

Mercer Crossing Public Improvement District City of Farmers Branch, Texas

October 21, 2025

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budgets
- Annual Installments
- Next Steps

Authorized Improvements

- Initial Authorized Improvements completed

Sources of Funds	Initial Estimated Budget	Revised Budget ¹	Variance	Spent to Date
PID Reimbursement Agreement	\$43,247,845	\$43,247,845	\$0	\$43,247,845
Other funding Sources	\$0	\$1,173,176	\$1,173,176	\$1,173,176
Total Sources	\$43,247,845	\$44,421,021	\$1,173,176	\$44,421,021
Uses of Funds				
Road improvements				
Paving and signalization	\$10,560,288	\$12,305,125	\$1,744,836	\$12,305,125
Excavation in public Right-of-Way	\$278,458	\$1,687,317	\$1,408,859	\$1,687,317
Knights bridge roadway connection	\$711,000	\$790,634	\$79,634	\$790,634
Hutton Extension	\$412,000	\$589,083	\$177,083	\$589,083
<i>Subtotal - Road Improvements</i>	<i>\$11,961,747</i>	<i>\$15,372,159</i>	<i>\$3,410,413</i>	<i>\$15,372,159</i>
Water improvements				
Water distribution system improvements	\$3,664,128	\$3,615,447	(\$48,681)	\$3,615,447
Sanitary sewer improvements				
Sewer collection system improvements	\$4,190,982	\$3,772,168	(\$418,814)	\$3,772,168
Storm drainage improvements				
Storm drainage collection system improvements	\$6,484,098	\$5,826,755	(\$657,343)	\$5,826,755
Right-of-Way land acquisition	\$10,000,000	\$10,000,000	\$0	\$10,000,000
Other costs				
Engineering, surveying and other soft costs	\$3,654,680	\$4,097,469	\$442,789	\$4,097,469
Developer PID establishment related costs	\$751,000	\$751,000	\$0	\$751,000
Contingency	\$2,541,214	\$592,788	(\$1,948,426)	\$592,788
City inspection fees	\$0	\$393,235	\$393,235	\$393,235
<i>Subtotal: Other costs</i>	<i>\$6,946,894</i>	<i>\$5,834,492</i>	<i>(\$1,112,402)</i>	<i>\$5,834,492</i>
Total Uses	\$43,247,849	\$44,421,021	\$1,173,172	\$44,421,021

1 – According to information provided by the Developer on September 8, 2022.

Authorized Improvements

- Townhome Site Improvements completed

Sources of Funds	Initial Budget ¹	Actual Amount Spent ²	Variance
Townhome Site Direct Improvement Reimbursement Agreement	\$679,782	\$679,782	\$0
Other funding Sources	\$1,024,020	\$1,227,666	(\$203,646)
Total Sources	\$1,703,802	\$1,907,448	(\$203,646)
Uses of Funds			
Townhome Site Direct Improvements			
Road improvements	\$881,461	\$1,097,277	(\$215,816)
Water distribution system improvements	\$373,100	\$358,444	\$14,656
Sanitary sewer collection system improvements	\$290,334	\$261,425	\$28,909
Storm drainage collection system improvements	\$118,908	\$150,303	(\$31,395)
Total Townhomes Site Direct Improvement Costs	\$1,663,802	\$1,867,448	(\$203,646)
Other costs			
First-year Administrative Costs	\$20,000	\$20,000	\$0
Other Assessment levy related costs	\$20,000	\$20,000	\$0
Subtotal: Other costs	\$40,000	\$40,000	\$0
Total Uses	\$1,703,802	\$1,907,448	(\$203,646)

1 – According to the Amended and Restated Service and Assessment Plan approved on August 15, 2023.

2 – Represent final costs according to the Developer as of September 2, 2025.

Annual Budget

Assessments

	2025-26 Budget	2024-25 Budget
Principal	\$905,000	\$850,000
Interest	\$2,315,733	\$2,367,668
Administrative Expenses	\$82,000	\$82,000
<i>Subtotal - Expenses</i>	<i>\$3,302,733</i>	<i>\$3,299,668</i>
TIRZ Credit	(\$1,773,350)	(\$1,631,484)
Administrative Credit	\$0	\$0
Other available funds	\$0	\$0
<i>Subtotal - Credits</i>	<i>(\$1,773,350)</i>	<i>(\$1,631,484)</i>
Total Annual Installments	\$1,529,383	\$1,668,184

Annual Budget

Townhome Site Assessments

	2025-26 Budget	2024-25 Budget
Principal	\$10,000	\$39,383
Interest	\$38,795	\$10,000
Administrative Expenses	\$20,808	\$20,400
<i>Subtotal - Expenses</i>	<i>\$69,603</i>	<i>\$69,783</i>
TIRZ Credit	\$0	\$0
Administrative Credit	\$0	\$0
Other available funds	\$0	\$0
<i>Subtotal - Credits</i>	<i>\$0</i>	<i>\$0</i>
Total Annual Installments	\$69,603	\$69,783

Annual Installments

Land Use Class	Non-Kensington	Kensington	Townhome Site
Land Use Class 1 (60 Ft Lots)	\$2,899.02		
Land Use Class 2 (50 Ft Lot.)	\$2,406.18	\$2,380.45	
Land Use Class 3 (40 Ft Lot)	\$1,942.34	\$1,921.57	
Land Use Class 4 (Townhomes)	\$1,217.59	\$1,204.57	\$1,008.74
Land Use Class 5 (Multifamily)	\$463.84		
Land Use Class 6 (Restaurant)	\$927.69		
Land Use Class 7 (Retail)	\$753.74		
Land Use Class 8 (Hotel)	\$666.77		
Land Use Class 9 (Office)	\$666.77		
Land Use Class 10 (Warehouse)	\$637.78		

Next Steps

- Upon approval of 2025-26 Annual SAP Update, the approved amounts for each Parcel will be provided to Utility Tax Service for billing.
- Approved 2025-26 Annual SAP Update and ordinance will be filed and recorded with Dallas County Clerk's office.