Panchasarp Farms
Public Improvement District

City of Burleson, Texas

THE CITY OF
BURLESON
TEXAS

Annual Service Plan Update
(Assessment Year 9/1/26 - 8/31/27)

presented to City Council
on: August 17, 2026

Prepared By:

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Public Finance

Panchasarp Farms
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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 2026-27 (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 2026-27.

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 projected assessment schedules as Appendix D-5, Appendix E-5, and Appendix F-4 for Phase #1, Phase #2, and Phase #3, respectively. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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

Capitalized terms shall have the meanings set forth in the 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.

Sources and Uses - Total

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]
2021-2026	$374,055	$374,055	$307,159
2027	$0	$0	$56,315
2028	$0	$0	$56,559
2029	$0	$0	$56,723
2030	$0	$0	$57,181
2031	$0	$0	$57,398
2032	$0	$0	$57,520
Total	**$374,055**	**$374,055**	**$648,855**

1 - Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 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 June 30, 2026.
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]
2021-2026	$482,718	$482,718	$213,029
2027	$0	$0	$69,849
2028	$0	$0	$69,927
2029	$0	$0	$70,535
2030	$0	$0	$70,591
2031	$0	$0	$71,179
2032	$0	$0	$71,534
Total	**$482,718**	**$482,718**	**$636,644**

1 - Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 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 June 30, 2026.
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.

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]
2025-2026	$1,374,969	$603,317	$25,260
2027	$0	$0	$96,890
2028	$0	$0	$96,951
2029	$0	$0	$97,513
2030	$0	$0	$97,530
2031	$0	$0	$98,049
2032	$0	$0	$98,023
Total	**$1,374,969**	**$603,317**	**$610,217**

1 - Projected Annual Installments for Assessment Years ending 2024-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 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 June 30, 2026.
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 June 30, 2026. As of June 30, 2026, the Assessment for all Phase #1 lots had been triggered.

Table II-C-1
Assessments on Phase #1 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots[1]	Total EU	Total Assessments[2]
2020-21	Condition (i)	41	34.14	$121,984
2021-22	Condition (i)	55	45.62	$169,568
2022-23	Condition (iii)	2	1.72	$7,362
Total		**98**	**81.48**	**$298,913**

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 2026-27. 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 2026 and will be delinquent on February 1, 2027.

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 2026-27 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 2026-27

The proportional Phase #1 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 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 2026-27[1]

	Budget for all Lots Based on Trigger Period			
Descriptions	**2020-21**	**2021-22**	**2022-23**	**Total**
Interest payment on or after March 1, 2027	$3,111	$4,324	$188	$7,622
Interest payment on or after September 1, 2027	$3,111	$4,324	$188	$7,622
Principal payment on September 1, 2027	$2,781	$3,471	$148	$6,400
Subtotal debt service on R.A.	*$9,002*	*$12,119*	*$523*	*$21,644*
Administrative Expenses	$5,418	$7,098	$262	$12,779
Maintenance Assessment	$9,173	$12,257	$462	$21,892
Subtotal Expenses	*$23,593*	*$31,474*	*$1,248*	*$56,315*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$23,593**	**$31,474**	**$1,248**	**$56,315**

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-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 2026-27[1]

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	$121,984	$2,781	5.10%	$3,111	$3,111	$9,002
2021-22	$169,568	$3,471	5.10%	$4,324	$4,324	$12,119
2022-23	$7,362	$148	5.10%	$188	$188	$523
Total	**$298,913**	**$6,400**		**$7,622**	**$7,622**	**$21,644**

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 2026-27 and are shown in Table II-C-4 on the following page.

Table II-C-4
Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2020-21	$5,418
2021-22	$7,098
2022-23	$262
Total	**$12,779**

Maintenance Expenses

The Phase #1 proportional annual maintenance expenses to be proportionally collected for 2026-27 are shown below in Table II-C-5.

Table II-C-5
Maintenance Budget Breakdown[1,2]

Lots in Trigger Period	2026-27 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 2026-27 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 2026-27 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 on the following page 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[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense[1]	Annual Installment
2020-21	$92.98	$208.00	$181.15	$268.68	$750.80
2021-22	$85.35	$212.64	$174.53	$268.68	$741.19
2022-23	$85.85	$218.28	$152.54	$268.68	$725.35

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 2026-27 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 on the following page shows the amount of Assessments applicable to the Phase #2 Lots triggered as of June 30, 2026.

Table II-E-1
Assessments on Phase #2 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2022-23	Condition (i)	59	48.01	$174,278
2023-24	Condition (i)	18	14.57	$56,487
2024-25	Condition (iii)	53	42.57	$178,456
Total		**130**	**105.15**	**$409,221**

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 2026-27. 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 2026 and will be delinquent on February 1, 2027.

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 2026-27 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 2026-27

The proportional Phase #2 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-E-2 on the following page.

Table II-E-2
Budget for the Phase #2 Annual Installments to be Collected for 2026-27[1]

Descriptions	Budget for all Lots Based on Trigger Period 2022-23	2023-24	2024-25	Total
Interest payment on or after March 1, 2027	$3,878	$1,257	$3,971	$9,105
Interest payment on or after September 1, 2027	$3,878	$1,257	$3,971	$9,105
Principal payment on September 1, 2027	$3,496	$1,008	$3,140	$7,643
Subtotal debt service on R.A.	*$11,251*	*$3,521*	*$11,081*	*$25,854*
Administrative Expenses	$7,324	$2,179	$6,242	$15,744
Maintenance Assessment	$12,899	$3,915	$11,438	$28,251
Subtotal Expenses	*$31,474*	*$9,615*	*$28,760*	*$69,849*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$31,474**	**$9,615**	**$28,760**	**$69,849**

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 2026-27[1]

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	$174,278	$3,496	4.45%	$3,878	$3,878	$11,251
2023-24	$56,487	$1,008	4.45%	$1,257	$1,257	$3,521
2024-25	$178,456	$3,140	4.45%	$3,971	$3,971	$11,081
Total	**$409,221**	**$7,643**		**$9,105**	**$9,105**	**$25,854**

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 #2 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-E-4 on the following page.

Table II-E-4
Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2022-23	$7,324
2023-24	$2,179
2024-25	$6,242
Total	**$15,744**

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 2026-27 is shown below in Table II-E-5.

Table II-E-5
Maintenance Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2023-24	$12,899
2023-24	$3,915
2024-25	$11,438
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 2026-27 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 2026-27 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[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2022-23	$86.06	$190.93	$180.29	$268.68	$725.96
2023-24	$78.00	$194.56	$168.65	$268.68	$709.88
2024-25	$78.24	$197.89	$155.53	$268.68	$700.34

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 #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 2026-27 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 on the following page shows the amount of Assessments applicable to the Phase #3 Lots triggered as of June 30, 2026.

Table II-G-1
Assessments on Phase #3 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2025-26	Condition (i)	39	34.24	$126,529.47
2026-27	Condition (iii)	113	97.18	$426,389.24
Total		**152**	**131.42**	**$552,918.71**

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 2026-27. 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 2026 and will be delinquent on February 1, 2027.

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 2026-27 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 2026-27

The proportional Phase #3 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-G-2 below.

Table II-G-2
Budget for the Phase #3 Annual Installments to be Collected for 2026-27[1]

Descriptions	Budget for all Lots Based on Trigger Period 2025-26	Budget for all Lots Based on Trigger Period 2026-27	Total
Interest payment on or after March 1, 2027	$3,941	$13,282	$17,223
Interest payment on or after September 1, 2027	$3,941	$13,282	$17,223
Principal payment on September 1, 2027	$1,972	$6,545	$8,517
Subtotal debt service on R.A.	*$9,855*	*$33,109*	*$42,964*
Administrative Expenses	$4,922	$13,695	$18,617
Maintenance Assessment	$9,199	$26,110	$35,309
Subtotal Expenses	*$23,976*	*$72,914*	*$96,890*
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$23,976**	**$72,914**	**$96,890**

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 2026-27[1]

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	$126,529	$1,972	6.23%	$3,941	$3,941	$9,855
2026-27	$426,389	$6,545	6.23%	$13,282	$13,282	$33,109
Total	**$552,919**	**$8,517**		**$17,223**	**$17,223**	**$42,964**

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 #3 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-G-4 below.

