PID – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	304	Units
Lot Type 4	55 Ft Lots	239	Units
Lot Type 5	Multi-Family	250	Units
Total		**909**	**Units**

Table C-3 shows the original proposed Lot Types within Phase #1.

Table C-3
Proposed Development – Phase #1 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	69	Units
Lot Type 4	55 Ft Lots	29	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-4 shows the proposed Lot Types within Phase #1 updated in 2021.

Table C-4
Proposed Development – Phase #1 – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	58	Units
Lot Type 4	55 Ft Lots	40	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-5 shows the original proposed Lot Types within Phase #2.

Table C-5
Proposed Development – Phase #2 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	35	Units
Lot Type 4	55 Ft Lots	95	Units
Lot Type 5	Multi-Family	0	Units
Total		**130**	**Units**

Table C-7 in the following page shows the proposed Lot Types within Phase #3.

Table C-7
Proposed Development – Phase #3

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	3	Units
Lot Type 2	65 Ft Lots	32	Units
Lot Type 3	60 Ft Lots	89	Units
Lot Type 4	55 Ft Lots	28	Units
Lot Type 5	Multi-Family	0	Units
Total		**152**	**Units**

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Table C-8 shows the proposed Lot Types within Future Phases.

Table C-8
Proposed Development – Future Phases

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	25	Units
Lot Type 2	65 Ft Lots	39	Units
Lot Type 3	60 Ft Lots	151	Units
Lot Type 4	55 Ft Lots	64	Units
Lot Type 5	Multi-Family	250	Units
Total		**529**	**Units**

As explained under Section V.C of the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Park Improvements to be financed shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of the Updated Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 70 Ft, 65 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest value to Lot Type 5 (Multi-Family Lot) representing the lowest value for residential lots are set forth in Table C-9. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

Table C-9
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (70 Ft Lot)	$340,000	1.00	per dwelling unit
Lot Type 2 (65 Ft Lot)	$315,000	0.93	per dwelling unit
Lot Type 3 (60 Ft Lot)	$293,000	0.86	per dwelling unit
Lot Type 4 (55 Ft Lot)	$269,000	0.79	per dwelling unit
Lot Type 6 (Multi-Family)	$105,000	0.31	per dwelling unit

The original total estimated Equivalent Units for Phase #1 are shown in Table C-10 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #1.

Table C-10
Equivalent Units - Phase #1 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	69	0.86	59.34
Lot Type 4 (55 Ft Lot)	29	0.79	22.91
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**82.25**

The updated (2021) total estimated Equivalent Units for Phase #1 are shown in Table C-11 as calculated based on the Equivalent Unit factors shown in Table C-9, estimated Lot Types and number of units estimated to be built within Phase #1.

Table C-11
Equivalent Units - Phase #1 – Updated 2021

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	58	0.86	49.88
Lot Type 4 (55 Ft Lot)	40	0.79	31.60
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**81.48**

The original total estimated Equivalent Units for Phase #2 are shown in Table C-12 as calculated based on the Equivalent Unit factors shown in C-9, estimated Lot Types and number of units estimated to be built within Phase #2.

Table C-12
Equivalent Units- Phase #2 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	35	0.86	30.10
Lot Type 4 (55 Ft Lot)	95	0.79	75.05
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**130**		**105.15**

The total estimated Equivalent Units for Phase #3 are shown in Table C-13 as calculated based on the Equivalent Unit factors shown in Table C-9, estimated Lot Types and number of units estimated to be built within Phase #3.

Table D-A.12
Equivalent Units- Phase #3

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	3	1.00	3.00
Lot Type 2 (65 Ft Lot)	32	0.93	29.76
Lot Type 3 (60 Ft Lot)	89	0.86	76.54
Lot Type 4 (55 Ft Lot)	28	0.79	22.12
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**152**		**131.42**

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APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – ALL PARCELS

