



# LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT 2025 ANNUAL SERVICE PLAN UPDATE

JULY 7, 2025

## INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 0536-23-RES on March 20, 2023, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 3, 2023, the City approved the SAP for the District by adopting Ordinance No. 0598-23-ORD which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

On June 17, 2024, City Council approved the 2024 Annual Service Plan Update for the District by Ordinance No. 0670-24-ORD which updated the Assessment Roll for 2024.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

## PARCEL SUBDIVISION

The final plat of Lakeside Crossings was filed and recorded with the County on September 28, 2023.

See the completed Lot Type classification summary below:

District	
Lot Type	Number of Units/Sq Ft
Lot Type Townhome	201
Lot Type Multifamily	300
Lot Type Commercial	31,183

See **Exhibit C** for the Lot Type classification map.

## LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type Townhome: 201 Lots
  - Lot Type Multifamily: 300 units
  - Lot Type Commercial: 31,183 sq ft.
- Homebuilder Owned:
  - Lot Type Townhome: 0 Lots
  - Lot Type Multifamily: 0 units
  - Lot Type Commercial: 0 sq ft.
- End-User Owner:
  - Lot Type Townhome: 0 Lots
  - Lot Type Multifamily: 0 units
  - Lot Type Commercial: 0 sq ft.

See **Exhibit D** for the buyer disclosures.

## AUTHORIZED IMPROVEMENTS

Per the Quarterly Report dated March 31, 2025, the Authorized Improvements listed in the SAP for the District are currently under construction and projected to be completed in the second quarter of 2025. The budget of \$6,594,526.80 for the Authorized Improvements is as shown in the table below. See the below table depicting the budgets for Authorized Improvements.

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent of Budget Spent	Forecast Completion Date
<i>Public Improvements</i>				
Sanitary Sewer	\$ 724,500.00	\$ 862,587.17	119.06%	Q2 2025
Storm Sewer	\$ 2,245,510.00	\$ 1,478,973.95	65.86%	Q2 2025
Water	\$ 896,065.00	\$ 1,105,090.02	123.33%	Q2 2025
Paving	\$ 1,575,800.00	\$ 1,572,742.17	99.81%	Q2 2025
Landscape and Irrigation	\$ 116,872.00	\$ -	0.00%	Q2 2025
Soft Costs	\$ 1,035,779.80	\$ 732,062.69	70.68%	Q2 2025
	\$ 6,594,526.80	\$ 5,751,456.00	87.22%	

## OUTSTANDING ASSESSMENT

Net of the principal bond payment due September 1, the District has an outstanding Assessment of \$6,975,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$632,000.00.
- **Delinquency and Prepayment Reserve** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$383,625.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$34,530.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$87,374.73.

Lakeside Crossing PID - Annual Collection Costs Breakdown		
PID Administrator	\$	31,212.00
City Auditor		1,000.00
Filing Fees		1,000.00
County Collection		1,000.00
Trustee Fees		4,500.00
Dissemination Agent		3,500.00
Draw Request Review		10,000.00
P3Works Dev/Issuer CDA Review		3,500.00
Past Due P3Works, LLC Invoices		20,162.73
Collection Cost Maintenance Balance		10,000.00
Arbitrage Calculation		1,500.00
<b>Total Annual Collection Costs</b>	<b>\$</b>	<b>87,374.73</b>

Lakeside Crossing PID		
Due January 31, 2026		
Principal	\$	74,000.00
Interest		558,000.00
Additional Interest		34,530.00
Annual Collection Costs		87,374.73
<b>Total Annual Installment</b>	<b>\$</b>	<b>753,904.73</b>

See the Limited Offering Memorandum for the pay period. See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the Limited Offering Memorandum.

### PREPAYMENT OF ASSESSMENTS IN FULL

No full Prepayments of Assessments have occurred within the District.

### PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayments of Assessments have occurred within the District.

### EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized 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.

Lakeside Crossing Public Improvement District					
Annual Installment Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal	\$ 74,000.00	\$ 80,000.00	\$ 86,000.00	\$ 93,000.00	\$ 100,000.00
Interest	558,000.00	552,080.00	545,680.00	538,800.00	531,360.00
(1)	\$ 632,000.00	\$ 632,080.00	\$ 631,680.00	\$ 631,800.00	\$ 631,360.00
Additional Interest (2)	\$ 34,530.00	\$ 34,160.00	\$ 33,760.00	\$ 33,330.00	\$ 32,865.00
Annual Collection Costs (3)	\$ 87,374.73	\$ 56,826.24	\$ 57,962.76	\$ 59,122.02	\$ 60,304.46
<b>Total Annual Installment Due (4) = (1) + (2) + (3)</b>	<b>\$ 753,904.73</b>	<b>\$ 723,066.24</b>	<b>\$ 723,402.76</b>	<b>\$ 724,252.02</b>	<b>\$ 724,529.46</b>

## ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the

## EXHIBIT A – ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
1029712	Townhome	\$ 23,836.82	\$ 2,576.44
1029713	Townhome	\$ 23,836.82	\$ 2,576.44
1029714	Townhome	\$ 23,836.82	\$ 2,576.44
1029715	Townhome	\$ 23,836.82	\$ 2,576.44
1029716	Townhome	\$ 23,836.82	\$ 2,576.44
1029717	Townhome	\$ 23,836.82	\$ 2,576.44
1029718	Townhome	\$ 23,836.82	\$ 2,576.44
1029719	Townhome	\$ 23,836.82	\$ 2,576.44
1029720	Townhome	\$ 23,836.82	\$ 2,576.44
1029721	Townhome	\$ 23,836.82	\$ 2,576.44
1029722	Townhome	\$ 23,836.82	\$ 2,576.44
1029723	Townhome	\$ 23,836.82	\$ 2,576.44
1029724	Townhome	\$ 23,836.82	\$ 2,576.44
1029725	Townhome	\$ 23,836.82	\$ 2,576.44
1029726	Townhome	\$ 23,836.82	\$ 2,576.44
1029727	Townhome	\$ 23,836.82	\$ 2,576.44
1029728	Townhome	\$ 23,836.82	\$ 2,576.44
1029729	Townhome	\$ 23,836.82	\$ 2,576.44
1029730	Townhome	\$ 23,836.82	\$ 2,576.44
1029731	Townhome	\$ 23,836.82	\$ 2,576.44
1029732	Townhome	\$ 23,836.82	\$ 2,576.44
1029733	Townhome	\$ 23,836.82	\$ 2,576.44
1029734	Townhome	\$ 23,836.82	\$ 2,576.44
1029735	Townhome	\$ 23,836.82	\$ 2,576.44
1029736	Townhome	\$ 23,836.82	\$ 2,576.44
1029737	Townhome	\$ 23,836.82	\$ 2,576.44
1029738	Townhome	\$ 23,836.82	\$ 2,576.44
1029739	Townhome	\$ 23,836.82	\$ 2,576.44
1029740	Townhome	\$ 23,836.82	\$ 2,576.44
1029741	Townhome	\$ 23,836.82	\$ 2,576.44
1029742	Townhome	\$ 23,836.82	\$ 2,576.44
1029743	Townhome	\$ 23,836.82	\$ 2,576.44
1029744	Townhome	\$ 23,836.82	\$ 2,576.44
1029745	Townhome	\$ 23,836.82	\$ 2,576.44
1029746	Townhome	\$ 23,836.82	\$ 2,576.44
1029747	Townhome	\$ 23,836.82	\$ 2,576.44
1029748	Townhome	\$ 23,836.82	\$ 2,576.44
1029749	Townhome	\$ 23,836.82	\$ 2,576.44
1029750	Townhome	\$ 23,836.82	\$ 2,576.44
1029751	Townhome	\$ 23,836.82	\$ 2,576.44

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
1029752	Townhome	\$ 23,836.82	\$ 2,576.44
1029753	Townhome	\$ 23,836.82	\$ 2,576.44
1029754	Townhome	\$ 23,836.82	\$ 2,576.44
1029755	Townhome	\$ 23,836.82	\$ 2,576.44
1029756	Townhome	\$ 23,836.82	\$ 2,576.44
1029757	Townhome	\$ 23,836.82	\$ 2,576.44
1029758	Townhome	\$ 23,836.82	\$ 2,576.44
1029759	Townhome	\$ 23,836.82	\$ 2,576.44
1029760	Townhome	\$ 23,836.82	\$ 2,576.44
1029761	Townhome	\$ 23,836.82	\$ 2,576.44
1029762	Townhome	\$ 23,836.82	\$ 2,576.44
1029763	Townhome	\$ 23,836.82	\$ 2,576.44
1029764	Townhome	\$ 23,836.82	\$ 2,576.44
1029765	Townhome	\$ 23,836.82	\$ 2,576.44
1029766	Townhome	\$ 23,836.82	\$ 2,576.44
1029767	Townhome	\$ 23,836.82	\$ 2,576.44
1029768	Townhome	\$ 23,836.82	\$ 2,576.44
1029769	Townhome	\$ 23,836.82	\$ 2,576.44
1029770	Townhome	\$ 23,836.82	\$ 2,576.44
1029771	Townhome	\$ 23,836.82	\$ 2,576.44
1029772	Townhome	\$ 23,836.82	\$ 2,576.44
1029773	Townhome	\$ 23,836.82	\$ 2,576.44
1029774	Townhome	\$ 23,836.82	\$ 2,576.44
1029775	Townhome	\$ 23,836.82	\$ 2,576.44
1029776	Townhome	\$ 23,836.82	\$ 2,576.44
1029777	Townhome	\$ 23,836.82	\$ 2,576.44
1029778	Townhome	\$ 23,836.82	\$ 2,576.44
1029779	Townhome	\$ 23,836.82	\$ 2,576.44
1029780	Townhome	\$ 23,836.82	\$ 2,576.44
1029781	Townhome	\$ 23,836.82	\$ 2,576.44
1029782	Townhome	\$ 23,836.82	\$ 2,576.44
1029783	Townhome	\$ 23,836.82	\$ 2,576.44
1029784	Townhome	\$ 23,836.82	\$ 2,576.44
1029785	Townhome	\$ 23,836.82	\$ 2,576.44
1029786	Townhome	\$ 23,836.82	\$ 2,576.44
1029787	Townhome	\$ 23,836.82	\$ 2,576.44
1029788	Townhome	\$ 23,836.82	\$ 2,576.44
1029789	Townhome	\$ 23,836.82	\$ 2,576.44
1029790	Townhome	\$ 23,836.82	\$ 2,576.44
1029791	Townhome	\$ 23,836.82	\$ 2,576.44



Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
1029792	Townhome	\$ 23,836.82	\$ 2,576.44
1029793	Townhome	\$ 23,836.82	\$ 2,576.44
1029794	Townhome	\$ 23,836.82	\$ 2,576.44
1029795	Townhome	\$ 23,836.82	\$ 2,576.44
1029796	Townhome	\$ 23,836.82	\$ 2,576.44
1029797	Townhome	\$ 23,836.82	\$ 2,576.44
1029798	Townhome	\$ 23,836.82	\$ 2,576.44
1029799	Townhome	\$ 23,836.82	\$ 2,576.44
1029800	Townhome	\$ 23,836.82	\$ 2,576.44
1029801	Townhome	\$ 23,836.82	\$ 2,576.44
1029802	Townhome	\$ 23,836.82	\$ 2,576.44
1029803	Townhome	\$ 23,836.82	\$ 2,576.44
1029804	Townhome	\$ 23,836.82	\$ 2,576.44
1029805	Townhome	\$ 23,836.82	\$ 2,576.44
1029806	Townhome	\$ 23,836.82	\$ 2,576.44
1029807	Townhome	\$ 23,836.82	\$ 2,576.44
1029808	Townhome	\$ 23,836.82	\$ 2,576.44
1029809	Townhome	\$ 23,836.82	\$ 2,576.44
1029810	Townhome	\$ 23,836.82	\$ 2,576.44
1029811	Townhome	\$ 23,836.82	\$ 2,576.44
1029812	Townhome	\$ 23,836.82	\$ 2,576.44
1029813	Townhome	\$ 23,836.82	\$ 2,576.44
1029814	Townhome	\$ 23,836.82	\$ 2,576.44
1029815	Townhome	\$ 23,836.82	\$ 2,576.44
1029816	Townhome	\$ 23,836.82	\$ 2,576.44
1029817	Townhome	\$ 23,836.82	\$ 2,576.44
1029818	Townhome	\$ 23,836.82	\$ 2,576.44
1029819	Townhome	\$ 23,836.82	\$ 2,576.44
1029820	Townhome	\$ 23,836.82	\$ 2,576.44
1029821	Townhome	\$ 23,836.82	\$ 2,576.44
1029822	Townhome	\$ 23,836.82	\$ 2,576.44
1029823	Townhome	\$ 23,836.82	\$ 2,576.44
1029824	Townhome	\$ 23,836.82	\$ 2,576.44
1029825	Townhome	\$ 23,836.82	\$ 2,576.44
1029826	Townhome	\$ 23,836.82	\$ 2,576.44
1029827	Townhome	\$ 23,836.82	\$ 2,576.44
1029828	Townhome	\$ 23,836.82	\$ 2,576.44
1029829	Townhome	\$ 23,836.82	\$ 2,576.44
1029830	Townhome	\$ 23,836.82	\$ 2,576.44
1029831	Townhome	\$ 23,836.82	\$ 2,576.44

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
1029832	Townhome	\$ 23,836.82	\$ 2,576.44
1029833	Townhome	\$ 23,836.82	\$ 2,576.44
1029834	Townhome	\$ 23,836.82	\$ 2,576.44
1029835	Townhome	\$ 23,836.82	\$ 2,576.44
1029836	Townhome	\$ 23,836.82	\$ 2,576.44
1029837	Townhome	\$ 23,836.82	\$ 2,576.44
1029838	Townhome	\$ 23,836.82	\$ 2,576.44
1029839	Townhome	\$ 23,836.82	\$ 2,576.44
1029840	Townhome	\$ 23,836.82	\$ 2,576.44
1029841	Townhome	\$ 23,836.82	\$ 2,576.44
1029842	Townhome	\$ 23,836.82	\$ 2,576.44
1029843	Townhome	\$ 23,836.82	\$ 2,576.44
1029844	Townhome	\$ 23,836.82	\$ 2,576.44
1029845	Townhome	\$ 23,836.82	\$ 2,576.44
1029846	Townhome	\$ 23,836.82	\$ 2,576.44
1029847	Townhome	\$ 23,836.82	\$ 2,576.44
1029848	Townhome	\$ 23,836.82	\$ 2,576.44
1029849	Townhome	\$ 23,836.82	\$ 2,576.44
1029850	Townhome	\$ 23,836.82	\$ 2,576.44
1029851	Townhome	\$ 23,836.82	\$ 2,576.44
1029852	Townhome	\$ 23,836.82	\$ 2,576.44
1029853	Townhome	\$ 23,836.82	\$ 2,576.44
1029854	Townhome	\$ 23,836.82	\$ 2,576.44
1029855	Townhome	\$ 23,836.82	\$ 2,576.44
1029856	Townhome	\$ 23,836.82	\$ 2,576.44
1029857	Townhome	\$ 23,836.82	\$ 2,576.44
1029858	Townhome	\$ 23,836.82	\$ 2,576.44
1029859	Townhome	\$ 23,836.82	\$ 2,576.44
1029860	Townhome	\$ 23,836.82	\$ 2,576.44
1029861	Townhome	\$ 23,836.82	\$ 2,576.44
1029862	Townhome	\$ 23,836.82	\$ 2,576.44
1029863	Townhome	\$ 23,836.82	\$ 2,576.44
1029864	Townhome	\$ 23,836.82	\$ 2,576.44
1029865	Townhome	\$ 23,836.82	\$ 2,576.44
1029866	Townhome	\$ 23,836.82	\$ 2,576.44
1029867	Townhome	\$ 23,836.82	\$ 2,576.44
1029868	Townhome	\$ 23,836.82	\$ 2,576.44
1029869	Townhome	\$ 23,836.82	\$ 2,576.44
1029870	Townhome	\$ 23,836.82	\$ 2,576.44
1029871	Townhome	\$ 23,836.82	\$ 2,576.44