Table II-G-4
Administrative Budget Breakdown[1]

Lots in Trigger Period	2026-27 Estimated Budget
2025-26	$4,922
2026-27	$13,695
Total	**$18,617**

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 2026-27 is shown below in Table II-G-5.

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

Lots in Trigger Period	2026-27 Estimated Budget
2025-26	$9,199
2026-27	$26,110
Total	**$35,309**

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 2026-27 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 2026-27 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, one (1) 65ft Lot, and ten (10) 60 ft Lots have prepaid their Assessments in full as of June

30, 2026, resulting in a current outstanding Equivalent Unit balance for Phase #3 Lots of 120.89 (131.42 – 10.53 = 120.89).

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[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2025-26	$70.42	$281.43	$175.71	$268.68	$796.23
2026-27	$70.46	$286.00	$147.45	$268.68	$772.59

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 #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 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices F-1, F-2 and F-3.

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1 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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2 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 June 30, 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 were triggered 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 June 30, 2026. 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 June 30, 2026. See Appendix B of this report for additional Phase #2 prepayment related information.

Phase #3
There have been twelve (12) Phase #3 Assessment prepayments as of June 30, 2026. 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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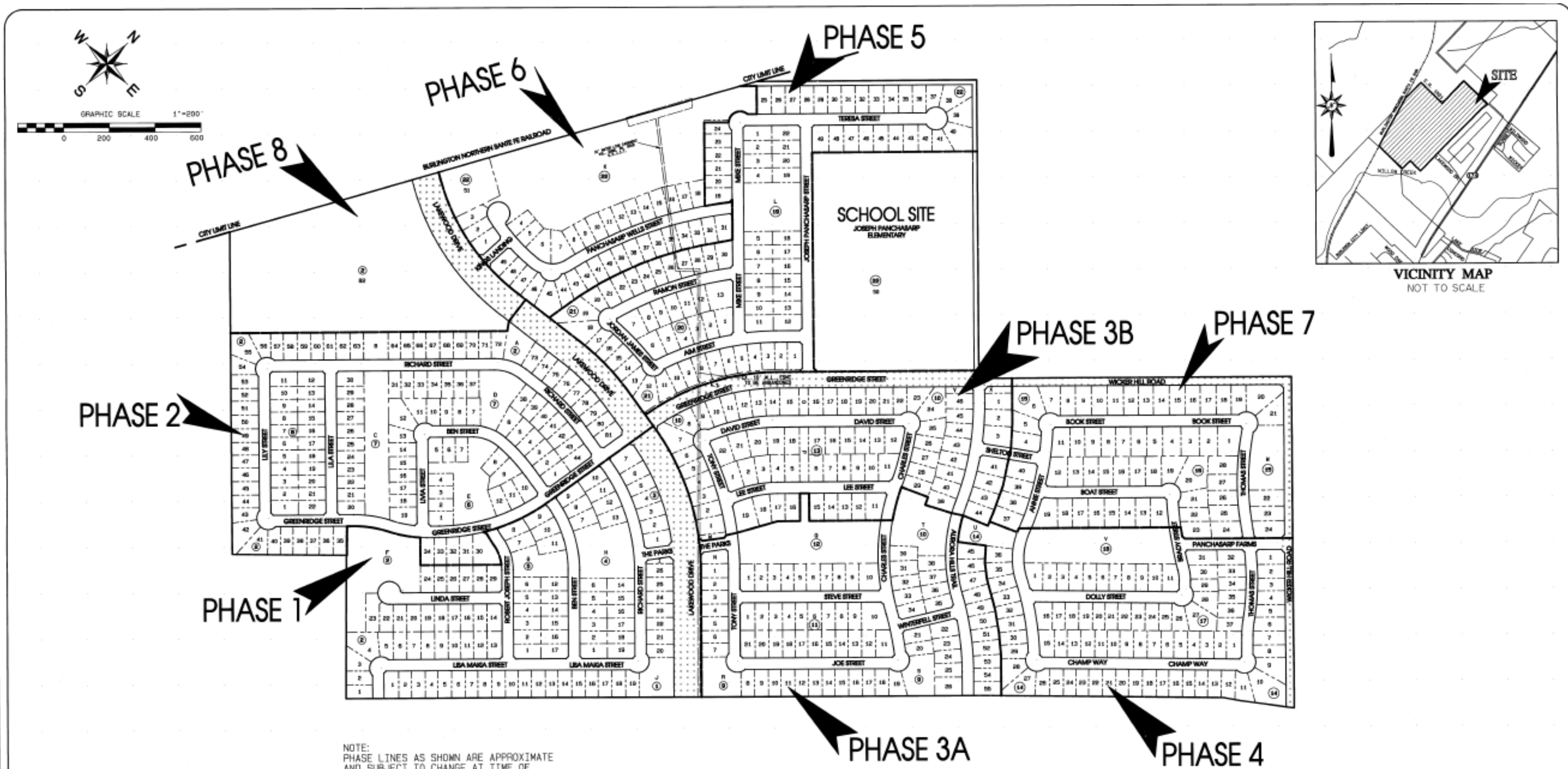
APPENDIX A
PID MAP AND PLATS



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

DEVELOPMENT SUMMARY

PARCEL	LOT TYPE	TYPE A 55'	TYPE A 60'	TYPE A %	TYPE B 55'	TYPE B 60'	TYPE B %	TYPE C 60'	TYPE C 65'	TYPE C %	TYPE D 65'	TYPE D 70'	TYPE D %	GROSS AREA (ACRE)	LOTS	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE PERCENT
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	0.56	2.6%
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

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-270
IRVING, TX 75038

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2
BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
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LINE TABLE		
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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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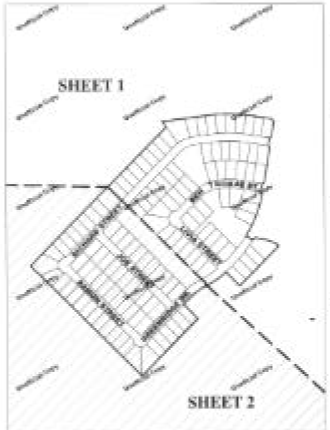


SHEET INDEX MAP

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-270
IRVING, TX 75038

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2

BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

FINAL PLAT CASE No. [illegible]

SHEET 2 of 3

PROPERTY DESCRIPTION

[illegible]

PROPERTY DESCRIPTION (CONT.'D)

[illegible]

Witness our hands this the 14th day of December, 2021

[illegible]

By: [signature]

Title: Manager

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

APPROVED BY CITY COUNCIL

[illegible]

NOTES:

[illegible]

[illegible]

ROW DIRECTION	STREET NAME	STREET TYPE (WIDTH)	R-O-W (ACRES)
N-S	[illegible]	50' ROW	[illegible]
N-S	[illegible]	50' ROW	[illegible]
E-W	[illegible]	50' ROW	1.175?
N-S	[illegible]	50' ROW	[illegible]
E-W	[illegible]	50' ROW	[illegible]
N-S	[illegible]	50' ROW	[illegible]
TOTAL ROW DEDICATION			[illegible]

LAND USE TABLE	
Development Yield	
Gross Site Area	31.512 Acres
Total Number Lots	138?
Residential Lots Area	[illegible]
Number Residential Lots	138?
Number Single Family Detached	138?
Number Dwelling Units	138?
Non-Residential Lots Area	[illegible]
Number Non-Residential Lots	[illegible]
Private Open Space Lots Area	[illegible]
Number Non-Residential Lots	[illegible]
Right-of-Way Area	5.784 Acres?
No Public Parks Proposed	

JOHNSON COUNTY RECORDING

[illegible]

FINAL PLAT

OF

THE PARKS AT PANCHASARP FARMS PHASE 2

BEING

31.512 ACRES

SITUATED IN THE

H.G. CATLETT SURVEY, ABSTRACT No. 178

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

[illegible]

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS — PLANNERS — SURVEYORS

[illegible]

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

FINAL PLAT CASE NO. [illegible]

SHEET [illegible]

