

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**Amended and Restated  
Third Supplemental  
Special Assessment Methodology Report**



**Prepared by:**

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**December 13, 2004**

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**AMENDED AND RESTATED  
THIRD SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

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## **1.0 Introduction**

### **1.1 Purpose**

This Amended and Restated Third Supplemental Assessment Methodology Report amends and restates the Preliminary Third Supplemental Methodology Report adopted by the Board of Supervisors on October 15, 2004, to reflect the final bond sizing and terms of the Series 2004 Bonds, which report was prepared to supplement the Special Assessment Methodology Report dated April 27, 2000 and adopted by the Board of Supervisors, as Supplemented on October 24, 2000, and again on October 9, 2001, wherein the Board identified an infrastructure improvement program to be financed through the issuance of tax-exempt bonds not to exceed \$50,000,000. The details of the infrastructure improvements to be constructed with the special assessment bonds and the current financing plan is the purpose of this report.

This report provides a methodology for allocating the debt incurred by the Harmony Community Development District (“Harmony” or “District”) to properties in the District. The District’s debt has and will fund infrastructure improvements that will allow the continued development of the property in the District. The methodology allocates this debt to properties based upon the special benefits each receives from the infrastructure program.

The original boundaries of the District consists of 992.6 acres. During 2005 the District anticipates annexing an additional 27.6 acres into the boundaries of the District consisting of a parcel referred to as Cat Lake. In this case the properties receiving benefit will include the total 1020.2 acres projected after the 2005 annexation. The District encompasses only a portion of the Birchwood DRI (Development of Regional Impact) Community. This report is designed to conform to the requirements of Chapters 190 and 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject.

## 1.2 Background

The Harmony Community Development District will consist of approximately 1,020.2 acres in Osceola County, Florida after the 2005 annexation of the Cat Lake Parcel. Harmony will be a mixed-use master-planned community. The development plan for the land within the District includes the construction of approximately 2,146 residential units, 399,000 square feet of commercial, 40,000 square feet of Town Center commercial, and 385,000 square feet of office, 13.5 acres of Institutional use, an 18-hole golf course and clubhouse, parks, and open space. (See Table 1 in the Appendix)

The assessment methodology is a six-step process, as follows:

1. Since current plans call for construction of infrastructure in three phases, the District Engineer must first determine the costs for all District improvements needed for the build-out of the community by phase.
2. The District Engineer determines what Phase 1 costs are allocable to Phase 1 acreage, and what costs are allocable to Phase 2 acreage and so on.
3. The District's Board of Supervisors determines the assessable acres that benefit from the District's infrastructure improvements in each phase of construction.
4. A calculation is made to determine the funding amounts necessary to acquire and/or construct the District infrastructure improvements in each phase.
5. This amount is initially divided equally among the benefited properties in each phase on a net acreage basis. Ultimately, as land is platted, this amount will be allocated to each of the benefited properties based on certain characteristics accruing to each parcel.
6. The Board of Supervisors determines the special and peculiar benefit to be apportioned to the assessable property through the preparation of an assessment methodology and the related duty to pay the assessments conferred on the benefited property.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special benefits, different in nature and degree, for properties within its borders, as well as general benefits to the public at large. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to property within the District. The infrastructure program of the District enables properties within its boundaries to be developed. Without the District's program there would be no infrastructure to support development of land in the District.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's infrastructure program. However, these are incidental to the District's infrastructure program, which is designed solely to meet the needs of property within the District. Properties outside the District do not depend upon the District's improvement program to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

### **1.4 Special Benefits Exceed the Costs Allocated to Pay for Them**

In the case of Harmony the value of the special benefits provided by the District's improvement program is far greater than the costs associated with providing these same benefits. The amount of bonds authorized by the District to fund its entire improvement program is anticipated to total \$50,000,000. The District anticipates the issuance of a total of \$33,290,000 of special assessment bonds to fund the improvement program outlined in this report. It is the District's improvement program that makes it possible to develop and sell the land within its boundaries.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The current projected financial plan for the District calls for a total of approximately \$33,290,000 in tax-exempt special assessment bonds to be issued in three series. The proceeds from these bond issues will fund the District's infrastructure program and provide for capitalized interest, a debt service reserve account, and issuance costs. It is this \$33,290,000 in debt that is allocable to all properties within the District benefiting from the improvements funded by the District's bonds.

The landowner has developed a master plan update for the property, including the proposed 2005 annexation area, identifying particular land uses throughout the District. Table 1 in the Appendix depicts acreages accruing to the different land uses and Table 2 provides the current plan for product distribution depicting existing units, current planned units and estimated future units for development.

The District has relied upon the landowner's land use plan to develop the District's infrastructure improvement program. As mentioned previously, at the present time, the District plans to construct the infrastructure improvement program in three phases, with Phase 1 having been completed and occurring in the period 2000 through 2002, Phase 2 being planned for the years 2004 through 2005, and Phase 3 planned for 2006. Table 3 in the Appendix delineates the estimated construction costs for the District's infrastructure program.

At the outset, the District's debt will be allocated to all assessable property in the Harmony CDD on an equal acreage basis. Based on the developer's current updated land use plan, there are approximately 707.6 assessable acres within the Harmony CDD portion of the development. This acreage is primarily residential property to be devoted to single family and multi-family units. Based on the estimated construction costs (Table 3), a projected financing structure is depicted in Table 4, including the previously issued Series 2001 Bonds and the projected future bonds planned for the years 2004 through 2006 (the "Series 2004" Bonds).

The proposed 2005 annexation area consisting of approximately 27.6 acres and planned for 86 residential units will not be assessed for the District's existing or proposed debt until such time as the annexation of the lands has been concluded. It is estimated that the total par amount of debt related to the annexation acreage is \$1,816,451.82, based on the current development plans for this area. The appendix of this report contains a table allocating future projected debt to the proposed annexation acreage.

## **2.2 Master Improvement Program as a Total System**

The District has undertaken the responsibility of providing a portion of the infrastructure, which will serve the Harmony CDD portion of the community. The Project is an integrated system of facilities. For example, a total system consists of not only the first mile of roadway or utility piping, but also the last few feet. All landowners benefit from the first mile of roadway pavement. Additionally, all landowners benefit from the last few feet of roadway pavement. Therefore, the infrastructure program works as a total system, and each portion of the system provides special benefits for each land use, according to the development program.

The improvement program anticipated by the District is considered a multi-year construction program. As a practicality, most multi-year improvement programs are constructed in phases. These phases are usually devised so that the management and financing of the construction are performed in coordination with the sell-off of a building program similar to the development program outlined for this community. Under such a phasing plan, each part of the total system is designed to be functional and confer special benefits to the landowners without the subsequent phases having to be in place. Therefore, the first phase of a multi-phase capital improvement program can be financed independently of subsequent phases, and each subsequent phase can be financed independently of the previous phases. Similarly, due to the "total systems approach", it is appropriate to assess Phase 1 debt to Phase 1 units, as they are developed, and Phase 2 debt to Phase 2 units and so on.