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
1029872	Townhome	\$ 23,836.82	\$ 2,576.44
1029873	Townhome	\$ 23,836.82	\$ 2,576.44
1029874	Townhome	\$ 23,836.82	\$ 2,576.44
1029875	Townhome	\$ 23,836.82	\$ 2,576.44
1029876	Townhome	\$ 23,836.82	\$ 2,576.44
1029877	Townhome	\$ 23,836.82	\$ 2,576.44
1029878	Townhome	\$ 23,836.82	\$ 2,576.44
1029879	Townhome	\$ 23,836.82	\$ 2,576.44
1029880	Townhome	\$ 23,836.82	\$ 2,576.44
1029881	Townhome	\$ 23,836.82	\$ 2,576.44
1029882	Townhome	\$ 23,836.82	\$ 2,576.44
1029884	Townhome	\$ 23,836.82	\$ 2,576.44
1029885	Townhome	\$ 23,836.82	\$ 2,576.44
1029886	Townhome	\$ 23,836.82	\$ 2,576.44
1029887	Townhome	\$ 23,836.82	\$ 2,576.44
1029888	Townhome	\$ 23,836.82	\$ 2,576.44
1029889	Townhome	\$ 23,836.82	\$ 2,576.44
1029890	Townhome	\$ 23,836.82	\$ 2,576.44
1029891	Townhome	\$ 23,836.82	\$ 2,576.44
1029892	Townhome	\$ 23,836.82	\$ 2,576.44
1029893	Townhome	\$ 23,836.82	\$ 2,576.44
1029894	Townhome	\$ 23,836.82	\$ 2,576.44
1029895	Townhome	\$ 23,836.82	\$ 2,576.44
1029896	Townhome	\$ 23,836.82	\$ 2,576.44
1029897	Townhome	\$ 23,836.82	\$ 2,576.44
1029898	Townhome	\$ 23,836.82	\$ 2,576.44
1029899	Townhome	\$ 23,836.82	\$ 2,576.44
1029900	Townhome	\$ 23,836.82	\$ 2,576.44
1029901	Townhome	\$ 23,836.82	\$ 2,576.44
1029902	Townhome	\$ 23,836.82	\$ 2,576.44
1029903	Townhome	\$ 23,836.82	\$ 2,576.44
1029904	Townhome	\$ 23,836.82	\$ 2,576.44
1029905	Townhome	\$ 23,836.82	\$ 2,576.44
1029906	Townhome	\$ 23,836.82	\$ 2,576.44
1029907	Townhome	\$ 23,836.82	\$ 2,576.44
1029908	Townhome	\$ 23,836.82	\$ 2,576.44
1029909	Townhome	\$ 23,836.82	\$ 2,576.44
1029910	Townhome	\$ 23,836.82	\$ 2,576.44
1029911	Townhome	\$ 23,836.82	\$ 2,576.44
1029912	Townhome	\$ 23,836.82	\$ 2,576.44

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 <sup>[b]</sup>
1029913	Non-Benefitted	\$ -	\$ -
1029914	Non-Benefitted	\$ -	\$ -
1029915	Non-Benefitted	\$ -	\$ -
1029916	Non-Benefitted	\$ -	\$ -
1029917	Non-Benefitted	\$ -	\$ -
1029918	Non-Benefitted	\$ -	\$ -
1029919	Non-Benefitted	\$ -	\$ -
1029920	Non-Benefitted	\$ -	\$ -
1029921	Non-Benefitted	\$ -	\$ -
1029922	Non-Benefitted	\$ -	\$ -
1029923	Non-Benefitted	\$ -	\$ -
1029924	Multi-Family/Commercial Parcel	\$ 2,183,799.05	\$ 236,039.63
1029925	Non-Benefitted	\$ -	\$ -
1029926	Non-Benefitted	\$ -	\$ -
1029927	Non-Benefitted	\$ -	\$ -
1029928	Non-Benefitted	\$ -	\$ -
1029929	Non-Benefitted	\$ -	\$ -
1029930	Non-Benefitted	\$ -	\$ -
1029931	Non-Benefitted	\$ -	\$ -
1029932	Non-Benefitted	\$ -	\$ -
1029933	Non-Benefitted	\$ -	\$ -
1029934	Non-Benefitted	\$ -	\$ -
1029935	Non-Benefitted	\$ -	\$ -
1029936	Townhome	\$ 23,836.82	\$ 2,576.44
<b>Total</b>		<b>\$ 6,975,000.00</b>	<b>\$ 753,904.07</b>

**Footnotes:**

[a] The Property IDs shown in the Assessment Roll is subject to change based on the final certified rolls provided by the County prior billing.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