Appendix D-1
Phase #1 Assessment Roll

Lots	**98**
Assessment	**$374,055**
Equivalent Units	**81.48**

			Administrative Expense		
Year	**Principal**	**Interest**	**Maintenance Assessment**	**Other Administrative Expenses**	**Annual Installment**
1	$5,741	$19,077	$21,892	$11,483	$58,192
2	$5,741	$18,784	$21,892	$11,712	$58,129
3	$6,379	$18,491	$21,892	$11,946	$58,708
4	$6,379	$18,166	$21,892	$12,185	$58,622
5	$7,017	$17,841	$21,892	$12,429	$59,178
6	$7,017	$17,483	$21,892	$12,678	$59,069
7	$7,655	$17,125	$21,892	$12,931	$59,603
8	$7,655	$16,734	$21,892	$13,190	$59,471
9	$8,293	$16,344	$21,892	$13,454	$59,982
10	$8,931	$15,921	$21,892	$13,723	$60,466
11	$8,931	$15,466	$21,892	$13,997	$60,285
12	$9,569	$15,010	$21,892	$14,277	$60,748
13	$10,207	$14,522	$21,892	$14,277	$60,898
14	$10,845	$14,002	$21,892	$14,277	$61,015
15	$10,845	$13,448	$21,892	$14,277	$60,462
16	$11,483	$12,895	$21,892	$14,277	$60,547
17	$12,120	$12,310	$21,892	$14,277	$60,599
18	$12,758	$11,692	$21,892	$14,277	$60,619
19	$13,396	$11,041	$21,892	$14,277	$60,606
20	$14,034	$10,358	$21,892	$14,277	$60,561
21	$14,672	$9,642	$21,892	$14,277	$60,483
22	$15,948	$8,894	$21,892	$14,277	$61,010
23	$16,586	$8,080	$21,892	$14,277	$60,835
24	$17,224	$7,234	$21,892	$14,277	$60,627
25	$18,500	$6,356	$21,892	$14,277	$61,024
26	$19,138	$5,413	$21,892	$14,277	$60,719
27	$20,413	$4,437	$21,892	$14,277	$61,019
28	$21,051	$3,395	$21,892	$14,277	$60,616
29	$22,327	$2,322	$21,892	$14,277	$60,818
30	$23,200	$1,183	$21,892	$14,277	$60,552
Total	**$374,055**	**$363,664**	**$656,751**	**$410,992**	**$1,805,462**

1 - The interest is calculated using a 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.
2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.

APPENDIX D-2

PHASE #1 2025-26 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2020-21

Appendix D-2
Panchasarp Farms Public Improvement District
Phase #1 Assessment Roll Summary - 2020-21 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01030	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01050	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.01120	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01130	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.01140	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02020	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02030	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02040	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02050	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02070	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02080	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02130	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02140	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02150	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.02190	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02200	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02210	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02220	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02230	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02240	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.02250	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02280	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.02290	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.03020	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.03030	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.03060	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.03070	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.04050	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.04090	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.04140	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.04160	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.04170	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.05040	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.05050	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.05070	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.05090	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.05100	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.05110	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.05150	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.05160	1	55 Ft	0.79	0.79	$3,289.23	$67.33	$167.75	$140.30	$212.25	$587.64
126.2233.05170	1	60 Ft	0.86	0.86	$3,580.68	$73.30	$182.61	$152.73	$231.06	$639.70
126.2233.01001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.01002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.02001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.04001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**41**		**34.14**	**29.91**	**$124,532.80**	**$2,549.15**	**$6,351.17**	**$5,311.91**	**$9,172.59**	**$23,384.82**

APPENDIX D-3

PHASE #1 2025-26 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2021-22

Appendix D-3
Panchasarp Farms Public Improvement District
Phase #1 Assessment Roll Summary - 2021-22 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01010	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01020	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01040	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01060	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01070	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01080	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01090	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01100	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01110	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01150	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01160	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01170	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01180	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01190	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01200	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01210	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01220	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.01230	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.01240	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.01250	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.02010	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.02060	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.02090	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.02100	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.02110	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.02120	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.02160	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.02170	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.02180	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.02260	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.02270	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.03010	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.03040	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.03050	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.04010	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.04020	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.04030	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.04040	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.04060	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.04070	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.04080	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.04100	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.04110	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.04120	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.04130	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.04180	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.04190	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05010	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05020	1	55 Ft	0.79	0.79	$3,361.23	$67.42	$171.42	$135.17	$212.25	$586.27
126.2233.05030	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05060	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05080	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05120	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05130	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.05140	1	60 Ft	0.86	0.86	$3,659.06	$73.39	$186.61	$147.15	$231.06	$638.22
126.2233.05001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**55**		**45.62**	**40.67**	**$173,039.39**	**$3,470.82**	**$8,825.01**	**$6,958.93**	**$12,256.98**	**$31,511.74**

APPENDIX D-4

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

Appendix D-4
Panchasarp Farms Public Improvement District
Phase #1 Assessment Roll Summary - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01260	1	60 Ft	0.86	0.86	$3,747.91	$67.33	$191.14	$128.61	$231.06	$618.15
126.2233.04150	1	60 Ft	0.86	0.86	$3,747.91	$67.33	$191.14	$128.61	$231.06	$618.15
Total	**2**		**1.72**	**1.72**	**$7,495.82**	**$134.66**	**$382.29**	**$257.23**	**$462.12**	**$1,236.30**