PLAT REC'D 5-16-2024

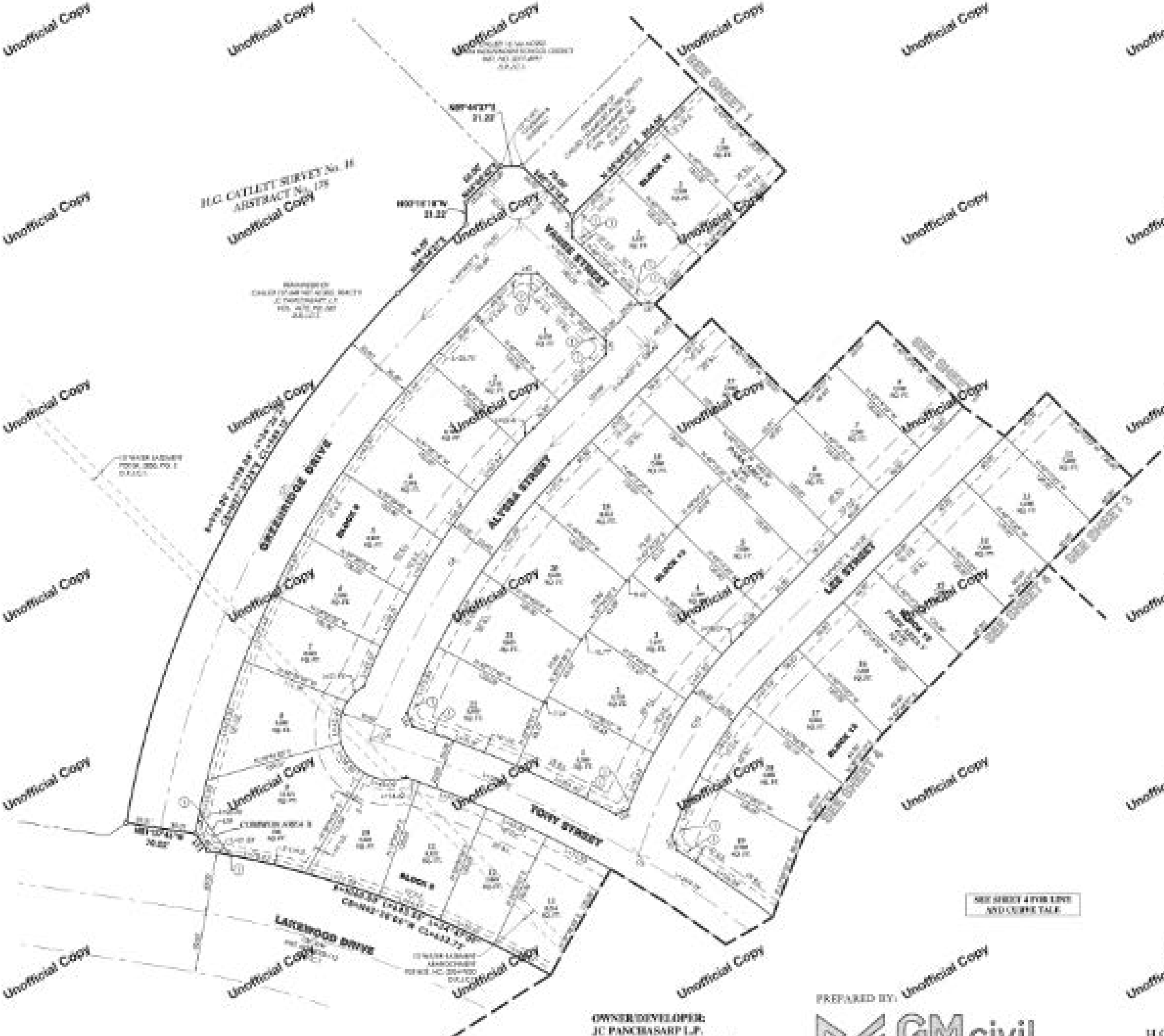
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

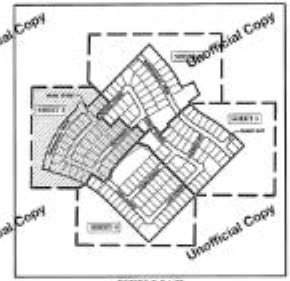
PREPARED BY:
GM civil
Engineering & Surveying

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

CASE NO. 22-056

SHEET 1 of 5





KEY MAP
N.T.S.

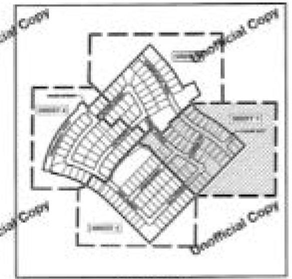
SEE SHEET 4 FOR LINE AND CURVE TABLE

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4420 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GMcivil
Engineering & Surveying

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
Date: April 2024

CASE NO. 22-056



KEY MAP
N.T.S.

SEE SHEET 4 FOR LINE AND CURVE TABLE

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

PREPARED BY:
GM civil
Engineering & Surveying

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Date: April 2024

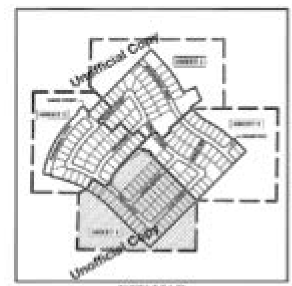
CASE NO. 22-056

5 / 16 / 2024
2024 77
D

LINE TABLE		
LINE #	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE #	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



KEY MAP
N.T.S.

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

PREPARED BY:

GM civil Engineering & Surveying

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Date: April 2024

CASE NO. 23-006

PROPERTY DESCRIPTION

[illegible]

NOTES:

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

APPROVAL

[illegible]

The right of way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or [illegible].

ROW DIRECTION	STREET NAME	STREET TYPE/SURFACE	R-O-W (ACRES)
N-S	[illegible]	50' ROW	0.140
E-W	[illegible]	50' ROW	1.408
N-S	[illegible]	50' ROW	0.257
E-W	[illegible]	50' ROW	1.414
N-S	[illegible]	50' ROW	0.739
N-S	[illegible]	50' ROW	0.488
N-S	[illegible]	50' ROW	0.781
N-S	[illegible]	50' ROW	0.988
E-W	[illegible]	50' ROW	1.211
E-W	[illegible]	50' ROW	0.339
N-S	[illegible]	50' ROW	1.230
TOTAL ROW DEDICATION			9.288

TYPICAL SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

LAND USE TABLE	
Development Yield	
Gross Site Area	43.001 Acres
Total Number Lots	163
Residential Lots Area	27.176 Acres
Number Residential Lots	152
Number Single Family Detached	152
Number Dwelling Units	152
Non-Residential Lots Area	6.537 Acres
Number Non-Residential Lots	11
Private Open Space Lots Area	6.537 Acres
Number Non-Residential Lots	11
Right-of-Way Area	9.288 Acres

JOHNSON COUNTY RECORDING

Filed: 5-16-2024
[illegible]

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4820 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GM civil
Engineering & Surveying

CASE NO. 22-086

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
152 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: April 2024

SHEET 8 of 8


LEGEND
LAKEWOOD DRIVE
RICHARD STREET
BEN THOMAS STREET
GREENRIDGE DRIVE
LIVIA STREET
ROBERT JOSEPH ST.
COMMON AREA A
COMMON AREA D
PARK SPACE
H.G. CATLETT SURVEY ABSTRACT NO. 178
LINE TABLE
LINE TABLE
CURVE TABLE
N
S
E
W
SITE
VICINITY MAP
N.T.S.
SHEET 1
SHEET 2
SHEET INDEX MAP
N.T.S.
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4828 N. MACARTHUR BLVD.
STE 122-270
IRVING, TX 75038
PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS
FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2
BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
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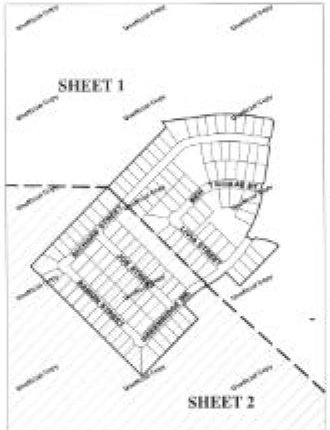
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE #	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



SHEET INDEX MAP

N.T.S.

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-276
IRVING, TX 75038

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2

BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

FINAL PLAT CASE No. FP 114

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (CONT.)