## EXHIBIT B – DEBT SERVICE SCHEDULE

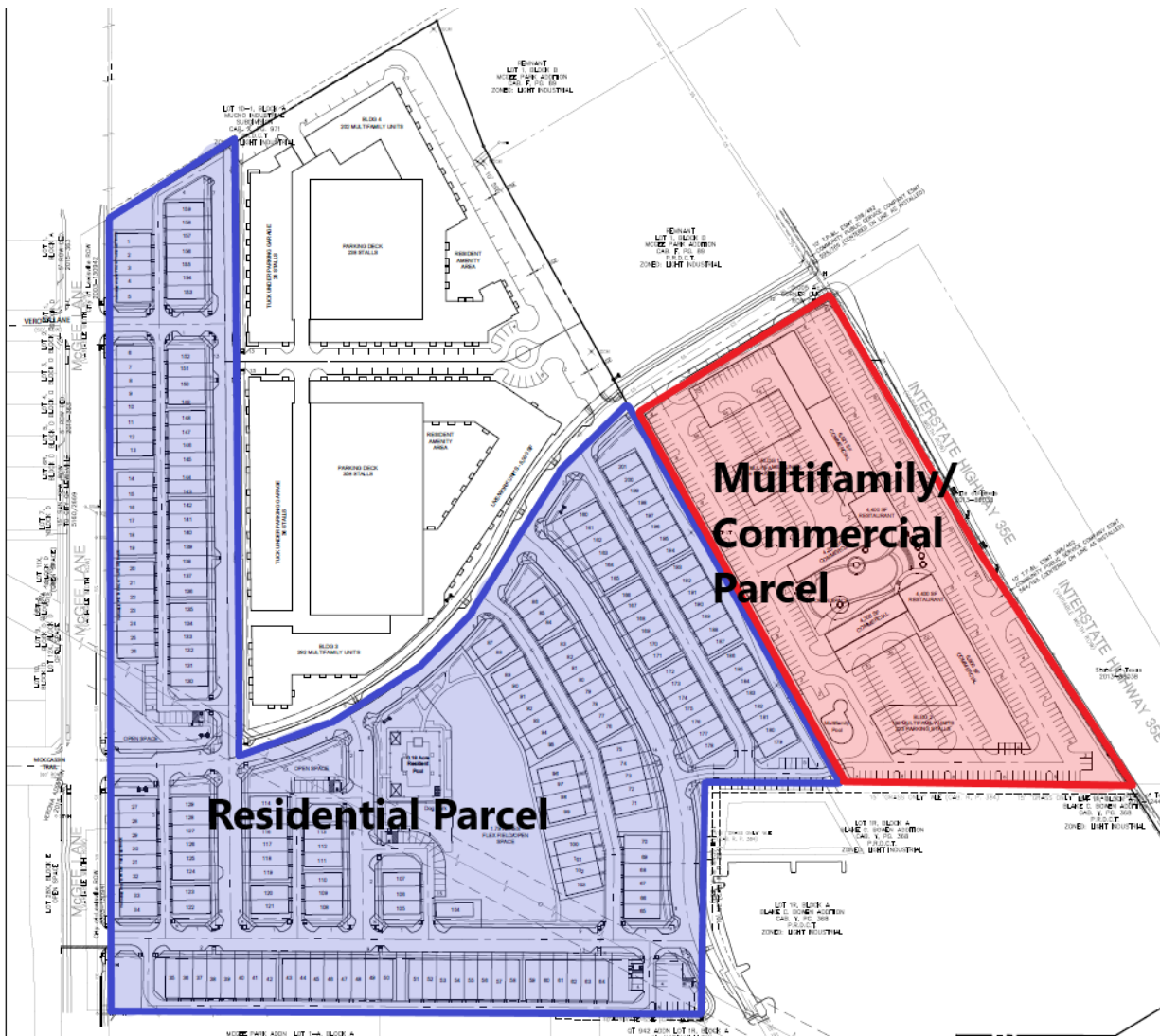
### DEBT SERVICE REQUIREMENTS

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

<b>Year Ending (September 30)</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	---	\$471,165.33	\$471,165.33
2025	\$ 69,000.00	563,520.00	632,520.00
2026	74,000.00	558,000.00	632,000.00
2027	80,000.00	552,080.00	632,080.00
2028	86,000.00	545,680.00	631,680.00
2029	93,000.00	538,800.00	631,800.00
2030	100,000.00	531,360.00	631,360.00
2031	107,000.00	523,360.00	630,360.00
2032	116,000.00	514,800.00	630,800.00
2033	125,000.00	505,520.00	630,520.00
2034	135,000.00	495,520.00	630,520.00
2035	145,000.00	484,720.00	629,720.00
2036	157,000.00	473,120.00	630,120.00
2037	169,000.00	460,560.00	629,560.00
2038	182,000.00	447,040.00	629,040.00
2039	197,000.00	432,480.00	629,480.00
2040	213,000.00	416,720.00	629,720.00
2041	230,000.00	399,680.00	629,680.00
2042	249,000.00	381,280.00	630,280.00
2043	269,000.00	361,360.00	630,360.00
2044	291,000.00	339,840.00	630,840.00
2045	314,000.00	316,560.00	630,560.00
2046	340,000.00	291,440.00	631,440.00
2047	368,000.00	264,240.00	632,240.00
2048	398,000.00	234,800.00	632,800.00
2049	430,000.00	202,960.00	632,960.00
2050	466,000.00	168,560.00	634,560.00
2051	504,000.00	131,280.00	635,280.00
2052	546,000.00	90,960.00	636,960.00
2053	<u>591,000.00</u>	<u>47,280.00</u>	<u>638,280.00</u>
<b>Total</b>	<b><u>\$7,044,000.00</u></b>	<b><u>\$11,744,685.33</u></b>	<b><u>\$18,788,685.33</u></b>

## EXHIBIT C – LOT TYPE CLASSIFICATION MAP

All Assessed Property within the Residential Parcel are classified as a “Townhome” Lot. The Multi-Family/Commercial Parcel will contain Multi-Family units and approximately 31,183 square feet of commercial space. The Multi-Family/Commercial Parcel has not been platted or sub-divided as of this 2025 Annual Service Plan Update.



## **EXHIBIT D – BUYER DISCLOSURES**

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

- Townhome
- Multi-Family/Commercial Parcel
- Multi-Family Unit
- Commercial

## **LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE TOWNHOME 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 RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**LOT TYPE TOWNHOME PRINCIPAL ASSESSMENT: \$23,836.82**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lewisville, 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 ***Lakeside Crossing 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 City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 City of Lewisville.