The District is anticipating three construction phases at this time. This document outlines the methodology for determining the assessments for all benefiting lands within the District. A Supplemental Report will be generated prior to the issuance of future bonds for the infrastructure program, in accordance with the methodology outlined herein.

### **2.3 Allocation of Debt**

The Infrastructure Program benefits all developable acres within the District. The assessment methodology detailed herein provides for a fair and reasonable allocation of debt based on this premise.

Prior to platting, assessments will be levied on all assessable land on an equal acreage basis, because at that juncture every acre benefits equally from the Program.

The debt incurred by the District to fund the Program is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, as it may be classified within each of the land use categories.

With regard to the Roadway improvements, the debt has been allocated first, based on TRIPS and second, based on a usage factor adjusting for actual location of property within the project and projected traffic usage for that location.

With regard to Park Related improvements, the debt has been allocated first to all the residential property benefiting from the park facilities, and then on an ERU basis, assuming a lower density unit will have a higher utilization of the park system than will the higher density unit. The base unit is the 4.5 DU (Density Units) per acre product. It has been assigned an Equivalent Residential Unit (ERU) value of 1. A fair and reasonable assignment of benefit will be derived for all other residential and non-residential land use categories based on their relative density as compared to the 4.5 DU/Acre product.

With regard to all other improvements to be constructed, such as street lighting, underground power, and stormwater facilities, the debt will be allocated again based on Equivalent Residential Units to both the residential and non-residential uses. These ERU values are delineated in Table 5.

In accordance with the benefit allocation suggested by the ERU's assigned to each product type, a Total Debt per Unit and an Average Annual Assessment per Unit have been calculated for each product type. (Table 9) These amounts are based on the projected debt requirements suggested in Table 4, and represent the anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is developed or acquired and financed by the District.

During the interim state, until all of the District's land has been developed (including the platting of individual lots and transferring of title to the ultimate homeowner), the assessments on the land that has not been sold are not fixed and determinable. As the District's infrastructure is built and land begins to be platted, the District will determine on an annual basis the relative value of both the platted lots for sale ("Unsold Platted Lots") and the unsold and unplatted land ("Unsold Unplatted Acres"). This procedure is performed to fairly distribute the responsibility to repay debt incurred by the District to build its infrastructure.

By virtue of platting land, certain development rights are committed to, and peculiar to, each plat, thereby changing the character and value of the land by enhancing the capacity of the Unsold Platted Lots to receive the special and peculiar benefits of the District's improvements. This takes place while also incurring a corresponding increase in the responsibility for payment of its portion of the debt associated with the improvements. Therefore, the relative value of both the Unsold Platted Lots and the Unsold Unplatted Acres can be utilized to re-allocate the assessments on a per lot basis for the Unsold Platted Lots, and on a per acre basis for the Unsold Unplatted Acres.

The following paragraphs detail the required calculations:

1. First, the District will calculate the “Unallocated Balance”. This balance is calculated by subtracting the principal amount of debt service which has been allocated to the platted lots that have been sold and ownership transferred to the ultimate landowner (“Sold Lots”), and subtracting the principal amount of debt service which has been allocated to the development parcels that have been sold (“Sold Units”) from the principal amount of the Bonds outstanding.
2. The District will subtract the Sold Lots Acres and the Unsold Platted Lots Acres from the Total Assessable Acres to yield the number of Unsold Unplatted Acres.
3. The District will determine the aggregate value of all Unsold Unplatted Acres by securing the most recent assessed value of such land as determined by the Osceola County Property Appraiser’s Office (the “Unsold Unplatted Acres Value”).
4. Next, the District must determine the relative aggregate value of all Unsold Platted Lots and Unsold Unplatted Acres. The District will determine the value of all Unsold Platted Lots by obtaining the most current sales prices of comparable lots in the development from the developer, multiplying such values by 90% (to approximate “appraised values”) and multiplying the resulting values times the number of each such Unsold Platted Lot. These values are then summed (the “Unsold Platted Lots Value”).
5. The District will sum the Unsold Platted Lots Value and the Unsold Unplatted Acres Value (the “Aggregate Unsold Value”).
6. The District shall then divide the Unsold Unplatted Acres Value by the Aggregate Unsold Value to obtain the “Unsold Unplatted Acres Ratio” and shall divide the Unsold Platted Lots Value by the Aggregate Unsold Value to obtain the “Unsold Platted Lots Ratio”.
7. Next, the District shall apply the Unsold Unplatted Acres Ratio to the Unallocated Balance and divide the result thereof by the number of Unsold Unplatted Acres in order to obtain the assessment per acre for Unsold Unplatted Acres.
8. Then, the District shall apply the Unsold Platted Lots Ratio to the Unallocated Balance and divide the result thereof by the number of acres allocable to Unsold Platted Lot to obtain the assessment per acre for Unsold Platted Lots.



9. The assessment per acre for the Unsold Platted Lots will be applied to each Unsold Platted Lot by multiplying the Unsold Platted Assessment per Acre by the lot size of each Unsold Platted Lot.

A hypothetical illustration of how the assessment methodology works in the interim state follows:

### **Illustration**

The District shall, on an annual basis, ascertain the following:

1. Sales Price per Unsold Platted Lot
2. Total Number of Unsold Platted Lots
3. Acreage of each Unsold Platted Lot
4. Unsold Platted Lots Value (Aggregate)
5. Total Number of Sold Lots
6. Total Sold Lots Acreage
7. Number of Unsold Unplatted Acres
8. Total Value of Unsold Unplatted Acres
9. Relative Value Percentages of Unsold Platted Lots and Unsold Platted Acres
10. Sold Lots Assessments
11. Calculation of the Unallocated Balance
12. Ratio Calculation of Unsold Platted Lots and Unsold Platted Acres
13. Calculation of Unsold Unplatted Acres Assessments (per acre)
14. Calculation of Unsold Platted Lots Assessments (per acre)
15. Calculation of individual Unsold Platted Lots Assessment (per lot)

#### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed infrastructure program will provide several types of systems, facilities and services for its residents. These include surface water management, parks and recreation, and the provision of water and sewer distribution and collection facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties which flow from the logical relationship of the improvements to the properties.

An example of this differentiation, is that the average daily road trip rate (as cited in the 6<sup>th</sup> Edition of the Institute of Transportation Engineers, 1997 ("ITE")) is 5.86 average daily trips for a residential condominium/townhouse unit (page 361), and 9.57 average daily trips for

the single family residential category (page 263). In addition, the ITE (page 262) also suggests that “dwelling units that were larger in size and more expensive, had a higher rate of trip generation per unit than those smaller in size, and less expensive”. In this example the larger dwelling unit would create more trips (more use) than the smaller unit. Therefore, it can be logically determined that larger dwelling units receive more benefit from a quantity of roadway than the benefit received by a smaller unit. It can also be recognized that each condominium and villa unit receives less surface water management, per unit, than single-family residences situated on the larger lots. Similarly, water and sewer benefits received by condominiums and villas are also less than those received by the larger single-family residences.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property which flow to the properties as a result of their logical connection from the improvements in fact actually provided. The special and peculiar benefits, identified for each improvement, are:

- a. For the provision of underground electric/street lighting, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- b. For the provision of Roadways/Entrance Ponds/Secondary Drainage, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- c. For the provision of Water, Sewer & Irrigation Lines, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- d. For the provision of Stormwater Facilities in the Golf Course, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- e. For the provision of Landscaping/Hardscape, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- f. For the provision of Recreation/Parks, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty.