SURVEYOR'S CERTIFICATE

APPROVED BY CITY COUNCIL

NOTES:

ROW DIRECTION	STREET NAME	STREET TYPE/WIDTH	R-O-W (ACRES)
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL ROW DEDICATION			[illegible]

LAND USE TABLE	
Development Yield	
Gross Site Area	[illegible] Acres
Total Number Lots	[illegible]
Residential Lots Area	[illegible]
Number Residential Lots	[illegible]
Number Single Family Detached	[illegible]
Number Dwelling Units	[illegible]
Nonresidential Lots Area	[illegible]
Number Nonresidential Lots	[illegible]
Private Open Space Lots Area	[illegible]
Number Non Residential Lots	[illegible]
Right-of-Way Area	[illegible] Acres
No Public Park Proposed	

JOHNSON COUNTY RECORDING

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

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS — PLANNERS — SURVEYORS

FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS PHASE 2
BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

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	126.2233.31115	Jan-24	$3,948.05	Full
#3	126.2233.31505	Mar-25	$4,590.75	Full
#3	126.2233.30924	Mar-25	$3,948.05	Full
#3	126.2233.31217	May-25	$4,269.40	Full
#3	126.2233.31027	May-25	$3,948.05	Full
#3	126.2233.31213	Jan-26	$3,948.05	Full
#3	126.2233.30906	Aug-25	$3,948.05	Full
#3	126.2233.30925	Nov-25	$3,948.05	Full
#3	126.2233.30917	Dec-25	$3,948.05	Full
#3	126.2233.31107	Jan-26	$3,948.05	Full
#3	126.2233.31214	Feb-26	$3,948.05	Full
#3	126.2233.31212	Jun-26	$3,948.05	Full
Total			**$142,901.30**	

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

Appendix C
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**

(remainder of this page is intentionally left blank)

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**

(remainder of this page is intentionally left blank)

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 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2020-21

Appendix D-2

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 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	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
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	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.01140	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02020	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02030	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02040	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02050	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02080	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02130	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02140	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
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	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02200	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02210	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02220	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02230	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02240	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02250	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02280	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02290	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.03020	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.03030	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
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	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04050	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04090	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04140	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04160	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04170	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05040	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05050	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05090	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05100	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05110	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06

Appendix D-2
Panchasarp Farms Public Improvement District
Phase #1 Assessment Roll Summary 2026-27 - 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
126.2233.05150	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05160	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05170	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
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**	**$121,983.60**	**$2,780.95**	**$6,221.16**	**$5,418.15**	**$9,172.59**	**$23,592.85**

APPENDIX D-3

PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2021-22

Appendix D-3
Panchasarp Farms Public Improvement District
Phase #1 Assessment Roll Summary 2026-27 - 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	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01020	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01040	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01070	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01080	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01090	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01100	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01110	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01150	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01160	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01170	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01180	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01190	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
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	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01220	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01230	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
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	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02060	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02090	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02100	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02110	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
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	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02170	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02180	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02260	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02270	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.03010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
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	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04020	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04030	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04040	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42

Appendix D-3
Panchasarp Farms Public Improvement District
Phase #1 Assessment Roll Summary 2026-27 - 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
126.2233.04060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04070	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04080	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
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	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04120	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04130	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04180	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04190	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05010	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05020	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.05030	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05080	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05120	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
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	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
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**	**$169,568.30**	**$3,471.09**	**$8,647.98**	**$7,098.11**	**$12,256.98**	**$31,474.16**

APPENDIX D-4

PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

Appendix D-4

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 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	$3,680.79	$73.83	$187.72	$131.19	$231.06	$623.80
126.2233.04150	1	60 Ft	0.86	0.86	$3,680.79	$73.83	$187.72	$131.19	$231.06	$623.80
Total	**2**		**1.72**	**1.72**	**$7,361.58**	**$147.67**	**$375.44**	**$262.37**	**$462.12**	**$1,247.60**

APPENDIX D-5
PHASE #1 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2020-21
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,507
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3] Maintenance Assessment	Other Administrative Expenses	Total Annual Installment
2026	$3,507	$80	$179	$231	$156	$646
2027	$3,427	$80	$175	$231	$159	$645
2028	$3,347	$87	$171	$231	$162	$650
2029	$3,261	$93	$166	$231	$165	$656
2030	$3,168	$93	$162	$231	$169	$655
2031	$3,074	$100	$157	$231	$172	$660
2032	$2,974	$107	$152	$231	$172	$661
2033	$2,868	$113	$146	$231	$172	$663
2034	$2,754	$113	$140	$231	$172	$657
2035	$2,641	$120	$135	$231	$172	$658
2036	$2,521	$127	$129	$231	$172	$658
2037	$2,395	$133	$122	$231	$172	$658
2038	$2,261	$140	$115	$231	$172	$658
2039	$2,121	$147	$108	$231	$172	$658
2040	$1,975	$153	$101	$231	$172	$657
2041	$1,822	$167	$93	$231	$172	$663
2042	$1,655	$173	$84	$231	$172	$661
2043	$1,482	$180	$76	$231	$172	$659
2044	$1,302	$193	$66	$231	$172	$663
2045	$1,109	$200	$57	$231	$172	$660
2046	$909	$213	$46	$231	$172	$663
2047	$695	$220	$35	$231	$172	$658
2048	$476	$233	$24	$231	$172	$661
2049	$242	$242	$12	$231	$172	$658
Total		**$3,507**	**$2,651**	**$5,545**	**$4,079**	**$15,783**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2020-21
Phase #1

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,222
Equivalent Unit	0.79

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,222	$73	$164	$212	$143	$593
2027	$3,148	$73	$161	$212	$146	$592
2028	$3,075	$80	$157	$212	$149	$598
2029	$2,995	$86	$153	$212	$152	$603
2030	$2,910	$86	$148	$212	$155	$601
2031	$2,824	$92	$144	$212	$158	$606
2032	$2,732	$98	$139	$212	$158	$608
2033	$2,634	$104	$134	$212	$158	$609
2034	$2,530	$104	$129	$212	$158	$603
2035	$2,426	$110	$124	$212	$158	$604
2036	$2,316	$116	$118	$212	$158	$605
2037	$2,200	$122	$112	$212	$158	$605
2038	$2,077	$129	$106	$212	$158	$605
2039	$1,949	$135	$99	$212	$158	$604
2040	$1,814	$141	$93	$212	$158	$604
2041	$1,673	$153	$85	$212	$158	$609
2042	$1,520	$159	$78	$212	$158	$607
2043	$1,361	$165	$69	$212	$158	$605
2044	$1,196	$178	$61	$212	$158	$609
2045	$1,018	$184	$52	$212	$158	$606
2046	$835	$196	$43	$212	$158	$609
2047	$639	$202	$33	$212	$158	$605
2048	$437	$214	$22	$212	$158	$607
2049	$223	$223	$11	$212	$158	$604
Total		**$3,222**	**$2,436**	**$5,094**	**$3,747**	**$14,498**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2021-22
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,586
Equivalent Unit	0.86

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,586	$73	$183	$231	$150	$637
2027	$3,512	$80	$179	$231	$153	$643
2028	$3,432	$80	$175	$231	$156	$642
2029	$3,352	$87	$171	$231	$159	$648
2030	$3,265	$93	$167	$231	$162	$653
2031	$3,172	$93	$162	$231	$166	$652
2032	$3,079	$100	$157	$231	$169	$657
2033	$2,978	$107	$152	$231	$169	$659
2034	$2,872	$113	$146	$231	$169	$660
2035	$2,758	$113	$141	$231	$169	$654
2036	$2,645	$120	$135	$231	$169	$655
2037	$2,525	$127	$129	$231	$169	$656
2038	$2,398	$133	$122	$231	$169	$656
2039	$2,264	$140	$115	$231	$169	$656
2040	$2,124	$147	$108	$231	$169	$655
2041	$1,978	$153	$101	$231	$169	$654
2042	$1,824	$167	$93	$231	$169	$660
2043	$1,657	$173	$85	$231	$169	$658
2044	$1,484	$180	$76	$231	$169	$656
2045	$1,304	$194	$66	$231	$169	$660
2046	$1,110	$200	$57	$231	$169	$657
2047	$910	$214	$46	$231	$169	$660
2048	$696	$220	$36	$231	$169	$656
2049	$476	$234	$24	$231	$169	$658
2050	$243	$243	$12	$231	$169	$655
Total		**$3,586**	**$2,838**	**$5,777**	**$4,158**	**$16,358**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2021-22
Phase #1