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.

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<sup>1</sup> To be included in a 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> To be included in a 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 \_\_\_\_\_ 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]<sup>4</sup>

<sup>4</sup> To be included in a 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 \_\_\_\_\_ County.

## ANNUAL INSTALLMENTS - LOT TYPE TOWNHOME

Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 252.89	\$ 1,906.95	\$ 118.01	\$ 298.60	\$ 2,576.44
2027	\$ 273.40	\$ 1,886.71	\$ 116.74	\$ 194.20	\$ 2,471.05
2028	\$ 293.90	\$ 1,864.84	\$ 115.37	\$ 198.09	\$ 2,472.20
2029	\$ 317.82	\$ 1,841.33	\$ 113.90	\$ 202.05	\$ 2,475.11
2030	\$ 341.75	\$ 1,815.90	\$ 112.31	\$ 206.09	\$ 2,476.05
2031	\$ 365.67	\$ 1,788.56	\$ 110.61	\$ 210.21	\$ 2,475.05
2032	\$ 396.43	\$ 1,759.31	\$ 108.78	\$ 214.41	\$ 2,478.93
2033	\$ 427.18	\$ 1,727.60	\$ 106.80	\$ 218.70	\$ 2,480.28
2034	\$ 461.36	\$ 1,693.42	\$ 104.66	\$ 223.08	\$ 2,482.52
2035	\$ 495.53	\$ 1,656.51	\$ 102.35	\$ 227.54	\$ 2,481.94
2036	\$ 536.54	\$ 1,616.87	\$ 99.88	\$ 232.09	\$ 2,485.38
2037	\$ 577.55	\$ 1,573.95	\$ 97.19	\$ 236.73	\$ 2,485.42
2038	\$ 621.98	\$ 1,527.74	\$ 94.30	\$ 241.47	\$ 2,485.49
2039	\$ 673.24	\$ 1,477.99	\$ 91.20	\$ 246.29	\$ 2,488.72
2040	\$ 727.92	\$ 1,424.13	\$ 87.83	\$ 251.22	\$ 2,491.10
2041	\$ 786.02	\$ 1,365.89	\$ 84.19	\$ 256.25	\$ 2,492.34
2042	\$ 850.95	\$ 1,303.01	\$ 80.26	\$ 261.37	\$ 2,495.59
2043	\$ 919.30	\$ 1,234.94	\$ 76.00	\$ 266.60	\$ 2,496.84
2044	\$ 994.48	\$ 1,161.39	\$ 71.41	\$ 271.93	\$ 2,499.21
2045	\$ 1,073.08	\$ 1,081.83	\$ 66.44	\$ 277.37	\$ 2,498.72
2046	\$ 1,161.94	\$ 995.99	\$ 61.07	\$ 282.92	\$ 2,501.91
2047	\$ 1,257.63	\$ 903.03	\$ 55.26	\$ 288.57	\$ 2,504.49
2048	\$ 1,360.15	\$ 802.42	\$ 48.97	\$ 294.34	\$ 2,505.89
2049	\$ 1,469.51	\$ 693.61	\$ 42.17	\$ 300.23	\$ 2,505.52
2050	\$ 1,592.54	\$ 576.05	\$ 34.82	\$ 306.24	\$ 2,509.65
2051	\$ 1,722.40	\$ 448.64	\$ 26.86	\$ 312.36	\$ 2,510.27
2052	\$ 1,865.94	\$ 310.85	\$ 18.25	\$ 318.61	\$ 2,513.65
2053	\$ 2,019.72	\$ 161.58	\$ 8.92	\$ 324.98	\$ 2,515.20
<b>Total</b>	<b>\$ 23,836.82</b>	<b>\$ 36,601.05</b>	<b>\$ 2,254.55</b>	<b>\$ 7,162.53</b>	<b>\$ 69,854.96</b>

**Footnotes:**

[a] Interest is calculated at a 8.00% rate.

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

**LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – MULTI-  
FAMILY/COMMERCIAL PARCEL 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 RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**MULTI-FAMILY/COMMERCIAL PARCEL PRINCIPAL ASSESSMENT: \$2,183,799.05**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lewisville, 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 ***Lakeside Crossing 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 City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 City of Lewisville.

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.

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<sup>1</sup> To be included in a 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]<sup>2</sup>

<sup>2</sup> 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

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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]<sup>3</sup>

<sup>3</sup> To be included in a 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 \_\_\_\_\_ 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

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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]<sup>4</sup>

<sup>4</sup> To be included in a 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 \_\_\_\_\_ County.

