



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

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October 23, 2026

*Writer's direct phone # (512) 475-4047
Email: Kendall.kauten@tdhca.texas.gov*

Frank Roessler
Ashcroft
New York, NY
frank@ashcrofthcapital.com

RE: Anthem Mesquite

Dear Anthem Mesquite Owner:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Adam Harden on September 30, 2026. This review was performed as required by Section 394.9027 (b) of Chapter 394, the Texas Administrative Code (TAC) Chapter 10, Subchapter J, for Pecos Housing Finance Corporation. Enclosed is a copy of the Audit Report summary.

Events of noncompliance have been identified and detailed in the attached Findings Report with required corrective action. In accordance with TAC Section 394.9027(d) a copy of this notice will be sent to the Chief Appraiser of the appraisal district in which the development is located.

This notice begins the corrective action period. Supply all required documentation via Serv-U, no later than **April 21, 2027**, the last day of the corrective action period.

If you need a Serv-U account, email hfc@tdhca.texas.gov. Submissions must include a cover letter explaining, in detail, how each event of noncompliance was corrected.

Remaining uncorrected noncompliance after the corrective action period deadline will result in a referral to the Texas Comptroller and Chief Appraiser, with a recommendation for loss of ad valorem tax exemption under Section 394.905 of the Texas Local Government Code for the Tax Year being Audited.

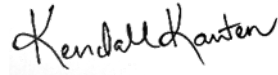


221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



If you have any questions about this monitoring report, please contact Kendall Kauten toll free in Texas at (800) 643-8204, directly at (512) 475-4047, or email: Kendall.Kauten@tdhca.texas.gov.

Sincerely,



Kendall Kauten
Compliance Monitor

CC: econ.dev@cpa.texas.gov; info@ahcomplianceservices.org; frank@ashcroftcapital.com;
Mayor@pleasantontx.gov; District1@pleasantontx.gov; District2@pleasantontx.gov;
District3@pleasantontx.gov; District4@pleasantontx.gov; District5@pleasantontx.gov;
District6@pleasantontx.gov

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DETAIL FINDINGS AND CORRECTIVE ACTION

HFC ID: AA26-057-0040
HFC User: Ashcroft
Property Name: Anthem Mesquite
Address: 2101 US-80, Mesquite, TX

Regulatory Agreement Date: 3/26/2025
Audit Report Received Date: 9/30/2026
Corrective Action Due Date: 4/21/2027

Audit Report Review Date: 10/21/2026

PROGRAM: HFC

PROPERTY FINDINGS

Finding:	Failure to comply with §10.1203(1)(C)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	9/30/2026	<p>TAC §10.1203(1)(C) requires the HFC User to provide the Auditor with all required documents prior to submission of the first Audit Report, including the underwriting assessment, applicable resolutions, board meeting minutes, the Regulatory Agreement, and the one-time exemption application submitted to the Texas Comptroller's office. These documents must be submitted to the Department with the first Audit Report.</p> <p>The Audit Report submitted to the Department did not contain the one-time exemption application submitted to the Texas Comptroller's office.</p>	<p>Ensure all required documents are provided to the Auditor prior to submission of the first Audit Report for the Development.</p> <p>Submit to the Department a copy of the one-time exemption application submitted to the Texas Comptroller's office.</p>	

Finding:	Failure to comply with §10.1203(4)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	9/30/2026	<p>TAC §10.1203(4) requires the HFC User to submit an annual service fee to the Department by June 1 of each year, in the amount of the greater of \$35 per Restricted Unit included in the audit sample or \$500, tendered by check, money order, payable to the Texas Department of Housing and Community Affairs.</p> <p>The annual service fee has not been received by the Department.</p>	<p>Submit the required annual service fee to the Department in accordance with TAC §10.1203(4).</p> <p>Payments must be paid by check or money order payable to the Texas Department of Housing and Community Affairs and either delivered to 221 E. 11th St., Austin, TX 78701, or mailed to PO Box 13941, Austin, TX 78711-3941.</p> <p>Payment must include the completed HFC Annual Service Fee Form, available on the Department's website: https://www.tdhca.texas.gov/housing-finance-corporation-compliance-monitoring</p>	

Finding:	Failure to comply with §10.1203			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	9/30/2026	<p>TAC §10.1203(3)(A) requires all Audit Reports to be for at least the full prior reporting year ending December 31 and include a rent roll for the same period. The applicable rent roll must be submitted to the Department with the Audit Report submission.</p> <p>The Audit Report submission to the Department did not contain the required rent roll.</p>	<p>Submit to the Department a copy of the rent roll for the applicable 2025 reporting year ending December 31.</p>	