APPENDIX E-1
PHASE #2 ASSESSMENT ROLL – ALL PARCELS

Appendix E-1
Phase #2 Assessment Roll

Lots	**130**
Assessment	**$482,718**
Total Units	**105.15**

			Administrative Expense		
Year	**Principal**	**Interest**	**Maintenance Assessment**	**Other Administrative Expenses**	**Annual Installment**
1	$7,409	$21,481	$28,251	$14,818	$71,959
2	$7,409	$21,151	$28,251	$15,115	$71,926
3	$8,232	$20,822	$28,251	$15,417	$72,722
4	$8,232	$20,455	$28,251	$15,725	$72,664
5	$9,056	$20,089	$28,251	$16,040	$73,435
6	$9,056	$19,686	$28,251	$16,360	$73,353
7	$9,879	$19,283	$28,251	$16,688	$74,101
8	$9,879	$18,843	$28,251	$17,021	$73,995
9	$10,702	$18,404	$28,251	$17,362	$74,719
10	$11,525	$17,927	$28,251	$17,709	$75,413
11	$11,525	$17,415	$28,251	$18,063	$75,254
12	$12,349	$16,902	$28,251	$18,425	$75,926
13	$13,172	$16,352	$28,251	$18,425	$76,200
14	$13,995	$15,766	$28,251	$18,425	$76,437
15	$13,995	$15,143	$28,251	$18,425	$75,814
16	$14,818	$14,520	$28,251	$18,425	$76,015
17	$15,641	$13,861	$28,251	$18,425	$76,178
18	$16,465	$13,165	$28,251	$18,425	$76,306
19	$17,288	$12,432	$28,251	$18,425	$76,396
20	$18,111	$11,663	$28,251	$18,425	$76,450
21	$18,934	$10,857	$28,251	$18,425	$76,467
22	$20,581	$10,015	$28,251	$18,425	$77,271
23	$21,404	$9,099	$28,251	$18,425	$77,179
24	$22,227	$8,146	$28,251	$18,425	$77,049
25	$23,874	$7,157	$28,251	$18,425	$77,707
26	$24,697	$6,095	$28,251	$18,425	$77,468
27	$26,343	$4,996	$28,251	$18,425	$78,015
28	$27,167	$3,823	$28,251	$18,425	$77,666
29	$28,813	$2,614	$28,251	$18,425	$78,103
30	$29,939	$1,332	$28,251	$18,425	$77,947
Total	**$482,718**	**$409,495**	**$847,537**	**$530,386**	**$2,270,136**

1 - The interest is calculated using a 4.45% interest rate for years 1 through 5 and an interest rate of 4.45% thereafter.
2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.

APPENDIX E-2

PHASE #2 2025-26 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

<u>Appendix E-2</u>

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20231	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20233	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20234	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20236	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20237	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20238	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20239	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20242	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20243	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20244	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20245	1	55 Ft	0.79	Prepaid	0.00	0.00	0.00	0.00	$212.25	$212.25
126.2233.20246	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20247	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20248	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20249	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20251	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20253	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20255	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20260	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20261	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20262	1	55 Ft	0.79	0.79	$1,725.54	$30.90	$76.79	$69.82	$106.13	$283.63
126.2233.20282					$1,725.54	$30.90	$76.79	$69.82	$106.13	$283.63
126.2233.20263	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20266	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20267	1	55 Ft	0.79	0.79	$1,725.54	$30.90	$76.79	$69.82	$106.13	$283.63
126.2233.20283					$1,725.54	$30.90	$76.79	$69.82	$106.13	$283.63
126.2233.20270	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20271	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20272	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20276	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20277	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20280	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20601	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20602	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20605	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20609	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20610	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20703	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20708	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20710	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20712	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20718	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20719	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20720	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20723	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20725	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20726	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20732	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20734	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20738	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20739	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20740	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20744	1	60 Ft	0.86	0.86	$3,756.88	$67.28	$167.18	$152.01	$231.06	$617.53
126.2233.20803	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20804	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20808	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20810	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20812	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20813	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20815	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20817	1	55 Ft	0.79	0.79	$3,451.08	$61.80	$153.57	$139.64	$212.25	$567.27
126.2233.20001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Appendix E-2

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20003	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20004	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20005	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**59**		**48.01**	**40.62**	**$177,446.86**	**$3,177.77**	**$7,896.39**	**$7,179.90**	**$12,899.12**	**$31,153.17**