## ANNUAL INSTALLMENTS - MULTI-FAMILY/COMMERCIAL PARCEL

Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 23,168.62	\$ 174,703.92	\$ 10,810.98	\$ 27,356.11	\$ 236,039.63
2027	\$ 25,047.16	\$ 172,850.43	\$ 10,695.14	\$ 17,791.70	\$ 226,384.43
2028	\$ 26,925.69	\$ 170,846.66	\$ 10,569.90	\$ 18,147.53	\$ 226,489.79
2029	\$ 29,117.32	\$ 168,692.61	\$ 10,435.27	\$ 18,510.48	\$ 226,755.68
2030	\$ 31,308.95	\$ 166,363.22	\$ 10,289.69	\$ 18,880.69	\$ 226,842.54
2031	\$ 33,500.57	\$ 163,858.50	\$ 10,133.14	\$ 19,258.31	\$ 226,750.52
2032	\$ 36,318.38	\$ 161,178.46	\$ 9,965.64	\$ 19,643.47	\$ 227,105.95
2033	\$ 39,136.18	\$ 158,272.99	\$ 9,784.05	\$ 20,036.34	\$ 227,229.56
2034	\$ 42,267.08	\$ 155,142.09	\$ 9,588.37	\$ 20,437.07	\$ 227,434.61
2035	\$ 45,397.97	\$ 151,760.73	\$ 9,377.03	\$ 20,845.81	\$ 227,381.54
2036	\$ 49,155.05	\$ 148,128.89	\$ 9,150.04	\$ 21,262.73	\$ 227,696.70
2037	\$ 52,912.12	\$ 144,196.49	\$ 8,904.26	\$ 21,687.98	\$ 227,700.85
2038	\$ 56,982.28	\$ 139,963.52	\$ 8,639.70	\$ 22,121.74	\$ 227,707.24
2039	\$ 61,678.63	\$ 135,404.93	\$ 8,354.79	\$ 22,564.17	\$ 228,002.53
2040	\$ 66,688.06	\$ 130,470.64	\$ 8,046.40	\$ 23,015.46	\$ 228,220.56
2041	\$ 72,010.58	\$ 125,135.60	\$ 7,712.96	\$ 23,475.77	\$ 228,334.90
2042	\$ 77,959.28	\$ 119,374.75	\$ 7,352.91	\$ 23,945.28	\$ 228,632.22
2043	\$ 84,221.07	\$ 113,138.01	\$ 6,963.11	\$ 24,424.19	\$ 228,746.38
2044	\$ 91,109.04	\$ 106,400.33	\$ 6,542.00	\$ 24,912.67	\$ 228,964.04
2045	\$ 98,310.09	\$ 99,111.60	\$ 6,086.46	\$ 25,410.92	\$ 228,919.08
2046	\$ 106,450.42	\$ 91,246.79	\$ 5,594.91	\$ 25,919.14	\$ 229,211.27
2047	\$ 115,216.92	\$ 82,730.76	\$ 5,062.66	\$ 26,437.53	\$ 229,447.87
2048	\$ 124,609.61	\$ 73,513.41	\$ 4,486.57	\$ 26,966.28	\$ 229,575.87
2049	\$ 134,628.47	\$ 63,544.64	\$ 3,863.52	\$ 27,505.60	\$ 229,542.24
2050	\$ 145,899.69	\$ 52,774.36	\$ 3,190.38	\$ 28,055.71	\$ 229,920.15
2051	\$ 157,797.09	\$ 41,102.39	\$ 2,460.88	\$ 28,616.83	\$ 229,977.19
2052	\$ 170,946.85	\$ 28,478.62	\$ 1,671.90	\$ 29,189.17	\$ 230,286.53
2053	\$ 185,035.88	\$ 14,802.87	\$ 817.16	\$ 29,772.95	\$ 230,428.86
<b>Total</b>	<b>\$ 2,183,799.05</b>	<b>\$ 3,353,188.22</b>	<b>\$ 206,549.82</b>	<b>\$ 656,191.62</b>	<b>\$ 6,399,728.71</b>

### **Footnotes:**

[a] Interest is calculated at a 8.00% rate.

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

## **LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTI-FAMILY UNIT 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 RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**LOT TYPE MULTI-FAMILY UNIT PRINCIPAL ASSESSMENT: \$6,442.38**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lewisville, 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 ***Lakeside Crossing 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 City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 City of Lewisville.

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.

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<sup>1</sup> To be included in a 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]<sup>2</sup>

<sup>2</sup> 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

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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]<sup>3</sup>

<sup>3</sup> To be included in a 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 \_\_\_\_\_ 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

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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]<sup>4</sup>

<sup>4</sup> To be included in a 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 \_\_\_\_\_ County.



## ANNUAL INSTALLMENTS - LOT TYPE MULTI-FAMILY UNIT

Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 68.35	\$ 515.39	\$ 31.89	\$ 80.70	\$ 696.34
2027	\$ 73.89	\$ 509.92	\$ 31.55	\$ 52.49	\$ 667.85
2028	\$ 79.43	\$ 504.01	\$ 31.18	\$ 53.54	\$ 668.16
2029	\$ 85.90	\$ 497.66	\$ 30.78	\$ 54.61	\$ 668.95
2030	\$ 92.36	\$ 490.78	\$ 30.36	\$ 55.70	\$ 669.20
2031	\$ 98.83	\$ 483.40	\$ 29.89	\$ 56.81	\$ 668.93
2032	\$ 107.14	\$ 475.49	\$ 29.40	\$ 57.95	\$ 669.98
2033	\$ 115.45	\$ 466.92	\$ 28.86	\$ 59.11	\$ 670.35
2034	\$ 124.69	\$ 457.68	\$ 28.29	\$ 60.29	\$ 670.95
2035	\$ 133.93	\$ 447.71	\$ 27.66	\$ 61.50	\$ 670.79
2036	\$ 145.01	\$ 436.99	\$ 26.99	\$ 62.73	\$ 671.72
2037	\$ 156.10	\$ 425.39	\$ 26.27	\$ 63.98	\$ 671.74
2038	\$ 168.10	\$ 412.90	\$ 25.49	\$ 65.26	\$ 671.75
2039	\$ 181.96	\$ 399.46	\$ 24.65	\$ 66.57	\$ 672.63
2040	\$ 196.74	\$ 384.90	\$ 23.74	\$ 67.90	\$ 673.27
2041	\$ 212.44	\$ 369.16	\$ 22.75	\$ 69.26	\$ 673.61
2042	\$ 229.99	\$ 352.17	\$ 21.69	\$ 70.64	\$ 674.48
2043	\$ 248.46	\$ 333.77	\$ 20.54	\$ 72.05	\$ 674.82
2044	\$ 268.78	\$ 313.89	\$ 19.30	\$ 73.49	\$ 675.46
2045	\$ 290.02	\$ 292.39	\$ 17.96	\$ 74.96	\$ 675.33
2046	\$ 314.04	\$ 269.19	\$ 16.51	\$ 76.46	\$ 676.19
2047	\$ 339.90	\$ 244.06	\$ 14.94	\$ 77.99	\$ 676.89
2048	\$ 367.61	\$ 216.87	\$ 13.24	\$ 79.55	\$ 677.27
2049	\$ 397.16	\$ 187.46	\$ 11.40	\$ 81.14	\$ 677.17
2050	\$ 430.42	\$ 155.69	\$ 9.41	\$ 82.77	\$ 678.28
2051	\$ 465.51	\$ 121.26	\$ 7.26	\$ 84.42	\$ 678.45
2052	\$ 504.31	\$ 84.01	\$ 4.93	\$ 86.11	\$ 679.36
2053	\$ 545.87	\$ 43.67	\$ 2.41	\$ 87.83	\$ 679.78
<b>Total</b>	<b>\$ 6,442.38</b>	<b>\$ 9,892.18</b>	<b>\$ 609.34</b>	<b>\$ 1,935.82</b>	<b>\$ 18,879.72</b>