However, each is by orders of magnitude more valuable than either the cost of, or the actual non-ad valorem special assessment levied for, the improvement or the debt as allocated.

**2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is as follows (expressed in Equivalent Residential Units):

<u>Product Type</u>	<u>Equivalent Residential Units</u>
4.5 DU/Acre Units	1.00
9 DU/Acre Units	0.70
Multi-family Units	0.50
Golf Course/Clubhouse (1)	5
Office/Commercial	3 ERU/10,000 s.f.

(1) Assumes a 10,000 s.f. Clubhouse at commercial rate of 2 ERUs/1000 s.f.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property deriving from the acquisition and/or construction of the District's Improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundary of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property, further, the debt allocation will not be affected.

In accordance with the benefit allocation suggested by the ERU's assigned to each product type, a Total Debt per Unit has been calculated for each product type. (Tables 9 and 10) These amounts represent the anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is developed or acquired and financed by the District.

## **2.6 True-Up Mechanism**

In order to assure that the District's debt will not build up on the Unplatted Acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally lienable on the property will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat, the following test will be applied. The test is that the debt per acre remaining on the unplatted land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's improvement program divided by the number of developable acres in the District. In this case it is \$33,290,000 divided by 707.6 acres, equaling \$47,046 per acre. Thus, if the initial debt level is \$47,046 per acre, every time a plat is presented, the debt on the land remaining after the plat must remain at or below \$47,046 per acre. If not, then to approve the plat the District will require a density reduction payment so that the \$47,046 per acre debt level is not exceeded.

Thus, the debt allocation methodology provided above is really a process by which the District can allocate debt to particular parcels of land at the time of platting. The procedures also assure that the debt will not build up on the unplatted properties creating potential assessment problems.

## **2.7 Bond Sizing**

As mentioned previously in Section 2.1, it is expected that the District's special assessment bonds will total approximately \$33,290,000 and will be issued in two series. The proceeds from these bonds will:

- (a) fund the District's proposed infrastructure,
- (b) provide for capitalized interest,
- (c) fund the debt service reserve fund,
- (d) and cover the costs of issuance of the bonds, including the Draw Down Administration Fee.

The bond structure for the first bond issue in connection with the funding of the District's infrastructure for Phase 1 (the Series 2001 Bonds) is a 30 year A Series Bond with annual amortization of principal and interest. The Series 2004 Bonds are being issued in the year 2004 to fund the construction planned for the years 2004 through 2006, to pay for Phase 2 infrastructure. The Series 2004 Bonds have been structured as "draw down bonds" pursuant to a forward funding agreement. The District will

make periodic draws on the total available bond proceeds, as needed, in \$3 million minimum increments. The District will pay interest only on the par amount of bonds that have been drawn down. In no event will the District draw down more than the total approved par amount of \$15,590,000. In addition, the par amount of bonds related to the proposed 2005 annexation acreage totaling \$1,816,451.82 will not be drawn down until such time as the annexation acreage has been successfully added to the District's legal boundaries.

The maximum annual assessments to be allocated will not exceed the following rates:

**Adopted Maximum Annual Assessments<sup>1</sup>**

Single Family	4.5 DU/Acre	\$2,300 per unit per year
Multi-Family	9.0 DU/Acre	\$1,100 per unit per year
Multi-Family		\$ 625 per unit per year
Golf Course		\$64,808 per year
Office		\$ 0.97 per sf per year
Commercial		\$ 0.64 per sf per year

**Adopted Maximum Annual Assessment.**

The Adopted Maximum Annual Assessment is \$2,300 per unit per year based on the 4.5 Density Unit (DU) per Acre product. Initially, this is assessed on a per acre basis until the property is platted and the density and intensity of developer can be determined. Should the property be developed at a lesser density and intensity than 4.5 DU's per Acre, then the assessments would be adjusted accordingly, based on the adopted model. For example, the \$2,300 per unit per year is based on the 4.5 units per acre development. Should an area be developed at 2 units per acre, the annual assessment would be calculated by dividing the standard of 4.5 by 2.0 and multiplying by \$2,300 ( $4.5/2 \times \$2,300$ ), which would equate to an annual assessment of \$5,175 per unit. Similarly, should the property ultimately be developed at 6 DU's per acre, simply divide the 4.5 by 6 and multiply by \$2,300 ( $4.5/6 \times \$2,300$ ) for an annual debt assessment of \$1,725 per unit.

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<sup>1</sup> The Adopted Maximum Annual Assessments include a gross-up of 6% per year for discounts and collections. The actual amount to be assessed attributable to amortization of the debt is 94% of the number shown.

## **2.8 Equivalent Residential Units**

The assessment methodology directly allocates debt to specific property categories (or land use types) based upon an estimated benefit that each category receives from the development of the District's infrastructure.

It is reasonable to measure benefit bestowed upon platted land by District improvements by taking into consideration certain characteristics accruing to each category of land use, such as average lot size, average cost of the vertical construction to be located on the parcel, and the average amount of District roadway usage emanating from the improved parcel of land. Each of these characteristics impacts on the amount of benefit received from the construction of the District infrastructure.

For example, a larger sized lot would obviously derive more benefit from improvement surface water drainage than would a smaller sized property.

In a similar manner, one must also consider the type of residential unit to be constructed on each parcel. The current District plan envisions two main types of residential constructions: single family and multi-family. In addition to lot size and cost, one must also consider the benefit received by each type of land usage with regard to the use of the District's road system. Generally speaking, single-family residences generate more road trips on an average daily basis than do multi-family units.

In summary, it is fair to assume that the 4.5 DU/Acre lot receives the highest proportion of benefit, followed by the 9 DU/Acre lots.

It would be impractical to estimate benefit received based on each individual land parcel because lot sizes, costs of the product and the amount of daily road trips will vary within each land use type. However, we can structure a relationship between land use types that will reflect the differences in benefit received. This can be accomplished by assigning a common unit of benefit measurement known as Equivalent Residential Units to each land use type in the proportion to the estimated benefit received. These relationships (expressed as TRIPS and Equivalent Residential Units, ERUs) are outlined in Table 6 in the Appendix.

Tables 9 and 10 provide an illustration of how the allocation methodology is designed to work. This illustration is based upon the latest land use plan described above and calculates both the total costs of the improvements per land use type as well as the cost per unit of the costs allocated to each type of unit. Tables 9 and 10 provide an illustration of the allocation of the debt, based on the allocations in Table 7 of the costs, and the total amount of debt allocated per unit.

