



PONDER
PUBLIC IMPROVEMENT DISTRICT NO. 1
2023 ANNUAL SERVICE PLAN UPDATE

JUNE 12, 2023

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the 2017 Update to the Service and Assessment Plan (the “2017 SAP”), or the PID Reimbursement Agreement, as applicable.

PID No. 1 was created pursuant to the PID Act by Resolution No. 15-01 on February 12, 2015, by the Town Council to finance the costs of certain Authorized Improvements for the benefit of property in PID No. 1. On May 14, 2015, the Town Council adopted and approved the Service and Assessment Plan for PID No. 1 by Ordinance No. 15-05 to finance the Authorized Improvements for the benefit of the property in PID No. 1.

On September 11, 2017, the Town Council approved the 2017 SAP for PID No. 1 by adopting Resolution No. 17-07, which updated the Assessment Roll for 2017.

On August 13, 2018, the Town Council approved the 2018 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 18-11, which updated the Assessment Roll for 2018.

On June 10, 2019, the Town Council approved the 2019 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 19-02, which updated the Assessment Roll for 2019.

On June 8, 2020, the Town Council approved the 2020 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 20-08, which updated the Assessment Roll for 2020.

On August 9, 2021, the Town Council approved the 2021 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 21-14, which updated the Assessment Roll for 2021.

On July 11, 2022, the Town Council approved the 2022 Annual Service Plan Update for PID No. 1 by adopting Ordinance No. 22-09, which updated the Assessment Roll for 2022.

The 2017 SAP identified the Authorized Improvements to be provided by PID No. 1, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in PID No. 1 for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2017 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The Town Council also adopted an Assessment Roll identifying the Assessments on each Lot within PID No. 1 based on the method of assessment identified in the 2017 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

PID No. 1 is fully subdivided with the two plats listed below:

- The final plat for Remington Park Phase 4 was filed and recorded with the County on July 16, 2015, and contains 128 residential Lots, and 1 park/open-space Lot.
- The final plat for Remington Park Phase 5 was filed and recorded with the County on March 30, 2017, and contains 145 residential Lots.

LOT AND HOME SALES

All Residential Lots have completed homes, and all Residential Lots have been sold to end-users.

See **Exhibit C** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2017 SAP. The Authorized Improvements benefiting Remington Park Phase 4 were dedicated to the Town on July 16, 2015. The Authorized Improvements benefiting Remington Park Phase 5 were dedicated to the Town on March 30, 2017.

OUTSTANDING ASSESSMENT

PID No. 1 has an outstanding Assessment of \$3,395,000.00¹.

ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest²** - The total principal and interest required for the Annual Installment due is \$207,750.00.
- **Additional Interest** - The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$101,850.00 and has not been met. As such, the Delinquency

¹ Net of \$35,000.00 PID Bonds principal payment due September 15, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

² The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in Additional Interest due of \$16,975.00.

- **Administrative Expense** - The cost of administering PID No. 1, collecting the Annual Installments, dissemination agent fees, audit fees, and Trustee fees shall be paid for on a pro rata basis by each Lot based on the amount of outstanding Assessment remaining on the Lot. The total Administrative Expenses budgeted for the Annual Installment is \$33,242.00.

Annual Collection Costs Breakdown	
Administration	\$ 24,467.00
Filing Fees	1,500.00
County Collection	275.00
Misc.	1,000.00
PID Trustee Fees	2,500.00
Dissemination Agent	3,500.00
Total Annual Collection Costs	\$ 33,242.00

Due January 31, 2024	
Principal	\$ 40,000.00
Interest	\$ 167,750.00
Additional Interest	\$ 16,975.00
Administrative Expenses	\$ 33,242.00
Total Annual Installment	\$ 257,967.00

See **Exhibit B** for the debt service schedule for the Bonds as shown in the official statement.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have been received in PID No. 1.