APPENDIX E-3

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

Appendix E-3

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary - 2023-24 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20232	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20241	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20250	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20252	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$211.23	$211.23
126.2233.20254	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20279	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20607	1	60 Ft	0.86	0.86	$3,806.10	$66.84	$169.37	$141.51	$229.95	$607.68
126.2233.20608	1	60 Ft	0.86	0.86	$3,806.10	$66.84	$169.37	$141.51	$229.95	$607.68
126.2233.20611	1	60 Ft	0.86	0.86	$3,806.10	$66.84	$169.37	$141.51	$229.95	$607.68
126.2233.20704	1	60 Ft	0.86	0.86	$3,806.10	$66.84	$169.37	$141.51	$229.95	$607.68
126.2233.20705	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20707	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20709	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20724	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20733	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$229.95	$229.95
126.2233.20809	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20811	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
126.2233.20816	1	55 Ft	0.79	0.79	$3,496.30	$61.40	$155.59	$129.99	$211.23	$558.22
Total	**18**		**14.57**	**12.92**	**$57,180.04**	**$1,004.22**	**$2,544.51**	**$2,125.96**	**$3,895.80**	**$9,570.49**

APPENDIX E-4

PHASE #2 2025-26 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2024-25

<u>Appendix E-4</u>
Panchasarp Farms Public Improvement District
Phase #2 Assessment Roll Summary - 2024-25 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20230	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20235	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20240	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20256	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20257	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20258	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20259	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20264	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20265	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20268	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20269	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20273	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20274	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20275	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20278	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20281	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20603	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20604	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20606	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20612	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.44	$231.44
126.2233.20701	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20702	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20706	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20711	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20713	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.60	$212.60
126.2233.20714	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20715	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20716	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20717	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20721	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20722	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20727	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20728	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20729	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20730	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20731	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20735	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20736	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20737	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20741	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20742	1	60 Ft	0.86	0.86	$3,891.71	$60.66	$173.18	$131.35	$231.44	$596.63
126.2233.20743	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20801	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20802	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20805	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20806	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.60	$212.60
126.2233.20807	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20814	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20818	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20819	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20820	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20821	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
126.2233.20822	1	55 Ft	0.79	0.79	$3,574.94	$55.72	$159.08	$120.66	$212.60	$548.07
Total	**53**		**42.57**	**40.13**	**$181,598.00**	**$2,830.51**	**$8,081.11**	**$6,129.20**	**$11,456.33**	**$28,497.15**

APPENDIX F-1
PHASE #3 ASSESSMENT ROLL – ALL PARCELS

Appendix F-1
Phase #3 Assessment Roll - Aggregate

Parcel	**152**
Assessment	**$603,317**
Total Units	**131.42**

			Administration Expense		
Year	**Principal**	**Interest[1]**	**Maintenance Assessment**	**Other Administrative Expenses[2]**	**Annual Installment**
1	$9,260	$37,587	$35,309	$18,520	$100,676
2	$9,260	$37,010	$35,309	$18,891	$100,470
3	$10,289	$36,433	$35,309	$19,269	$101,300
4	$10,289	$35,792	$35,309	$19,654	$101,044
5	$11,318	$35,151	$35,309	$20,047	$101,825
6	$11,318	$34,446	$35,309	$20,448	$101,521
7	$12,347	$33,741	$35,309	$20,857	$102,254
8	$12,347	$32,971	$35,309	$21,274	$101,902
9	$13,376	$32,202	$35,309	$21,699	$102,587
10	$14,405	$31,369	$35,309	$22,133	$103,216
11	$14,405	$30,471	$35,309	$22,576	$102,762
12	$15,434	$29,574	$35,309	$23,028	$103,345
13	$16,462	$28,613	$35,309	$23,028	$103,412
14	$17,491	$27,587	$35,309	$23,028	$103,415
15	$17,491	$26,497	$35,309	$23,028	$102,326
16	$18,520	$25,407	$35,309	$23,028	$102,265
17	$19,549	$24,254	$35,309	$23,028	$102,140
18	$20,578	$23,036	$35,309	$23,028	$101,951
19	$21,607	$21,754	$35,309	$23,028	$101,698
20	$22,636	$20,408	$35,309	$23,028	$101,381
21	$23,665	$18,997	$35,309	$23,028	$100,999
22	$25,723	$17,523	$35,309	$23,028	$101,583
23	$26,752	$15,921	$35,309	$23,028	$101,009
24	$27,780	$14,254	$35,309	$23,028	$100,371
25	$29,838	$12,523	$35,309	$23,028	$100,698
26	$30,867	$10,664	$35,309	$23,028	$99,868
27	$32,925	$8,741	$35,309	$23,028	$100,003
28	$33,954	$6,690	$35,309	$23,028	$98,981
29	$36,012	$4,575	$35,309	$23,028	$98,923
30	$37,419	$2,331	$35,309	$23,028	$98,087
Total	**$603,317**	**$716,521**	**$1,059,281**	**$662,894**	**$3,042,012**

[1]The interest is calculated using an interest rate of 6.23% for years 1 through 5 and an interest rate of 6.23% thereafter.