## **2.9 Processing Plat at the District Level**

Although the District does not process plats for the developer or the County, it does have an important role to play during the course of platting. Whenever a plat is processed, the District must allocate a portion of its debt to the newly platted property according to the methodology outlined above. In addition, the District must also prevent any buildup of debt on unplatted land. Otherwise, the land could be fully platted without all of the debt being allocated. To preclude this, at each plat the District will determine the amount of debt per acre that remains on the unplatted land, taking into account the proposed plat. If the debt per acre on the unplatted property does not increase above its initial level (\$47,046 per acre), then the plat may be approved.

Table 12 in the Appendix is the Special Assessment Roll for the District's Series 2001 Bonds (\$17,700,000) and the Series 2004 Bonds (\$15,590,000) and indicates the assessments derived from the bonds authorized for issuance accruing to each land parcel presently on the County's tax roll along with the projected initial maximum annual assessment per parcel.

**Harmony Community Development District  
Supplemental Assessment Report  
Table 1  
Land Use Summary**

Land Use	Acres (3)	Density	% of Total	Assessable Acres
Residential	336.0	2146 DU	33%	336.0
Village Commercial	6.0	40,000 GSF	1%	6.0
Commercial	21.2	399,000 GSF	2%	21.2
Office	26.6	385,000 GSF	3%	26.6
Institutional	13.5	13.5 AC	1%	
Open Spaces/Parks	60.5		6%	
Golf Course/Clubhouse	288.7	18 Holes	28%	288.7
Town Center	29.2	See Note 2	3%	29.2
Retention/Detention Ponds (1)	60.3		6%	
Road ROW	47.9		5%	
Conservation/Preservation Areas	130.3		13%	
<b>Total</b>	<b>1020.2</b>		<b>100%</b>	<b>707.7</b>

Notes:

(1) Only ponds located outside golf course. Ponds within golf course included in golf course acreage.

(2) Town Center consists of residential, commercial, office, institutional, open space, and parks. Density for the development uses are included in the density D.U./GSF figures designated in this table. For example, the residential D.U.'s to be located within the Town Center will be part of the 2060 D.U.'s allocated to the Harmony CDD.

(3) Acres shown are following proposed 2004 annexation of parcel at Cat Lake.

Original CDD Acres	992.6
2004 Annexation-Cat Lake	<u>27.6</u>
Revised CDD Acres	1020.2



**Harmony Community Development District  
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Table 2  
Phased Development Plan**

Land Use	Existing Units	Current Planned	Estimated Future	Total Projected Units
<b>Residential</b>				
Single Family	310	180	626.0	1116
Townhomes	186		298.0	484
Apartments			396.0	396
Condos			150.0	150
<b>Commercial</b>			250000	250000
Office			400000	400000
Golf Course			244 acres	244 acres
<b>Total Residential</b>	496	180	1470.0	2146.0
<b>Total Commercial/Office</b>			650000	650000

**Harmony Community Development District  
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Table 3  
Estimated Construction Costs (1)**

Infrastructure	Phase 1 (2001) Completed	Phase 2 (2004)	Phase 3 (2006)	Total
Master Infrastructure (2)	\$ 3,000,000	\$ 3,342,100	\$ 3,650,900	\$ 9,993,000
Mass Grading/Stormwater Facilities	\$ 1,800,000	\$ 150,000	\$ 150,000	\$ 2,100,000
Landscaping/Hardscape	\$ 2,450,000	\$ 1,200,000	\$ 1,000,000	\$ 4,650,000
Recreation/Parks	\$ 1,750,000	\$ 2,000,000	\$ 1,000,000	\$ 4,750,000
Land Acquisition (3)	\$ 4,700,000	\$ -	\$ -	\$ 4,700,000
<b>Total</b>	<b>\$ 13,700,000</b>	<b>\$ 6,692,100</b>	<b>\$ 5,800,900</b>	<b>\$ 26,193,000</b>

(1) Based on Engineer's Report dated June 8, 2001, updated July, 2004.

(2) Includes roadways and drainage, water, sewer, reuse and underground electrical conduit.

(3) Community Lake along Buck Lake.

**Harmony Community Development District  
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Table 4  
Proposed Financing Structure**

General Information	Series 2001	Series 2004	Total Bonds
Construction Funds (1)	\$9,000,000	\$12,492,000	\$21,492,000
Total Par Amount	\$17,700,000	\$ 15,590,000	\$33,290,000
Estimated Interest Rates	7.25%	6.75%	
Term (years)	30	30	
Final Maturity	5/1/2032	5/1/2036	
Capitalized Interest thru	11/1/2002	11/1/2006	
Debt Service Reserves	\$1,465,200	\$ 864,220	\$2,329,420

(1) Doesn't include \$4.7 million acquisition of park land paid by issuance of bond anticipation notes.

**Actual (2001) and Projected Future Bond Sizings:**

General Information	Series 2001	Series 2004	Total
Notes Takeout	\$ 5,221,018		\$ 5,221,018
Const. and Acquisition Funds (2)	\$ 8,932,993	\$ 12,492,000	\$ 21,424,993
Reserve Fund	\$ 1,465,200	\$ 864,220	\$ 2,329,420
Capitalized Interest Account (3)	\$ 1,330,220	\$ 1,565,061	\$ 2,895,281
Issuance Costs	\$ 356,056	\$ 174,500	\$ 530,556
Placement Agent Fee	\$ 354,000	\$ 233,850	\$ 587,850
Original Issue Discount	\$ 354,000		\$ 354,000
Draw Down Admin. Fee		\$ 250,000	\$ 250,000
Accrued Interest	\$ (28,517)		\$ (28,517)
Other Funds (4)	\$ (284,970)	\$ 10,369	\$ (274,601)
Total Par Amount of Bonds	\$ 17,700,000	\$ 15,590,000	\$ 33,290,000
(2) Net funds const/acq of	\$ 9,000,000	\$ 12,492,000	
(3) Net funded to	11/1/02	11/1/2006	

(4) Amount held in funds and accounts for the Notes.

**Harmony Community Development District  
Supplemental Assessment Report  
Table 5  
Land Use by Type**

Land Use Type	Units/Sq.Ft.	ERUs/Unit	Total ERUs
Single Family:			
4.5 DU/Acre	1116	1	1116
9 DU/Acre	484	0.7	338.8
Multi-family	546	0.5	273
Golf Course/Clubhouse	1	5	5
Office (x1000)	400	3	1200
Commercial (x1000)	250	3	75
<b>Totals</b>			<b>3007.8</b>

**Harmony Community Development District  
Supplemental Assessment Report  
Table 6  
Equivalent Residential Units and Trips**

Land Use Type	Units/Sq.Ft.	ERUS	TRIP RATES	Usage Factor	TRIPS
Single Family:					
4.5 DU/Acre	1116	1116	9.55	1	10658
9 DU/Acre	484	338.8	6.59	1	3190
Multi-family	546	273	5.86	0.5	1600
Golf Course/Clubhouse	286	5	8.33	0.5	1191
Office	400	1200	16.58	0.25	1658
Commercial (x1000)	250	75	42.02	0.25	2626
<b>Totals</b>		<b>3007.8</b>			<b>20923</b>