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,294
Equivalent Unit	0.79

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,294	$67	$168	$212	$138	$586
2027	$3,226	$74	$165	$212	$141	$591
2028	$3,153	$74	$161	$212	$143	$590
2029	$3,079	$80	$157	$212	$146	$595
2030	$3,000	$86	$153	$212	$149	$600
2031	$2,914	$86	$149	$212	$152	$599
2032	$2,828	$92	$144	$212	$155	$604
2033	$2,736	$98	$140	$212	$155	$605
2034	$2,638	$104	$135	$212	$155	$606
2035	$2,534	$104	$129	$212	$155	$601
2036	$2,430	$110	$124	$212	$155	$602
2037	$2,319	$116	$118	$212	$155	$602
2038	$2,203	$123	$112	$212	$155	$602
2039	$2,080	$129	$106	$212	$155	$602
2040	$1,951	$135	$100	$212	$155	$602
2041	$1,817	$141	$93	$212	$155	$601
2042	$1,676	$153	$85	$212	$155	$606
2043	$1,522	$159	$78	$212	$155	$605
2044	$1,363	$165	$70	$212	$155	$603
2045	$1,198	$178	$61	$212	$155	$606
2046	$1,020	$184	$52	$212	$155	$603
2047	$836	$196	$43	$212	$155	$606
2048	$640	$202	$33	$212	$155	$602
2049	$437	$215	$22	$212	$155	$604
2050	$223	$223	$11	$212	$155	$602
Total		**$3,294**	**$2,607**	**$5,306**	**$3,820**	**$15,027**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,681
Equivalent Unit	0.86

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,681	$74	$188	$231	$131	$624
2027	$3,607	$74	$184	$231	$134	$623
2028	$3,533	$81	$180	$231	$136	$628
2029	$3,453	$81	$176	$231	$139	$627
2030	$3,372	$87	$172	$231	$142	$632
2031	$3,285	$94	$168	$231	$145	$637
2032	$3,191	$94	$163	$231	$148	$635
2033	$3,097	$101	$158	$231	$151	$640
2034	$2,996	$107	$153	$231	$151	$642
2035	$2,889	$114	$147	$231	$151	$643
2036	$2,775	$114	$142	$231	$151	$637
2037	$2,661	$121	$136	$231	$151	$638
2038	$2,540	$128	$130	$231	$151	$639
2039	$2,412	$134	$123	$231	$151	$639
2040	$2,278	$141	$116	$231	$151	$639
2041	$2,137	$148	$109	$231	$151	$638
2042	$1,989	$154	$101	$231	$151	$638
2043	$1,835	$168	$94	$231	$151	$643
2044	$1,667	$175	$85	$231	$151	$641
2045	$1,493	$181	$76	$231	$151	$639
2046	$1,311	$195	$67	$231	$151	$643
2047	$1,117	$201	$57	$231	$151	$640
2048	$915	$215	$47	$231	$151	$643
2049	$701	$222	$36	$231	$151	$639
2050	$479	$235	$24	$231	$151	$641
2051	$244	$244	$12	$231	$151	$638
Total		**$3,681**	**$3,042**	**$6,008**	**$3,838**	**$16,569**

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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 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

<u>Appendix E-2</u>

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 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	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20233	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20234	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20236	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20237	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20238	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20239	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20242	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20243	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
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	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20247	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20248	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20249	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20251	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20253	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20255	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20260	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20261	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20262	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20263	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20266	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20267	1	55 Ft	0.79	0.79	$1,694.73	$34.00	$75.42	$71.22	$106.13	$286.75
126.2233.20283					$1,694.73	$34.00	$75.42	$71.22	$106.13	$286.75
126.2233.20270	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20271	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20272	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20276	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20277	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20280	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
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	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20609	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20610	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20703	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20708	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51

Appendix E-2

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 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
126.2233.20710	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20712	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20718	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
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	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20725	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20726	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20732	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20734	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20738	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20739	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
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	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
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	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20808	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20810	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20812	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
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	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20817	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
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
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**	**$174,278.09**	**$3,495.94**	**$7,755.38**	**$7,323.50**	**$12,899.12**	**$31,473.93**

APPENDIX E-3

PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2023-24

<u>Appendix E-3</u>

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 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	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20241	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20250	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20252	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20254	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20279	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20607	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20608	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20611	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20704	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20705	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20707	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20709	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20724	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20733	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20809	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20811	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20816	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
Total	**18**		**14.57**	**12.92**	**$56,486.76**	**$1,007.71**	**$2,513.66**	**$2,178.95**	**$3,914.60**	**$9,614.92**

APPENDIX E-4

PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2024-25

<u>Appendix E-4</u>
Panchasarp Farms Public Improvement District
Phase #2 Assessment Roll Summary 2026-27 - 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	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20235	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20240	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20256	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20257	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20258	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20259	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20264	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20265	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20268	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20269	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20273	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20274	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20275	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20278	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20281	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20603	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20604	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20606	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20612	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20701	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20702	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20706	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20711	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20713	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20714	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20715	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20716	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20717	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20721	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20722	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20727	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20728	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20729	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20730	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20731	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20735	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20736	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20737	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20741	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20742	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20743	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20801	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20802	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27

Appendix E-4
Panchasarp Farms Public Improvement District
Phase #2 Assessment Roll Summary 2026-27 - 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
126.2233.20805	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20806	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20807	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20814	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20818	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20819	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20820	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20821	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20822	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
Total	**53**		**42.57**	**40.13**	**$178,455.76**	**$3,139.79**	**$7,941.28**	**$6,241.52**	**$11,437.52**	**$28,760.12**

APPENDIX E-5
PHASE #2 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,690
Equivalent Unit	0.86

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,690	$74	$164	$231	$155	$624
2027	$3,616	$74	$161	$231	$158	$624
2028	$3,542	$81	$158	$231	$161	$631
2029	$3,461	$81	$154	$231	$165	$630
2030	$3,380	$87	$150	$231	$168	$637
2031	$3,293	$94	$147	$231	$171	$643
2032	$3,199	$94	$142	$231	$175	$642
2033	$3,104	$101	$138	$231	$178	$648
2034	$3,003	$108	$134	$231	$178	$650
2035	$2,896	$114	$129	$231	$178	$652
2036	$2,781	$114	$124	$231	$178	$647
2037	$2,667	$121	$119	$231	$178	$649
2038	$2,546	$128	$113	$231	$178	$650
2039	$2,418	$135	$108	$231	$178	$651
2040	$2,283	$141	$102	$231	$178	$652
2041	$2,142	$148	$95	$231	$178	$653
2042	$1,994	$155	$89	$231	$178	$653
2043	$1,839	$168	$82	$231	$178	$659
2044	$1,671	$175	$74	$231	$178	$658
2045	$1,496	$182	$67	$231	$178	$657
2046	$1,315	$195	$58	$231	$178	$663
2047	$1,119	$202	$50	$231	$178	$661
2048	$918	$215	$41	$231	$178	$665
2049	$702	$222	$31	$231	$178	$662
2050	$480	$236	$21	$231	$178	$666
2051	$245	$245	$11	$231	$178	$665
Total		**$3,690**	**$2,661**	**$6,008**	**$4,537**	**$16,895**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,389
Equivalent Unit	0.79