[2]The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

APPENDIX F-2

PHASE #3 2025-26 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2025-26

Appendix F-2
Panchasarp Farms Public Improvement District
Phase #3 Assessment Roll Summary - 2025-26 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.30906	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30909	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30913	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.30916	1	55 Ft	0.79	0.79	$3,626.70	$55.66	$225.94	$120.94	$212.25	$614.79
126.2233.30918	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30924	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30928	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30929	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30932	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30933	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30937	1	55 Ft	0.79	0.79	$3,626.70	$55.66	$225.94	$120.94	$212.25	$614.79
126.2233.30941	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30942	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.30943	1	55 Ft	0.79	0.79	$3,626.70	$55.66	$225.94	$120.94	$212.25	$614.79
126.2233.31008	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31010	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31012	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31021	1	55 Ft	0.79	0.79	$3,626.70	$55.66	$225.94	$120.94	$212.25	$614.79
126.2233.31023	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31025	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31027	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31109	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31110	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31115	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31116	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31120	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31201	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31203	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31213	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31217	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31302	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31303	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31311	1	60 Ft	0.86	0.86	$3,948.05	$60.59	$245.96	$131.65	$231.06	$669.27
126.2233.31317	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31318	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31319	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31501	1	70 Ft	1.00	1.00	$4,590.75	$70.45	$286.00	$153.09	$268.68	$778.22
126.2233.31502	1	65 Ft	0.93	0.93	$4,269.40	$65.52	$265.98	$142.37	$249.87	$723.74
126.2233.31505	1	70 Ft	1.00	Prepaid	$0.00	$0.00	$0.00	$0.00	$268.68	$268.68
126.2233.30001	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30003	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30944	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30007	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30008	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30004	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30005	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30006	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30009	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30010	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**39**		**34.24**	**31.52**	**$144,700.57**	**$2,220.63**	**$9,014.85**	**$4,825.25**	**$9,199.45**	**$25,260.18**

APPENDIX F-3
PHASE #3 2025-26 ASSESSMENT ROLL SUMMARY – NON-TRIGGERED PARCELS

Appendix F-3
Panchasarp Farms Public Improvement District
Phase #3 Assessment Roll Summary - Non-Triggered Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.30901	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30902	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30903	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30904	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30905	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30907	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30908	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30910	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30912	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30911	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30914	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30915	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30917	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30919	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30920	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30921	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30922	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30923	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30925	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30926	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30927	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30930	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30931	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30934	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30935	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30936	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30938	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30939	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30940	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31001	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31002	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31003	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31004	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31005	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31006	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31007	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31009	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31011	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31013	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31014	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31015	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31016	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31017	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31018	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31019	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31020	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31022	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31024	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31026	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31028	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31029	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31030	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31031	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31032	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31101	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31102	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31103	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31104	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31105	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31106	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31107	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31108	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31111	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31112	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31113	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31114	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31117	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31118	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31119	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00

126.2233.31121	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31202	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31204	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31205	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31206	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31207	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31208	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31209	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31210	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31211	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31212	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31214	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31215	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31216	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31218	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31219	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31301	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31304	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31305	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31306	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31307	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31308	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31309	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31310	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31312	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31313	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31314	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31315	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31316	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31320	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31321	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31322	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31401	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31402	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31503	1	70 Ft	1.00	1.00	$4,590.75	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31504	1	65 Ft	0.93	0.93	$4,269.40	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31506	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31507	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31508	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31509	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31510	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31511	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31512	1	55 Ft	0.79	0.79	$3,626.70	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.31513	1	60 Ft	0.86	0.86	$3,948.05	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**113**		**97.18**	**97.18**	**$446,129.49**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF BURLESON, 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 Burleson, 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 Parks at Panchasarp Farms Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: ___________________

___________________________________	_________________________________
Signature of Seller	Signature of Seller

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

Date: ___________________

___________________________________	_________________________________
Signature of Purchaser	Signature of Purchaser

STATE OF TEXAS	§
	§
COUNTY OF ____________	§

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

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

____
Notary Public, State of Texas