**Harmony Community Development District  
Supplemental Assessment Report  
Table 7  
Allocation of Costs by Land Use**

Land Use Type	Units/Sq.Ft.	ERUS	All Other Costs	Park Related Costs	TRIPS	Road Related Costs	Total Costs
Single Family:							
4.5 DU/Acre	1116	1116	\$ 2,504,488	6,103,831	10658	5,090,357	\$ 13,698,676
9 DU/Acre	484	338.8	\$ 760,323	1,853,027	3190	1,523,391	\$ 4,136,741
Multi-family	546	273	\$ 612,657	1,493,142	1600	764,084	\$ 2,869,882
Golf Course/Clubhouse	286	5	\$ 11,221		1191	568,934	\$ 580,155
Office (x1000)	400	1200	\$ 2,692,998		1658	791,891	\$ 3,484,889
Commercial (x1000)	250	75	\$ 168,312		2626	1,254,344	\$ 1,422,657
<b>Totals</b>		<b>3007.8</b>	<b>\$ 6,750,000</b>	<b>\$ 9,450,000</b>	<b>20923</b>	<b>\$ 9,993,000</b>	<b>\$ 26,193,000</b>
<b>Total Residential</b>	<b>2146</b>	<b>1727.8</b>					

**Harmony Community Development District  
Supplemental Assessment Report  
Table 8  
Allocation of Total Costs and Total Projected Debt**

Land Use Type	Units/Sq.Ft.	Total Costs Allocation	Total Projected Debt Allocation
Single Family:			
4.5 DU/Acre	1116	\$ 13,698,676	\$17,410,336
9 DU/Acre	484	\$ 4,136,741	\$5,257,592
Multi-family	546	\$ 2,869,882	\$3,647,478
Golf Course/Clubhouse	286	\$ 580,155	\$737,348
Office (x1000)	400	\$ 3,484,889	\$4,429,120
Commercial (x1000)	250	\$ 1,422,657	\$1,808,126
<b>Totals</b>		<b>\$ 26,193,000</b>	<b>\$33,290,000</b>
<b>Total Residential</b>	<b>2146</b>		

**Harmony Community Development District  
Supplemental Assessment Report  
Table 9  
Allocation of Phase 1 Debt**

Land Use Type	Phase 1 - Units or Square Feet	Par Amount Per Unit	Total Par Amount Allocated to Phase 1	Adopted		Total Annual Debt Assmt Revenues - Phase 1
				Maximum Annual Assessment Per Unit (1)	Net Annual Assessment Per Unit (2)	
<b>Single Family:</b>						
<u>4.5 DU/Acre</u>						
35' Lots	52	\$ 10,173.93	\$ 529,044	\$ 894.22	\$ 840.57	\$ 43,709
42' Lots	83	\$ 12,209.43	\$ 1,013,383	\$ 1,073.13	\$ 1,008.74	\$ 83,726
52' Lots	83	\$ 15,116.82	\$ 1,254,696	\$ 1,328.67	\$ 1,248.95	\$ 103,663
65' Lots	69	\$ 18,896.02	\$ 1,303,825	\$ 1,660.83	\$ 1,561.18	\$ 107,721
80' Lots	23	\$ 23,252.75	\$ 534,813	\$ 2,043.76	\$ 1,921.13	\$ 44,186
<u>9 DU/Acre</u>						
Townhomes	186	\$ 10,147.63	\$ 1,887,459	\$ 838.39	\$ 788.09	\$ 146,584
Golf Course/Clubhouse	1	\$ 737,348	\$ 737,348	\$ 64,808	\$ 60,919	\$ 60,919
Total Single Family	310		\$ 4,635,762			\$ 383,005
Total Townhomes	186		\$ 1,887,459			\$ 146,584
Total Other	1		\$ 737,348	\$ 64,808	\$ 60,919	\$ 60,919
Total Phase 1	496		\$ 7,260,569			\$ 590,509

(1) Includes 6% Gross-up for Discounts and Collections.

(2) Net is less 6% for Discounts and Collections related to collecting the assessments on the County Tax Notice.



**Harmony Community Development District  
Supplemental Assessment Report  
Table 10  
Allocation of Future Projected Debt**

Land Use Type	Total Projected Debt	Debt Allocated to Phase 1 Units	Unallocated Debt Remaining	Remaining Units/Sq. Ft.	Average Par Debt Per Remaining Unit/1000 sq. ft.	Average
						Annual Assmt. Phases 2 and 3
<b>Single Family:</b>						
4.5 DU/Acre	\$ 17,410,336	\$ 4,635,762	\$ 12,774,575	806	\$ 15,849	\$ 1,309
9 DU/Acre	\$ 5,257,592	\$ 1,887,459	\$ 3,370,133	298	\$ 11,309	\$ 934
Multi-family	\$ 3,647,478	\$ 3,647,478	\$ -	546	\$ 6,680	\$ 552
Golf Course/Clubhouse	\$ 737,348	\$ 737,348	\$ -	0		
Office (x1000)	\$ 4,429,120	\$ 4,429,120	\$ -	400	\$ 11,073	\$ 915
Commercial (x1000)	\$ 1,808,126	\$ 1,808,126	\$ -	250	\$ 7,233	\$ 598
<b>Totals</b>	<b>\$ 33,290,000</b>	<b>\$ 7,260,569</b>	<b>\$ 26,029,431</b>			

**Harmony Community Development District  
Supplemental Assessment Report  
Table 11  
Allocation of Future Projected Debt**

Land Use Type	Projected Remaining Units	Projected Future Debt	Total		Annual Assessment		Total Annual Assmt Per Unit	Compare to Phase 1
			Projected Debt Per Unit	Projected Debt Per Unit	Per Unit for Debt	Per Unit for Debt		
<b>Single Family:</b>								
35' Lots	230	\$ 2,572,063	\$ 11,182.88	\$923.93	\$982.90	\$ 894.22		
42' Lots	130	\$ 1,744,632	\$ 13,420.25	\$1,108.78	\$1,179.55	\$ 1,073.13		
52' Lots	270	\$ 4,486,309	\$ 16,615.96	\$1,372.80	\$1,460.43	\$ 1,328.67		
65' Lots	110	\$ 2,284,694	\$ 20,769.95	\$1,716.01	\$1,825.54	\$ 1,660.83		
80' Lots	66	\$ 1,686,876	\$ 25,558.73	\$2,111.65	\$2,246.44	\$ 2,043.76		
<b>Total Single Family</b>	<b>806</b>	<b>\$ 12,774,575</b>						
<b>Townhomes</b>	<b>298</b>	<b>\$ 3,370,133</b>	<b>\$ 11,309.17</b>	<b>\$934.36</b>	<b>\$994.00</b>	<b>\$ 891.91</b>		
<b>Multi-family</b>								
Apartments	396	\$ 2,645,423	\$ 6,680.36	\$551.93	\$587.16	\$ 578.06		
Condos	150	\$ 1,002,054	\$ 6,680.36	\$551.93	\$587.16	\$ 578.06		
<b>Total Multi-family</b>	<b>546</b>	<b>\$ 3,647,478</b>						
<b>Golf Course/Clubhouse (1)</b>								
Office (x1000)	400	\$ 4,429,120	\$ 11.07	\$0.91	\$0.97	\$64,808		
Commercial (x1000)	250	\$ 1,808,126	\$ 7.23	\$0.60	\$0.64	\$ 0.25		
<b>Totals</b>		<b>\$ 26,029,431</b>				<b>\$ 0.46</b>		

(1) Golf Course/Clubhouse costs allocated 100% to Phase 1 Bonds.