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,389	$68	$151	$212	$142	$574
2027	$3,321	$68	$148	$212	$145	$573
2028	$3,253	$74	$145	$212	$148	$579
2029	$3,179	$74	$141	$212	$151	$579
2030	$3,105	$80	$138	$212	$154	$585
2031	$3,025	$87	$135	$212	$157	$591
2032	$2,938	$87	$131	$212	$160	$590
2033	$2,852	$93	$127	$212	$164	$595
2034	$2,759	$99	$123	$212	$164	$598
2035	$2,660	$105	$118	$212	$164	$599
2036	$2,555	$105	$114	$212	$164	$595
2037	$2,450	$111	$109	$212	$164	$596
2038	$2,339	$117	$104	$212	$164	$597
2039	$2,221	$124	$99	$212	$164	$598
2040	$2,098	$130	$93	$212	$164	$599
2041	$1,968	$136	$88	$212	$164	$599
2042	$1,832	$142	$82	$212	$164	$600
2043	$1,690	$155	$75	$212	$164	$606
2044	$1,535	$161	$68	$212	$164	$605
2045	$1,374	$167	$61	$212	$164	$604
2046	$1,208	$179	$54	$212	$164	$609
2047	$1,028	$185	$46	$212	$164	$607
2048	$843	$198	$38	$212	$164	$611
2049	$645	$204	$29	$212	$164	$609
2050	$441	$216	$20	$212	$164	$612
2051	$225	$225	$10	$212	$164	$611
Total		**$3,389**	**$2,445**	**$5,519**	**$4,167**	**$15,520**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2023-24
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,760
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]: Maintenance Assessment	Administrative Expense[3]: Other Administrative Expenses	Total Annual Installment
2026	$3,760	$67	$167	$231	$145	$610
2027	$3,693	$74	$164	$231	$148	$617
2028	$3,619	$74	$161	$231	$151	$617
2029	$3,545	$81	$158	$231	$154	$623
2030	$3,464	$81	$154	$231	$157	$623
2031	$3,384	$87	$151	$231	$160	$629
2032	$3,296	$94	$147	$231	$163	$635
2033	$3,202	$94	$142	$231	$167	$634
2034	$3,108	$101	$138	$231	$170	$640
2035	$3,007	$108	$134	$231	$170	$642
2036	$2,900	$114	$129	$231	$170	$644
2037	$2,786	$114	$124	$231	$170	$639
2038	$2,671	$121	$119	$231	$170	$641
2039	$2,550	$128	$113	$231	$170	$642
2040	$2,423	$134	$108	$231	$170	$643
2041	$2,288	$141	$102	$231	$170	$644
2042	$2,147	$148	$96	$231	$170	$644
2043	$1,999	$155	$89	$231	$170	$645
2044	$1,845	$168	$82	$231	$170	$651
2045	$1,677	$175	$75	$231	$170	$650
2046	$1,502	$181	$67	$231	$170	$649
2047	$1,321	$195	$59	$231	$170	$655
2048	$1,126	$202	$50	$231	$170	$653
2049	$924	$215	$41	$231	$170	$657
2050	$709	$222	$32	$231	$170	$654
2051	$487	$235	$22	$231	$170	$658
2052	$252	$252	$11	$231	$170	$664
Total		**$3,760**	**$2,834**	**$6,239**	**$4,474**	**$17,306**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2023-24
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,454
Equivalent Unit	0.79

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,454	$62	$154	$212	$133	$561
2027	$3,392	$68	$151	$212	$136	$567
2028	$3,324	$68	$148	$212	$139	$567
2029	$3,256	$74	$145	$212	$141	$573
2030	$3,182	$74	$142	$212	$144	$572
2031	$3,108	$80	$138	$212	$147	$578
2032	$3,028	$86	$135	$212	$150	$583
2033	$2,942	$86	$131	$212	$153	$583
2034	$2,855	$93	$127	$212	$156	$588
2035	$2,763	$99	$123	$212	$156	$590
2036	$2,664	$105	$119	$212	$156	$592
2037	$2,559	$105	$114	$212	$156	$587
2038	$2,454	$111	$109	$212	$156	$589
2039	$2,343	$117	$104	$212	$156	$590
2040	$2,226	$123	$99	$212	$156	$591
2041	$2,102	$130	$94	$212	$156	$592
2042	$1,972	$136	$88	$212	$156	$592
2043	$1,837	$142	$82	$212	$156	$592
2044	$1,695	$154	$75	$212	$156	$598
2045	$1,540	$160	$69	$212	$156	$597
2046	$1,380	$167	$61	$212	$156	$596
2047	$1,213	$179	$54	$212	$156	$601
2048	$1,034	$185	$46	$212	$156	$600
2049	$849	$198	$38	$212	$156	$604
2050	$651	$204	$29	$212	$156	$601
2051	$448	$216	$20	$212	$156	$604
2052	$232	$232	$10	$212	$156	$610
Total		**$3,454**	**$2,603**	**$5,731**	**$4,109**	**$15,898**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2024-25
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,824
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,824	$67	$170	$231	$134	$602
2027	$3,757	$67	$167	$231	$136	$602
2028	$3,690	$74	$164	$231	$139	$608
2029	$3,616	$74	$161	$231	$142	$608
2030	$3,542	$81	$158	$231	$145	$614
2031	$3,461	$81	$154	$231	$148	$614
2032	$3,380	$87	$150	$231	$151	$620
2033	$3,293	$94	$147	$231	$154	$625
2034	$3,199	$94	$142	$231	$157	$624
2035	$3,104	$101	$138	$231	$160	$630
2036	$3,003	$108	$134	$231	$160	$632
2037	$2,896	$114	$129	$231	$160	$634
2038	$2,781	$114	$124	$231	$160	$629
2039	$2,667	$121	$119	$231	$160	$631
2040	$2,546	$128	$113	$231	$160	$632
2041	$2,418	$135	$108	$231	$160	$633
2042	$2,284	$141	$102	$231	$160	$634
2043	$2,142	$148	$95	$231	$160	$634
2044	$1,994	$155	$89	$231	$160	$634
2045	$1,839	$168	$82	$231	$160	$641
2046	$1,671	$175	$74	$231	$160	$640
2047	$1,496	$182	$67	$231	$160	$639
2048	$1,315	$195	$58	$231	$160	$645
2049	$1,119	$202	$50	$231	$160	$643
2050	$918	$215	$41	$231	$160	$647
2051	$702	$222	$31	$231	$160	$644
2052	$480	$236	$21	$231	$160	$648
2053	$245	$245	$11	$231	$160	$647
Total		**$3,824**	**$2,999**	**$6,470**	**$4,342**	**$17,635**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2024-25
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,513
Equivalent Unit	0.79

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,513	$62	$156	$212	$123	$553
2027	$3,451	$62	$154	$212	$125	$553
2028	$3,389	$68	$151	$212	$128	$559
2029	$3,321	$68	$148	$212	$130	$558
2030	$3,253	$74	$145	$212	$133	$564
2031	$3,179	$74	$141	$212	$136	$564
2032	$3,105	$80	$138	$212	$138	$569
2033	$3,025	$87	$135	$212	$141	$575
2034	$2,938	$87	$131	$212	$144	$574
2035	$2,852	$93	$127	$212	$147	$579
2036	$2,759	$99	$123	$212	$147	$581
2037	$2,660	$105	$118	$212	$147	$583
2038	$2,555	$105	$114	$212	$147	$578
2039	$2,450	$111	$109	$212	$147	$579
2040	$2,339	$117	$104	$212	$147	$581
2041	$2,221	$124	$99	$212	$147	$582
2042	$2,098	$130	$93	$212	$147	$582
2043	$1,968	$136	$88	$212	$147	$583
2044	$1,832	$142	$82	$212	$147	$583
2045	$1,690	$155	$75	$212	$147	$589
2046	$1,535	$161	$68	$212	$147	$588
2047	$1,374	$167	$61	$212	$147	$587
2048	$1,208	$179	$54	$212	$147	$592
2049	$1,028	$185	$46	$212	$147	$590
2050	$843	$198	$38	$212	$147	$594
2051	$645	$204	$29	$212	$147	$592
2052	$441	$216	$20	$212	$147	$595
2053	$225	$225	$10	$212	$147	$594
Total		**$3,513**	**$2,754**	**$5,943**	**$3,989**	**$16,199**

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

<u>**Appendix F-1**</u>

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.

<u>APPENDIX F-2</u>

PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2025-26

Appendix F-2
Panchasarp Farms Public Improvement District
Phase #3 Assessment Roll Summary 2026-27 - 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	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30909	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30913	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.30916	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.30918	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
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	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30929	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30932	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30933	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30937	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.30941	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30942	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30943	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.31008	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31010	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31012	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31021	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.31023	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31025	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31027	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31109	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31110	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
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	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31120	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31201	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31203	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31213	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31217	1	65 Ft	0.93	Prepaid	$0.00	$0.00	$0.00	$0.00	$249.87	$249.87
126.2233.31302	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31303	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31311	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31317	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31318	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31319	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31501	1	70 Ft	1.00	1.00	$4,517.30	$70.42	$281.43	$175.71	$268.68	$796.23

Appendix F-2
Panchasarp Farms Public Improvement District
Phase #3 Assessment Roll Summary 2026-27 - 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
126.2233.31502	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
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**	**28.01**	**$126,529.47**	**$1,972.34**	**$7,882.79**	**$4,921.76**	**$9,199.45**	**$23,976.34**

APPENDIX F-3

PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2026-27

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 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
126.2233.30901	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30902	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30903	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30904	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30905	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30907	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30908	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30910	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30912	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30911	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30914	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30915	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30917	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30919	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30920	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30921	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30922	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30923	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30925	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30926	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30927	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30930	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30931	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30934	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30935	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30936	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30938	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30939	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30940	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31001	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31002	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31003	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31004	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31005	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31006	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31007	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31009	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31011	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43