PARTIAL PREPAYMENTS OF ASSESSMENTS

No partial prepayments have been received in PID No. 1.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred in PID No. 1.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Ponder PID No. 1				
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 40,000.00	\$ 45,000.00	\$ 55,000.00	\$ 60,000.00	\$ 65,000.00
Interest		167,750.00	166,150.00	164,350.00	162,150.00	159,750.00
	(1)	\$ 207,750.00	\$ 211,150.00	\$ 219,350.00	\$ 222,150.00	\$ 224,750.00
Additional Interest	(2)	\$ 16,975.00	\$ 16,775.00	\$ 16,550.00	\$ 16,275.00	\$ 15,975.00
Administrative Expenses	(3)	\$ 33,242.00	\$ 33,906.84	\$ 34,584.98	\$ 35,276.68	\$ 35,982.21
Total Annual Installment	(4) = (1) + (2) + (3)	\$257,967.00	\$261,831.84	\$270,484.98	\$ 273,701.68	\$ 276,707.21

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding outstanding Assessments, and Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

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EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}		Installment Due 1/31/24 ^{[a],[c]}
242851	Remington Park Phase 4 Non-Benefitted Property	\$	-	\$ -
668133	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668134	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668135	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668136	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668137	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668138	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668139	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668140	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668141	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668142	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668143	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668144	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668145	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668146	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668147	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668148	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668149	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668150	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668151	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668152	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668153	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668154	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668155	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668156	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668157	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668158	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668159	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668160	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668161	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668162	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668163	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668164	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668165	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668166	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668167	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668168	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668169	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668170	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29
668171	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$ 945.29

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/24 ^{[a],[c]}
668172	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668173	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668174	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668175	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668176	Remington Park Phase 4 Non-Benefitted Property	\$ -	\$ -
668177	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668178	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668179	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668180	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668181	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668182	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668183	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668184	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668185	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668186	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668187	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668188	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668189	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668190	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668191	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668192	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668193	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668194	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668195	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668196	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668197	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668198	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668199	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668200	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668201	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668202	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668203	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668204	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668205	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668206	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668207	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668208	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668209	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668210	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29
668211	Remington Park Phase 4 - Residential Lot	\$ 12,304.69	\$ 945.29

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}		Installment Due	
				1/31/24 ^{[a],[c]}	
668212	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668213	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668214	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668215	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668216	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668217	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668218	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668219	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668220	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668221	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668222	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668223	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668224	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668225	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668226	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668227	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668228	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668229	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668230	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668231	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668232	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668233	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668234	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668235	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668236	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668237	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668238	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668239	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668240	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668241	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668242	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668243	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668244	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668245	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668246	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668247	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668248	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668249	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668250	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668251	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}		Installment Due	
				1/31/24 ^{[a],[c]}	
668252	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668253	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668254	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668255	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668256	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668257	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668258	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668259	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668260	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668261	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
702121	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702122	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702123	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702124	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702125	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702126	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702127	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702128	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702129	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702130	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702131	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702132	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702133	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702134	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702135	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702136	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702137	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702138	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702139	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702140	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702141	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702142	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702143	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702144	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702145	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702146	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702147	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702148	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702149	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702150	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}		Installment Due	
				1/31/24 ^{[a],[c]}	
702151	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702152	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702153	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702154	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702155	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702156	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702157	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702158	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702159	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702160	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702161	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702162	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702163	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702164	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702165	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702166	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702167	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702168	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702169	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702170	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702171	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702172	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702173	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702174	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702175	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702176	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702177	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702178	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702179	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702180	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702181	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702182	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702183	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702184	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702185	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702186	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702187	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702188	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702189	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702190	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}		Installment Due	
				1/31/24 ^{[a],[c]}	
702191	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702192	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702193	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702194	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702195	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702196	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702197	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702198	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702199	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702200	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702201	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702202	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702203	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702204	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702205	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702206	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702207	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702208	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702209	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702210	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702211	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702212	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702213	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702214	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702215	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702216	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702217	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702218	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702219	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702220	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702221	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702222	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702223	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702224	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702225	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702226	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702227	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702228	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702229	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702230	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62

Property ID	Lot Type	Outstanding Assessment ^{[a],[b]}		Installment Due	
				1/31/24 ^{[a],[c]}	
702231	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702232	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702233	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702234	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702235	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702236	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702237	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702238	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702239	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702240	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702241	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702242	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702243	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702244	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702245	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702246	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702247	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702248	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702249	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702250	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702251	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702252	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702253	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702254	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702255	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702256	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702257	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702258	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702259	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702260	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702261	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702262	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702263	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702264	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702265	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
Total		\$	3,395,000.00	\$	257,967.02