**Harmony Community Development District  
Table 12  
Preliminary Assessment Roll  
Third Supplemental Special Assessment  
Methodology Report**

Parcel Number	Owner <sup>1</sup>	Units	ASMT Code	Total Par		Maximum Annual Assmt Amount (1)	Net Annual Available for Debt		Total Annual Avail for Debt Service
				Amount Per Unit	Amount (1)		Amount (1)	Debt	
<b>PHASE 1:</b>									
<b>Neighborhood "B"</b>									
30-26-32-2612-0001-B001	HARMONY FOUNDATION INC	1	HCD1	\$ 23,252.75	\$	2,043.76	\$ 1,921.13	\$	1,921.13
30-26-32-2612-0001-B002	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD1	\$ 23,252.75	\$	2,043.76	\$ 1,921.13	\$	1,921.13
30-26-32-2612-0001-B003	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD1	\$ 23,252.75	\$	2,043.76	\$ 1,921.13	\$	1,921.13
30-26-32-2612-0001-B004	WETHERINGTON BUILDERS INC	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B005	WETHERINGTON BUILDERS INC	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B006	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B007	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD1	\$ 23,252.75	\$	2,043.76	\$ 1,921.13	\$	1,921.13
30-26-32-2612-0001-B008	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD1	\$ 23,252.75	\$	2,043.76	\$ 1,921.13	\$	1,921.13
30-26-32-2612-0001-B009	HUFFMAN TRUST	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B010	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B011	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B012	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B013	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B014	CHAPPEL CHRISTOPHER	1	HCD2	\$ 18,896.02	\$	1,660.83	\$ 1,561.18	\$	1,561.18
30-26-32-2612-0001-B015	STEARNS JAMES C	1	HCD3	\$ 12,209.43	\$	1,073.13	\$ 1,008.74	\$	1,008.74
30-26-32-2612-0001-B016	D R HORTON INC	1	HCD3	\$ 12,209.43	\$	1,073.13	\$ 1,008.74	\$	1,008.74
30-26-32-2612-0001-B017	HERNANDEZ RUBEN	1	HCD3	\$ 12,209.43	\$	1,073.13	\$ 1,008.74	\$	1,008.74
30-26-32-2612-0001-B018	CHITWOOD ANTHONY G	1	HCD4	\$ 10,173.93	\$	894.22	\$ 840.57	\$	840.57
30-26-32-2612-0001-B019	DAWES TERRY L	1	HCD4	\$ 10,173.93	\$	894.22	\$ 840.57	\$	840.57
30-26-32-2612-0001-B020	DRAGONE GARY S	1	HCD3	\$ 12,209.43	\$	1,073.13	\$ 1,008.74	\$	1,008.74
30-26-32-2612-0001-B021	GRUZYNSKI GILBERT R	1	HCD5	\$ 15,116.82	\$	1,328.67	\$ 1,248.95	\$	1,248.95
30-26-32-2612-0001-B022	POZZI JOHN JR	1	HCD5	\$ 15,116.82	\$	1,328.67	\$ 1,248.95	\$	1,248.95
30-26-32-2612-0001-B023	HARRINGTON JAMES F	1	HCD5	\$ 15,116.82	\$	1,328.67	\$ 1,248.95	\$	1,248.95
30-26-32-2612-0001-B024	D R HORTON INC	1	HCD5	\$ 15,116.82	\$	1,328.67	\$ 1,248.95	\$	1,248.95

30-26-32-2612-0001-B025	COCKLIN CYNTHIA C	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B026	AMER RANNIEA A	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B027	HILL MICHAEL F	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-B028	EQUITY TRUST COMPANY	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B029	ROYAL DEVELOPMENT LLC	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-B030	ROYAL DEVELOPMENT LLC	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-B031	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-B032	HUFFMAN TRUST THE	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B033	ROYAL DEVELOPMENT LLC	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-B034	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B035	EQUITY TRUST COMPANY	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B036	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B037	WETHERINGTON BUILDERS INC	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B038	MWA BUILDERS LLC	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B039	ROBERTSON HOMES INC	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B040	DISTINCTIVE HOMES	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B041	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B042	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B043	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B044	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B045	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-B046	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-B047	ZARETSKY STEVEN P	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-B048	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-B049	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-B050	GARWOOD DONALD	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B051	CUPAIUOLO EDWARD	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B052	WILLIAMS PETER T	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-B053	FLOWERS TIMOTHY A	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B054	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B055	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B056	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-B057	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B058	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B059	RAY DAVID S	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B060	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B061	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-B061	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57

30-26-32-2612-0001-B062	GUZMAN CARMEN E	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B063	COLOMBO AMBER M	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B064	CARRASQUILLO JOSE O	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B065	POIRIER CARLA T	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B066	TAVARES STEVEN J	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B067	CLESTER DAVID E	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B068	HAMILTON BA	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B069	FALANGA MICHAEL	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B070	RUSSELL RICHARD A	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B071	AGEE MICHAEL B	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B072	LENTZ JAMES L	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B073	SALATA FRANK J	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B074	ROSATO FRANK J	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B075	HICKEY NANCY J	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B076	STRELAUSKI JOE C	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B077	CAOUS ODALYS C	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B078	BISHOP ROBERT E	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B079	BALL KATHRYN A	1	HCD6	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B080	BYARS ROBERT C	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B081	MARTINDALE KEVIN	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B082	WOOLDRIDGE FREDERICK JAY	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74	1,008.74
30-26-32-2612-0001-B083	NELSON FREDRIC L	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B084	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57	840.57
30-26-32-2612-0001-B085	ROUNDS THOMAS F	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B086	WETHERINGTON BUILDERS INC	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18	1,561.18
30-26-32-2612-0001-B087	ROBERTSON HOMES INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B088	WACHTER RICHARD M	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B089	JAWORSKI ANDRE	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B090	BOHMAN DANIEL ARNOLD	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B091	DEISHER VICTOR W	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B092	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B093	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18	1,561.18
30-26-32-2612-0001-B094	LOTS O HARMONY LLC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B095	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B096	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B097	BIRCHWOOD ACRES LTD PRTRNSHP	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95
30-26-32-2612-0001-B098	MARK P STRAUCH TRUST	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95	1,248.95

30-26-32-2612-0001-B099	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B100	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B101	MARDIOSIAN HUDDIE	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B102	WETHERINGTON BUILDERS INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B103	MCNEELY LESTER J	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B104	WETHERINGTON BUILDERS INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B105	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-B106	LOTS O HARMONY LLC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
<b>Neighborhood "C-1"</b>											
30-26-32-2612-0001-C001	HACKER CHARLES L	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C002	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C003	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C004	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C005	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C006	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C007	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C008	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C009	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C010	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C011	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C012	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C013	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C014	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C015	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C016	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C017	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C018	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C019	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C020	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C021	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C022	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C023	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C024	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C025	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C026	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C027	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C028	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95