### **Footnotes:**

[a] Interest is calculated at a 8.00% rate.

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

## **LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL 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 RECORDING<sup>1</sup> RETURN TO:

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

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STREET ADDRESS

**LOT TYPE COMMERCIAL PRINCIPAL ASSESSMENT: \$8.05 per square foot**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lewisville, 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 ***Lakeside Crossing 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 City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 City of Lewisville.

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.

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<sup>1</sup> To be included in a 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]<sup>2</sup>

<sup>2</sup> 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

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§

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]<sup>3</sup>

<sup>3</sup> To be included in a 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 \_\_\_\_\_ 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

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§

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]<sup>4</sup>

<sup>4</sup> To be included in a 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 \_\_\_\_\_ County.

## ANNUAL INSTALLMENTS - LOT TYPE COMMERCIAL (per square foot)

Installment Due	Principal		Interest <sup>[a]</sup>		Additional Interest		Annual Collection Costs		Annual Installment <sup>[b]</sup>
2026	\$	0.09	\$	0.64	\$	0.04	\$	0.10	\$ 0.87
2027	\$	0.09	\$	0.64	\$	0.04	\$	0.07	\$ 0.83
2028	\$	0.10	\$	0.63	\$	0.04	\$	0.07	\$ 0.84
2029	\$	0.11	\$	0.62	\$	0.04	\$	0.07	\$ 0.84
2030	\$	0.12	\$	0.61	\$	0.04	\$	0.07	\$ 0.84
2031	\$	0.12	\$	0.60	\$	0.04	\$	0.07	\$ 0.84
2032	\$	0.13	\$	0.59	\$	0.04	\$	0.07	\$ 0.84
2033	\$	0.14	\$	0.58	\$	0.04	\$	0.07	\$ 0.84
2034	\$	0.16	\$	0.57	\$	0.04	\$	0.08	\$ 0.84
2035	\$	0.17	\$	0.56	\$	0.03	\$	0.08	\$ 0.84
2036	\$	0.18	\$	0.55	\$	0.03	\$	0.08	\$ 0.84
2037	\$	0.20	\$	0.53	\$	0.03	\$	0.08	\$ 0.84
2038	\$	0.21	\$	0.52	\$	0.03	\$	0.08	\$ 0.84
2039	\$	0.23	\$	0.50	\$	0.03	\$	0.08	\$ 0.84
2040	\$	0.25	\$	0.48	\$	0.03	\$	0.08	\$ 0.84
2041	\$	0.27	\$	0.46	\$	0.03	\$	0.09	\$ 0.84
2042	\$	0.29	\$	0.44	\$	0.03	\$	0.09	\$ 0.84
2043	\$	0.31	\$	0.42	\$	0.03	\$	0.09	\$ 0.84
2044	\$	0.34	\$	0.39	\$	0.02	\$	0.09	\$ 0.84
2045	\$	0.36	\$	0.37	\$	0.02	\$	0.09	\$ 0.84
2046	\$	0.39	\$	0.34	\$	0.02	\$	0.10	\$ 0.85
2047	\$	0.42	\$	0.31	\$	0.02	\$	0.10	\$ 0.85
2048	\$	0.46	\$	0.27	\$	0.02	\$	0.10	\$ 0.85
2049	\$	0.50	\$	0.23	\$	0.01	\$	0.10	\$ 0.85
2050	\$	0.54	\$	0.19	\$	0.01	\$	0.10	\$ 0.85
2051	\$	0.58	\$	0.15	\$	0.01	\$	0.11	\$ 0.85
2052	\$	0.63	\$	0.11	\$	0.01	\$	0.11	\$ 0.85
2053	\$	0.68	\$	0.05	\$	0.00	\$	0.11	\$ 0.85
<b>Total</b>	<b>\$</b>	<b>8.05</b>	<b>\$</b>	<b>12.36</b>	<b>\$</b>	<b>0.76</b>	<b>\$</b>	<b>2.42</b>	<b>\$ 23.60</b>

**Footnotes:**

[a] Interest is calculated at a 8.00% rate.

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