Appendix F-3
Panchasarp Farms Public Improvement District
Phase #3 Assessment Roll Summary 2026-27 - 2026-27 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
126.2233.31013	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31014	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31015	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31016	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31017	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31018	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31019	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31020	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31022	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31024	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31026	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31028	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31029	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31030	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31031	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31032	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31101	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31102	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31103	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31104	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31105	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31106	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31107	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31108	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31111	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31112	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31113	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31114	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31117	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31118	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31119	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31121	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31202	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31204	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31205	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31206	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31207	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31208	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 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
126.2233.31209	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31210	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31211	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31212	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31214	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31215	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31216	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31218	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31219	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31301	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31304	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31305	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31306	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31307	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31308	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31309	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31310	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31312	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31313	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31314	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31315	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31316	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31320	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31321	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31322	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31401	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31402	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31503	1	70 Ft	1.00	1.00	$4,590.75	$70.46	$286.00	$147.45	$268.68	$772.59
126.2233.31504	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31506	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31507	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31508	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31509	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31510	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31511	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31512	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31513	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
Total	**113**		**97.18**	**92.88**	**$426,389.24**	**$6,544.53**	**$26,564.05**	**$13,695.04**	**$26,109.90**	**$72,913.52**

APPENDIX F-4
PHASE #3 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	70 Ft
Outstanding Assessment	$4,517
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3] Maintenance Assessment	Administrative Expense[3] Other Administrative Expenses	Total Annual Installment
2026	$4,517	$70	$281	$269	$176	$796
2027	$4,447	$78	$277	$269	$179	$803
2028	$4,369	$78	$272	$269	$183	$802
2029	$4,290	$86	$267	$269	$186	$809
2030	$4,204	$86	$262	$269	$190	$807
2031	$4,118	$94	$257	$269	$194	$813
2032	$4,024	$94	$251	$269	$198	$811
2033	$3,931	$102	$245	$269	$202	$817
2034	$3,829	$110	$239	$269	$206	$823
2035	$3,719	$110	$232	$269	$210	$820
2036	$3,610	$117	$225	$269	$214	$825
2037	$3,492	$125	$218	$269	$214	$826
2038	$3,367	$133	$210	$269	$214	$826
2039	$3,234	$133	$201	$269	$214	$817
2040	$3,101	$141	$193	$269	$214	$817
2041	$2,960	$149	$184	$269	$214	$816
2042	$2,812	$156	$175	$269	$214	$815
2043	$2,655	$164	$165	$269	$214	$813
2044	$2,491	$172	$155	$269	$214	$810
2045	$2,319	$180	$144	$269	$214	$807
2046	$2,139	$196	$133	$269	$214	$812
2047	$1,943	$203	$121	$269	$214	$807
2048	$1,740	$211	$108	$269	$214	$803
2049	$1,529	$227	$95	$269	$214	$805
2050	$1,302	$235	$81	$269	$214	$799
2051	$1,067	$250	$66	$269	$214	$800
2052	$817	$258	$51	$269	$214	$792
2053	$558	$274	$35	$269	$214	$791
2054	$285	$285	$18	$269	$214	$785
Total		**$4,517**	**$5,163**	**$7,792**	**$5,994**	**$23,465**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	65 Ft
Outstanding Assessment	$4,201
Equivalent Unit	0.93

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$4,201	$65	$262	$250	$163	$740
2027	$4,136	$73	$258	$250	$167	$747
2028	$4,063	$73	$253	$250	$170	$746
2029	$3,990	$80	$249	$250	$173	$752
2030	$3,910	$80	$244	$250	$177	$750
2031	$3,830	$87	$239	$250	$180	$756
2032	$3,743	$87	$233	$250	$184	$754
2033	$3,655	$95	$228	$250	$188	$760
2034	$3,561	$102	$222	$250	$191	$765
2035	$3,459	$102	$215	$250	$195	$763
2036	$3,357	$109	$209	$250	$199	$767
2037	$3,248	$116	$202	$250	$199	$768
2038	$3,131	$124	$195	$250	$199	$768
2039	$3,008	$124	$187	$250	$199	$760
2040	$2,884	$131	$180	$250	$199	$760
2041	$2,753	$138	$172	$250	$199	$759
2042	$2,615	$146	$163	$250	$199	$758
2043	$2,469	$153	$154	$250	$199	$756
2044	$2,317	$160	$144	$250	$199	$753
2045	$2,156	$167	$134	$250	$199	$751
2046	$1,989	$182	$124	$250	$199	$755
2047	$1,807	$189	$113	$250	$199	$751
2048	$1,618	$196	$101	$250	$199	$746
2049	$1,422	$211	$89	$250	$199	$749
2050	$1,211	$218	$75	$250	$199	$743
2051	$992	$233	$62	$250	$199	$744
2052	$759	$240	$47	$250	$199	$736
2053	$519	$255	$32	$250	$199	$736
2054	$265	$265	$16	$250	$199	$730
Total		**$4,201**	**$4,801**	**$7,246**	**$5,574**	**$21,823**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	60 Ft
Outstanding Assessment	$3,885
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]: Maintenance Assessment	Administrative Expense[3]: Other Administrative Expenses	Total Annual Installment
2026	$3,885	$61	$242	$231	$151	$685
2027	$3,824	$67	$238	$231	$154	$691
2028	$3,757	$67	$234	$231	$157	$690
2029	$3,690	$74	$230	$231	$160	$695
2030	$3,616	$74	$225	$231	$164	$694
2031	$3,542	$81	$221	$231	$167	$699
2032	$3,461	$81	$216	$231	$170	$698
2033	$3,380	$87	$211	$231	$174	$703
2034	$3,293	$94	$205	$231	$177	$707
2035	$3,199	$94	$199	$231	$181	$705
2036	$3,104	$101	$193	$231	$184	$710
2037	$3,003	$108	$187	$231	$184	$710
2038	$2,896	$114	$180	$231	$184	$710
2039	$2,781	$114	$173	$231	$184	$703
2040	$2,667	$121	$166	$231	$184	$703
2041	$2,546	$128	$159	$231	$184	$702
2042	$2,418	$135	$151	$231	$184	$700
2043	$2,283	$141	$142	$231	$184	$699
2044	$2,142	$148	$133	$231	$184	$697
2045	$1,994	$155	$124	$231	$184	$694
2046	$1,839	$168	$115	$231	$184	$698
2047	$1,671	$175	$104	$231	$184	$694
2048	$1,496	$182	$93	$231	$184	$690
2049	$1,315	$195	$82	$231	$184	$692
2050	$1,119	$202	$70	$231	$184	$687
2051	$918	$215	$57	$231	$184	$688
2052	$702	$222	$44	$231	$184	$681
2053	$480	$236	$30	$231	$184	$681
2054	$245	$245	$15	$231	$184	$675
Total		**$3,885**	**$4,440**	**$6,701**	**$5,155**	**$20,180**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	55 Ft
Outstanding Assessment	$3,569
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3] Maintenance Assessment	Administrative Expense[3] Other Administrative Expenses	Total Annual Installment
2026	$3,569	$56	$222	$212	$139	$629
2027	$3,513	$62	$219	$212	$142	$635
2028	$3,451	$62	$215	$212	$144	$633
2029	$3,389	$68	$211	$212	$147	$639
2030	$3,321	$68	$207	$212	$150	$637
2031	$3,253	$74	$203	$212	$153	$642
2032	$3,179	$74	$198	$212	$156	$641
2033	$3,105	$80	$193	$212	$159	$646
2034	$3,025	$87	$188	$212	$163	$650
2035	$2,938	$87	$183	$212	$166	$648
2036	$2,852	$93	$178	$212	$169	$652
2037	$2,759	$99	$172	$212	$169	$652
2038	$2,660	$105	$166	$212	$169	$652
2039	$2,555	$105	$159	$212	$169	$646
2040	$2,450	$111	$153	$212	$169	$645
2041	$2,339	$117	$146	$212	$169	$645
2042	$2,221	$124	$138	$212	$169	$643
2043	$2,098	$130	$131	$212	$169	$642
2044	$1,968	$136	$123	$212	$169	$640
2045	$1,832	$142	$114	$212	$169	$638
2046	$1,690	$155	$105	$212	$169	$641
2047	$1,535	$161	$96	$212	$169	$638
2048	$1,374	$167	$86	$212	$169	$634
2049	$1,208	$179	$75	$212	$169	$636
2050	$1,028	$185	$64	$212	$169	$631
2051	$843	$198	$53	$212	$169	$632
2052	$645	$204	$40	$212	$169	$626
2053	$441	$216	$27	$212	$169	$625
2054	$225	$225	$14	$212	$169	$620
Total		**$3,569**	**$4,079**	**$6,155**	**$4,735**	**$18,538**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	70 Ft
Outstanding Assessment	$4,591
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3] Maintenance Assessment	Administrative Expense[3] Other Administrative Expenses	Total Annual Installment
2026	$4,591	$70	$286	$269	$147	$773
2027	$4,520	$70	$282	$269	$150	$771
2028	$4,450	$78	$277	$269	$153	$778
2029	$4,372	$78	$272	$269	$156	$776
2030	$4,293	$86	$267	$269	$160	$782
2031	$4,207	$86	$262	$269	$163	$780
2032	$4,121	$94	$257	$269	$166	$785
2033	$4,027	$94	$251	$269	$169	$783
2034	$3,933	$102	$245	$269	$173	$788
2035	$3,831	$110	$239	$269	$176	$793
2036	$3,722	$110	$232	$269	$180	$790
2037	$3,612	$117	$225	$269	$183	$794
2038	$3,495	$125	$218	$269	$183	$795
2039	$3,369	$133	$210	$269	$183	$795
2040	$3,236	$133	$202	$269	$183	$787
2041	$3,103	$141	$193	$269	$183	$786
2042	$2,962	$149	$185	$269	$183	$785
2043	$2,814	$157	$175	$269	$183	$784
2044	$2,657	$164	$166	$269	$183	$782
2045	$2,493	$172	$155	$269	$183	$780
2046	$2,320	$180	$145	$269	$183	$777
2047	$2,140	$196	$133	$269	$183	$781
2048	$1,945	$204	$121	$269	$183	$777
2049	$1,741	$211	$108	$269	$183	$772
2050	$1,530	$227	$95	$269	$183	$774
2051	$1,303	$235	$81	$269	$183	$768
2052	$1,068	$251	$67	$269	$183	$769
2053	$817	$258	$51	$269	$183	$761
2054	$559	$274	$35	$269	$183	$761
2055	$285	$285	$18	$269	$183	$754
Total		**$4,591**	**$5,452**	**$8,060**	**$5,278**	**$23,381**