30-26-32-2612-0001-C029	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C030	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C031	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C032	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C033	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C034	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C035	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C036	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C037	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C038	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C039	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C040	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C041	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C042	D R HORTON INC	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C043	D R HORTON INC	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C044	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C045	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C046	BARDELL DOREEN E	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C047	RENER MAXIMILIAN	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C048	JARQUIN EDMUNDO	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C049	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C050	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C051	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C052	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C053	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C054	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C055	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C056	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C057	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C058	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C059	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C060	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C061	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C062	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C063	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C064	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C065	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57

30-26-32-2612-0001-C066	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C067	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C068	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C069	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C070	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C071	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C072	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C073	BAILEY STEPHEN M		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C074	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C075	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C076	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C077	D R HORTON INC		1	HCD4	\$	10,173.93	\$	894.22	\$	840.57	\$	840.57
30-26-32-2612-0001-C078	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C079	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C080	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C081	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C082	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C083	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C084	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C085	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C086	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C087	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C088	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C089	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C090	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C091	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C092	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C093	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C094	SWAIN THOMAS WILLIAM		1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C095	BIRCHWOOD ACRES LTD	PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C096	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C097	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C098	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74
30-26-32-2612-0001-C099	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C100	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C101	D R HORTON INC		1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C102	D R HORTON INC		1	HCD3	\$	12,209.43	\$	1,073.13	\$	1,008.74	\$	1,008.74



30-26-32-2612-0001-C103	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C104	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C105	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C106	GARDINER VIVECA	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C107	KASSEL KERUL	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C108	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C109	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C110	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C111	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C112	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C113	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$	18,896.02	\$	1,660.83	\$	1,561.18	\$	1,561.18
30-26-32-2612-0001-C114	NEVEU JOHN P	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C115	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$	23,252.75	\$	2,043.76	\$	1,921.13	\$	1,921.13
30-26-32-2612-0001-C116	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
30-26-32-2612-0001-C117	D R HORTON INC	1	HCD5	\$	15,116.82	\$	1,328.67	\$	1,248.95	\$	1,248.95
		117									
<b>Neighborhood C-2</b>											
H 35'	BIRCHWOOD ACRES LTD PRTNRSH	25	HCD4	\$	254,348	\$	894.22	\$	840.57	\$	21,014.17
G 42'	BIRCHWOOD ACRES LTD PRTNRSH	31	HCD3	\$	378,492	\$	1,073.13	\$	1,008.74	\$	31,271.01
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	13	HCD5	\$	196,519	\$	1,328.67	\$	1,248.95	\$	16,236.35
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	14	HCD2	\$	264,544	\$	1,660.83	\$	1,561.18	\$	21,856.52
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	4	HCD1	\$	93,011	\$	2,043.76	\$	1,921.13	\$	7,684.54
<b>Neighborhood A-1 THs</b>											
Golf Course/Clubhouse	BIRCHWOOD ACRES LTD PRTNRSH	186	HCD6	\$	1,887,459	\$	838.39	\$	788.09	\$	146,584.11
TOTALS PHASE 1:	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD7	\$	737,348	\$	64,808.00	\$	60,919.52	\$	60,919.52
PHASES 2 AND 3:		497		\$	7,260,569						590,509.06
<b>Neighborhood D-1</b>											
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	6	HCD25	\$	99,696	\$	1,460.43	\$	1,372.80	\$	8,236.83
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	20	HCD22	\$	415,399	\$	\$1,825.54	\$	1,716.01	\$	34,320.11
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	9	HCD21	\$	230,029	\$	\$2,246.44	\$	2,111.65	\$	19,004.87
<b>Neighborhood G</b>											
H 35'	BIRCHWOOD ACRES LTD PRTNRSH	27	HCD24	\$	301,938	\$	\$982.90	\$	923.93	\$	24,945.99
G 42'	BIRCHWOOD ACRES LTD PRTNRSH	76	HCD23	\$	1,019,939	\$	\$1,179.55	\$	1,108.78	\$	84,266.94
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	32	HCD25	\$	531,711	\$	1,460.43	\$	1,372.80	\$	43,929.74
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	6	HCD22	\$	124,620	\$	\$1,825.54	\$	1,716.01	\$	10,296.03
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	4	HCD21	\$	102,235	\$	\$2,246.44	\$	2,111.65	\$	8,446.61
		180		\$	2,825,565						233,447

**Future Development Areas:**

H 35'	BIRCHWOOD ACRES LTD PRTNRSH	203	HCD24	\$ 2,270,125	\$982.90	\$	923.93	\$ 187,556.87
G 42'	BIRCHWOOD ACRES LTD PRTNRSH	54	HCD23	\$ 724,693	\$1,179.55	\$	1,108.78	\$ 59,873.88
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	232	HCD25	\$ 3,854,903	\$ 1,460.43	\$	1,372.80	\$ 318,490.59
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	84	HCD22	\$ 1,744,676	\$1,825.54	\$	1,716.01	\$ 144,144.45
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	53	HCD21	\$ 1,354,613	\$2,246.44	\$	2,111.65	\$ 111,917.59
Townhomes	BIRCHWOOD ACRES LTD PRTNRSH	298	HCD26	\$ 3,370,133	\$ 994.00	\$	934.36	\$ 278,439.12
Apartments	BIRCHWOOD ACRES LTD PRTNRSH	396	HCD28	\$ 2,645,423	\$ 587.16	\$	551.93	\$ 218,563.87
Condos	BIRCHWOOD ACRES LTD PRTNRSH	150	HCD29	\$ 1,002,054	\$ 587.16	\$	551.93	\$ 82,789.34
Office	BIRCHWOOD ACRES LTD PRTNRSH	400	HCD30	\$ 4,429,120	\$ 0.97	\$	0.91	\$ 364,720.00
Commercial	BIRCHWOOD ACRES LTD PRTNRSH	<u>250</u>	HCD31	\$ 1,808,126	\$ 0.64	\$	0.60	\$ 150,400.00
<b>TOTAL PHASES 2 AND 3:</b>		<b>2300</b>		<b>\$ 26,029,431</b>				<b>\$ 2,150,343</b>

**Total Phases 1, 2 and 3:**

		<b>2797</b>		<b>\$ 33,290,000</b>				<b>\$ 2,740,851.89</b>
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**Summary:**

<b>Total Residential</b>		<b>2146</b>		<b>\$ 26,315,406</b>				<b>\$ 2,164,812.37</b>
<b>Total Golf Course</b>		<b>1</b>		<b>\$ 737,348</b>				<b>\$ 60,919.52</b>
<b>Total Office</b>		<b>400</b>		<b>\$ 4,429,120</b>				<b>\$ 364,720.00</b>
<b>Total Commercial</b>		<b>250</b>		<b>\$ 1,808,126</b>				<b>\$ 150,400.00</b>
<b>Total All Uses</b>		<b>2797</b>		<b>\$ 33,290,000</b>				<b>\$ 2,740,851.89</b>