Notes:

- [a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2024 Annual Installment.
- [c] The Annual Installment covers the period September 1, 2023 to August 31, 2024 and is due by 1/31/2024.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 25,000	\$ 157,822.91	\$ 182,822.91
2019	15,000	172,750.00	187,750.00
2020	20,000	172,150.00	192,150.00
2021	25,000	171,350.00	196,350.00
2022	30,000	170,350.00	200,350.00
2023	35,000	169,150.00	204,150.00
2024	40,000	167,750.00	207,750.00
2025	45,000	166,150.00	211,150.00
2026	55,000	164,350.00	219,350.00
2027	60,000	162,150.00	222,150.00
2028	65,000	159,750.00	224,750.00
2029	75,000	156,500.00	231,500.00
2030	85,000	152,750.00	237,750.00
2031	95,000	148,500.00	243,500.00
2032	100,000	143,750.00	243,750.00
2033	110,000	138,750.00	248,750.00
2034	120,000	133,250.00	253,250.00
2035	135,000	127,250.00	262,250.00
2036	145,000	120,500.00	265,500.00
2037	155,000	113,250.00	268,250.00
2038	170,000	105,500.00	275,500.00
2039	185,000	97,000.00	282,000.00
2040	200,000	87,750.00	287,750.00
2041	215,000	77,750.00	292,750.00
2042	230,000	67,000.00	297,000.00
2043	245,000	55,500.00	300,500.00
2044	265,000	43,250.00	308,250.00
2045	285,000	30,000.00	315,000.00
2046	150,000	15,750.00	165,750.00
2047	<u>165,000</u>	<u>8,250.00</u>	<u>173,250.00</u>
Total	<u>\$3,545,000</u>	<u>\$3,655,972.91</u>	<u>\$7,200,972.91</u>

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EXHIBIT C – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Phase 4 Residential Lot
- Phase 5 Residential Lot

PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 – PHASE 4
RESIDENTIAL LOT – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE TOWN OF PONDER, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PRINCIPAL PHASE 4 RESIDENTIAL LOT ASSESSMENT: \$12,304.69

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Ponder, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Ponder Public Improvement District No. 1* (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 Town of Ponder. The exact amount of each annual installment will be approved each year by the Town 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 Town of Ponder.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS - PHASE 4 – RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2024	\$ 156.25	\$ 607.03	\$ 61.52	\$ 120.48	\$ 945.29
2025	\$ 195.31	\$ 600.78	\$ 60.74	\$ 122.78	\$ 979.61
2026	\$ 234.38	\$ 592.97	\$ 59.77	\$ 124.89	\$ 1,012.00
2027	\$ 234.38	\$ 583.59	\$ 58.59	\$ 127.00	\$ 1,003.57
2028	\$ 273.44	\$ 574.22	\$ 57.42	\$ 129.34	\$ 1,034.42
2029	\$ 312.50	\$ 560.55	\$ 56.05	\$ 131.46	\$ 1,060.56
2030	\$ 351.56	\$ 544.92	\$ 54.49	\$ 133.55	\$ 1,084.53
2031	\$ 390.63	\$ 527.34	\$ 52.73	\$ 135.60	\$ 1,106.30
2032	\$ 390.63	\$ 507.81	\$ 50.78	\$ 137.59	\$ 1,086.81
2033	\$ 429.69	\$ 488.28	\$ 48.83	\$ 139.81	\$ 1,106.60
2034	\$ 468.75	\$ 466.80	\$ 46.68	\$ 141.95	\$ 1,124.18
2035	\$ 546.88	\$ 443.36	\$ 44.34	\$ 144.01	\$ 1,178.58
2036	\$ 585.94	\$ 416.02	\$ 41.60	\$ 145.55	\$ 1,189.10
2037	\$ 625.00	\$ 386.72	\$ 38.67	\$ 146.84	\$ 1,197.23
2038	\$ 664.06	\$ 355.47	\$ 35.55	\$ 147.79	\$ 1,202.87
2039	\$ 742.19	\$ 322.27	\$ 32.23	\$ 148.64	\$ 1,245.32
2040	\$ 781.25	\$ 285.16	\$ 28.52	\$ 148.29	\$ 1,243.22
2041	\$ 859.38	\$ 246.09	\$ 24.61	\$ 147.33	\$ 1,277.41
2042	\$ 898.44	\$ 203.13	\$ 20.31	\$ 143.94	\$ 1,265.81
2043	\$ 976.56	\$ 158.20	\$ 15.82	\$ 138.04	\$ 1,288.63
2044	\$ 1,054.69	\$ 109.38	\$ 10.94	\$ 124.92	\$ 1,299.92
2045	\$ 1,132.81	\$ 56.64	\$ 5.66	\$ 95.13	\$ 1,290.24
Total	\$ 12,304.69	\$ 9,036.72	\$ 905.86	\$ 2,974.92	\$ 25,222.19