1 - The first Annual Installment for lots triggerred for collection in Year 2026 will be billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	65 Ft
Outstanding Assessment	$4,269
Equivalent Unit	0.93

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3] Maintenance Assessment	Administrative Expense[3] Other Administrative Expenses	Total Annual Installment
2026	$4,269	$66	$266	$250	$137	$719
2027	$4,204	$66	$262	$250	$140	$717
2028	$4,138	$73	$258	$250	$143	$723
2029	$4,066	$73	$253	$250	$146	$721
2030	$3,993	$80	$249	$250	$148	$727
2031	$3,913	$80	$244	$250	$151	$725
2032	$3,833	$87	$239	$250	$154	$730
2033	$3,745	$87	$233	$250	$158	$728
2034	$3,658	$95	$228	$250	$161	$733
2035	$3,563	$102	$222	$250	$164	$738
2036	$3,461	$102	$216	$250	$167	$735
2037	$3,359	$109	$209	$250	$171	$739
2038	$3,250	$116	$202	$250	$171	$739
2039	$3,134	$124	$195	$250	$171	$739
2040	$3,010	$124	$188	$250	$171	$732
2041	$2,886	$131	$180	$250	$171	$731
2042	$2,755	$138	$172	$250	$171	$730
2043	$2,617	$146	$163	$250	$171	$729
2044	$2,471	$153	$154	$250	$171	$727
2045	$2,318	$160	$144	$250	$171	$725
2046	$2,158	$167	$134	$250	$171	$722
2047	$1,990	$182	$124	$250	$171	$726
2048	$1,808	$189	$113	$250	$171	$722
2049	$1,619	$197	$101	$250	$171	$718
2050	$1,422	$211	$89	$250	$171	$720
2051	$1,211	$218	$75	$250	$171	$714
2052	$993	$233	$62	$250	$171	$715
2053	$760	$240	$47	$250	$171	$708
2054	$520	$255	$32	$250	$171	$708
2055	$265	$265	$16	$250	$171	$702
Total		**$4,269**	**$5,070**	**$7,496**	**$4,908**	**$21,744**

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Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	60 Ft
Outstanding Assessment	$3,948
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]: Maintenance Assessment	Administrative Expense[3]: Other Administrative Expenses	Total Annual Installment
2026	$3,948	$61	$246	$231	$127	$664
2027	$3,887	$61	$242	$231	$129	$663
2028	$3,827	$67	$238	$231	$132	$669
2029	$3,760	$67	$234	$231	$135	$667
2030	$3,692	$74	$230	$231	$137	$672
2031	$3,618	$74	$225	$231	$140	$671
2032	$3,544	$81	$221	$231	$143	$675
2033	$3,463	$81	$216	$231	$146	$673
2034	$3,382	$88	$211	$231	$149	$678
2035	$3,295	$94	$205	$231	$152	$682
2036	$3,201	$94	$199	$231	$155	$679
2037	$3,106	$101	$194	$231	$158	$683
2038	$3,005	$108	$187	$231	$158	$684
2039	$2,898	$114	$181	$231	$158	$684
2040	$2,783	$114	$173	$231	$158	$677
2041	$2,669	$121	$166	$231	$158	$676
2042	$2,548	$128	$159	$231	$158	$675
2043	$2,420	$135	$151	$231	$158	$674
2044	$2,285	$141	$142	$231	$158	$672
2045	$2,144	$148	$134	$231	$158	$670
2046	$1,995	$155	$124	$231	$158	$668
2047	$1,841	$168	$115	$231	$158	$672
2048	$1,672	$175	$104	$231	$158	$668
2049	$1,497	$182	$93	$231	$158	$664
2050	$1,315	$195	$82	$231	$158	$666
2051	$1,120	$202	$70	$231	$158	$661
2052	$918	$215	$57	$231	$158	$661
2053	$703	$222	$44	$231	$158	$655
2054	$481	$236	$30	$231	$158	$654
2055	$245	$245	$15	$231	$158	$649
Total		**$3,948**	**$4,689**	**$6,932**	**$4,539**	**$20,107**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	55 Ft
Outstanding Assessment	$3,627
Equivalent Unit	0.79

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$3,627	$56	$226	$212	$116	$610
2027	$3,571	$56	$222	$212	$119	$609
2028	$3,515	$62	$219	$212	$121	$614
2029	$3,454	$62	$215	$212	$124	$613
2030	$3,392	$68	$211	$212	$126	$618
2031	$3,324	$68	$207	$212	$129	$616
2032	$3,256	$74	$203	$212	$131	$620
2033	$3,181	$74	$198	$212	$134	$618
2034	$3,107	$80	$194	$212	$136	$623
2035	$3,027	$87	$189	$212	$139	$627
2036	$2,940	$87	$183	$212	$142	$624
2037	$2,854	$93	$178	$212	$145	$628
2038	$2,761	$99	$172	$212	$145	$628
2039	$2,662	$105	$166	$212	$145	$628
2040	$2,557	$105	$159	$212	$145	$622
2041	$2,452	$111	$153	$212	$145	$621
2042	$2,340	$118	$146	$212	$145	$620
2043	$2,223	$124	$138	$212	$145	$619
2044	$2,099	$130	$131	$212	$145	$618
2045	$1,969	$136	$123	$212	$145	$616
2046	$1,833	$142	$114	$212	$145	$614
2047	$1,691	$155	$105	$212	$145	$617
2048	$1,536	$161	$96	$212	$145	$614
2049	$1,375	$167	$86	$212	$145	$610
2050	$1,208	$179	$75	$212	$145	$612
2051	$1,029	$186	$64	$212	$145	$607
2052	$843	$198	$53	$212	$145	$608
2053	$646	$204	$40	$212	$145	$601
2054	$441	$216	$27	$212	$145	$601
2055	$225	$225	$14	$212	$145	$596
Total		**$3,627**	**$4,307**	**$6,368**	**$4,169**	**$18,471**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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

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