**Note: The CDD is in the process of annexing approximately 27.6 adjacent acres into the existing CDD Boundaries. Only property within the CDD will be assessed for the CDD debt. Therefore, until the 27.6 acres are within the legal boundaries of the CDD, no debt will be issued against these acres. It is estimated the total par debt associated with the 27.6 acre annexation, based on the development plan for the annexation acres, is \$1,816,451.82.**

Summary Platted and Unplatted Property:	Tax Folio ID Number (to be provided)	Developable Acres	Platted Units	Total Par		Maximum Annual Assmt Amount (1)	Total Annual Avail for Debt Service
				Amount Appropriated	Amount		
<b>Platted Property:</b>							
Neighborhood "A-1"	Platted	20	186	\$ 1,887,459	\$ 155,940.54	\$	\$ 146,584
Neighborhood "B"	Platted	24.64	106	\$ 1,631,980	\$ 143,440.20	\$	\$ 134,834
Neighborhood "C-1"	Platted	30.3	117	\$ 1,816,867	\$ 159,690.49	\$	\$ 150,109
Neighborhood "C-2"	Platted	14	87	\$ 1,186,915	\$ 104,321.90	\$	\$ 98,063
Neighborhood "D-1"	Platted	12	35	\$ 745,123	\$ 65,491.28	\$	\$ 61,562
Neighborhood "G"	Platted	40	145	\$ 2,080,442	\$ 182,856.71	\$	\$ 171,885
Golf Course		288.7	1	\$ 737,348	\$ 64,808.00	\$	\$ 60,920
<b>Totals Phase 1</b>		<b>429.64</b>	<b>677</b>	<b>\$ 10,086,134</b>	<b>\$ 876,549</b>	<b>\$</b>	<b>\$ 823,956</b>
<b>Unplatted Property:</b>							
Neighborhood "A-2" THs		6		\$ 511,737	\$ 44,973.55	\$	\$ 42,275
Neighborhood "D-2"		6		\$ 511,737	\$ 44,973.55	\$	\$ 42,275
Neighborhood "E"		30.5		\$ 2,601,330	\$ 228,615.56	\$	\$ 214,899
Neighborhood "F"		14		\$ 1,194,053	\$ 104,938.29	\$	\$ 98,642
Neighborhood "H-1 and H-2"		18		\$ 1,535,211	\$ 134,920.66	\$	\$ 126,825
Neighborhood "I"		47.6		\$ 4,059,781	\$ 356,790.18	\$	\$ 335,383
Neighborhood "J"		25.87		\$ 2,206,440	\$ 193,910.96	\$	\$ 182,276
Neighborhood "K"		26		\$ 2,217,527	\$ 194,885.39	\$	\$ 183,192
Cat Lake		27		\$ 2,302,817	\$ 202,380.98	\$	\$ 190,238
Office		23.56		\$ 2,009,421	\$ 176,596.15	\$	\$ 166,000
Resid. Near Town Center		10.3		\$ 878,482	\$ 77,204.60	\$	\$ 72,572
Town Center		37.23		\$ 3,175,329	\$ 279,060.89	\$	\$ 262,317
<b>Totals Phases 2 and 3</b>		<b>272.06</b>		<b>\$ 23,203,866</b>	<b>\$ 2,039,250.75</b>	<b>\$</b>	<b>\$ 1,916,896</b>
<b>Totals Phases 1, 2 and 3</b>		<b>701.7</b>		<b>\$ 33,290,000</b>	<b>\$ 2,915,799.88</b>	<b>\$</b>	<b>\$ 2,740,852</b>

(1) Maximum Annual Assessment Amount includes a gross-up of 6% for discounts allowed for early payment (4%) and collections costs (2%).

**Phase 1**

Rate Code	Type	Assmt/Un	Ann/Un	Units	Annual Revenue	Net Revenues
HCD1	B 80'	23252.75	2043.76	23	\$ 47,006.48	
HCD2	C 65'	18896.02	1660.83	69	\$ 114,597.27	
HCD5	E 52'	15116.82	1328.67	83	\$ 110,279.61	
HCD3	G 42'	12209.43	1073.13	83	\$ 89,069.79	
HCD4	H 35'	10173.93	894.22	52	\$ 46,499.44	
HCD6	THs	10147.63	838.39	186	\$ 155,940.54	
HCD7	GC/Club	737348	64808	1	<u>\$ 64,808.00</u>	
					\$ 628,201.13	\$ 590,509.06

**Phases 2 and 3**

Rate Code	Type	Assmt/Un	Ann/Un	Units	Annual Revenue	Net Revenues	
HCD21	B 80'	\$25,558.73	\$2,246.44	66	\$148,264.97	\$139,369.08	
HCD22	C 65'	\$20,769.95	\$1,825.54	110	\$200,809.13	\$188,760.59	
HCD25	E 52'	\$16,615.96	\$1,460.43	270	\$394,316.12	\$370,657.15	
HCD23	G 42'	\$13,420.25	\$1,179.55	130	\$153,341.30	\$144,140.82	
HCD24	H 35'	\$11,182.88	\$982.90	230	\$226,066.86	\$212,502.85	
HCD26	THs	\$11,309.17	\$994.00	298	\$296,211.83	\$278,439.12	
HCD28	APTs	\$ 6,680.36	\$587.16	396	\$232,514.76	\$218,563.87	
HCD29	Condos	\$ 6,680.36	\$587.16	150	<u>\$88,073.77</u>	\$82,789.34	
					1650	\$1,739,598.75	\$1,635,222.82
HCD30	Office		0.97	400000	\$ 388,000.00	\$364,720.00	
HCD31	Commercial		0.64	250000	<u>\$ 160,000.00</u>	\$150,400.00	
					\$ 2,915,799.88		
					<u>less 6%</u>		
Net Available for Debt Service					\$2,740,851.89	\$ 2,740,851.89	
Max Annual Debt Service Requirement				2004 Bonds	\$ 1,203,035.88		
				1999 Bonds	<u>\$ 1,465,200.00</u>		
				Total	\$ 2,668,235.88		

**Supplemental Assessment Report  
Allocation of Future Projected Debt  
Proposed Annexation Acres**

Land Use Type	Projected Lots in Annexation Acreage (1)	Total Projected Debt Per Unit	Total Proposed Debt Related to Annexation Acres
<b>Single Family:</b>			
35' Lots	0	\$ 11,182.88	\$0.00
42' Lots	0	\$ 13,420.25	\$0.00
52' Lots	25	\$ 16,615.96	\$415,398.99
65' Lots	33	\$ 20,769.95	\$685,408.34
80' Lots	28	\$ 25,558.73	\$715,644.48
<b>Total Single Family</b>	<b>86</b>		<b>\$1,816,451.82</b>

(1) The CDD is in the process of annexing approximately 27.6 adjacent acres into the boundaries of the CDD. This acreage represents a total of 86 planned units as shown above.