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 – PHASE 5
RESIDENTIAL LOT – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE TOWN OF PONDER, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PRINCIPAL PHASE 5 RESIDENTIAL LOT ASSESSMENT: \$12,551.72

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Ponder, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Ponder Public Improvement District No. 1* (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 Town of Ponder. The exact amount of each annual installment will be approved each year by the Town 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 Town of Ponder.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

ANNUAL INSTALLMENTS - PHASE 5 – RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2024	\$ 137.93	\$ 621.03	\$ 62.76	\$ 122.90	\$ 944.62
2025	\$ 137.93	\$ 615.52	\$ 62.07	\$ 125.46	\$ 940.98
2026	\$ 172.41	\$ 610.00	\$ 61.38	\$ 128.27	\$ 972.06
2027	\$ 206.90	\$ 603.10	\$ 60.52	\$ 131.17	\$ 1,001.69
2028	\$ 206.90	\$ 594.83	\$ 59.48	\$ 133.98	\$ 995.19
2029	\$ 241.38	\$ 584.48	\$ 58.45	\$ 137.07	\$ 1,021.38
2030	\$ 275.86	\$ 572.41	\$ 57.24	\$ 140.29	\$ 1,045.80
2031	\$ 310.34	\$ 558.62	\$ 55.86	\$ 143.64	\$ 1,068.47
2032	\$ 344.83	\$ 543.10	\$ 54.31	\$ 147.15	\$ 1,089.39
2033	\$ 379.31	\$ 525.86	\$ 52.59	\$ 150.57	\$ 1,108.32
2034	\$ 413.79	\$ 506.90	\$ 50.69	\$ 154.15	\$ 1,125.53
2035	\$ 448.28	\$ 486.21	\$ 48.62	\$ 157.93	\$ 1,141.03
2036	\$ 482.76	\$ 463.79	\$ 46.38	\$ 162.27	\$ 1,155.20
2037	\$ 517.24	\$ 439.66	\$ 43.97	\$ 166.94	\$ 1,167.80
2038	\$ 586.21	\$ 413.79	\$ 41.38	\$ 172.04	\$ 1,213.42
2039	\$ 620.69	\$ 384.48	\$ 38.45	\$ 177.34	\$ 1,220.96
2040	\$ 689.66	\$ 353.45	\$ 35.34	\$ 183.81	\$ 1,262.26
2041	\$ 724.14	\$ 318.97	\$ 31.90	\$ 190.96	\$ 1,265.96
2042	\$ 793.10	\$ 282.76	\$ 28.28	\$ 200.37	\$ 1,304.51
2043	\$ 827.59	\$ 243.10	\$ 24.31	\$ 212.12	\$ 1,307.12
2044	\$ 896.55	\$ 201.72	\$ 20.17	\$ 230.39	\$ 1,348.84
2045	\$ 965.52	\$ 156.90	\$ 15.69	\$ 263.50	\$ 1,401.60
2046	\$ 1,034.48	\$ 108.62	\$ 10.86	\$ 354.42	\$ 1,508.39
2047	\$ 1,137.93	\$ 56.90	\$ 5.69	\$ 361.51	\$ 1,562.03
Total	\$ 12,551.72	\$ 10,246.21	\$ 1,026.38	\$ 4,348.23	\$ 28,172.54

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.