

**MOSAIC DISTRICT  
COMMUNITY DEVELOPMENT AUTHORITY  
SPECIAL ASSESSMENT BONDS SERIES 2011A AND 2011A-T**

**Report on the Collection of the Annual Payment  
and Update of the Special Assessment Roll  
Assessment Year 2018-2019**

Prepared By:

**MUNICAP, INC.**

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**MOSAIC DISTRICT  
COMMUNITY DEVELOPMENT AUTHORITY  
REPORT ON THE COLLECTION OF THE ANNUAL PAYMENT  
AND UPDATE OF THE SPECIAL ASSESSMENT ROLL  
ASSESSMENT YEAR 2018-2019**

**INTRODUCTION**

This report explains the methodology used to calculate the Annual Payments Part A and Part B to be collected from parcels in the Mosaic District Community Development Authority (CDA) and the update of the Special Assessment Roll for the 2018-2019 Assessment Year. Fairfax County has not yet adopted the real property tax rate for the 2018 tax year. As a result, this report is to be updated once Fairfax County has adopted the real property tax rate for the 2018 tax year.

The Board of Directors shall update the Special Assessment Roll each Assessment Year to reflect:

- (i) The current parcels in the CDA District; (ii) the Special Assessments Part A and Part B allocated to each parcel, including any adjustments to the Special Assessments Part A and Part B; (iii) the Principal Portion of the Special Assessments Part A and Part B for each parcel; (iv) the Annual Installment Part A and Part B for each parcel for the Assessment Year; (v) the Annual Payment Part A and Part B for each parcel for the Assessment Year; (vi) prepayments of Special Assessments Part A and Part B; (vii) termination of the collection of Special Assessments Part A and Part B; and (viii) any other information helpful to the collection of the Special Assessments Part A and Part B.

The updated Special Assessment Roll is attached hereto as Appendix A-1 and A-2. Updates to the Special Assessment Roll are described herein.

The Special Assessment Roll identifies the Special Assessments to be collected (as the Annual Payment) for the 2018-2019 Assessment Year. The estimated tax increment revenues (County Advanced Revenues), investment income to be earned on the Debt Service Reserve Funds in excess of the reserve requirements and the available balances in the Revenue Fund and Administrative Expense Fund will exceed annual debt service on the Series 2011A and 2011A-T Bonds (collectively, the Series 2011 Bonds) and administrative expenses for 2018-2019 Assessment Year. As a result, the Annual Payment of Special Assessments Part A to be collected on the assessed property within the CDA for the 2018-2019 Assessment Year is zero.

The Special Assessments Part B were repaid. Accordingly, the balance of this report will not discuss the Annual Payment Part B.

Commencing with the Annual Payment to be collected in the 2011-2012 Assessment Year and for each following Assessment Year, the Administrator shall calculate and the CDA

Board of Directors shall confirm the Annual Payment of the Special Assessments to be collected from each parcel. Accordingly, the Board of Directors is to approve the updated Special Assessment Roll, attached hereto as Appendices A-1 and A-2, and notify the Fairfax County Board of Supervisors that no Special Assessments are to be collected for the 2018-2019 Assessment Year.

## TRUSTEE ACCOUNTS

The Trustee for the Series 2011 Bonds is The Bank of New York Mellon Trust Company, National Association. Table A shows the account balances as of December 31, 2016, interest paid, additional proceeds, inter-account transfers, disbursements, and account balances as of January 31, 2018.

**Table A**  
**Fund Balances**

|                                | <b>Balance<br/>12/31/16</b> | <b>Interest<br/>Earned</b> | <b>Additional<br/>Proceeds</b> | <b>Transfers</b> | <b>Disburse-<br/>ments</b> | <b>Balance<br/>01/31/18</b> |
|--------------------------------|-----------------------------|----------------------------|--------------------------------|------------------|----------------------------|-----------------------------|
| Interest Account               | \$0                         | \$0                        | \$0                            | \$5,137,119      | \$5,137,119                | \$0                         |
| Principal Account              | \$0                         | \$0                        | \$0                            | \$0              | \$0                        | \$0                         |
| Debt Service Reserve Fund      | \$6,825,579                 | \$92,357                   | \$0                            | \$0              | \$0                        | \$6,917,936                 |
| Administrative Expense<br>Fund | \$119,645                   | \$786                      | \$0                            | \$0              | \$34,629                   | \$85,801                    |
| Revenue Fund                   | \$496,239                   | \$6,845                    | \$7,984,511                    | (\$5,137,119)    | \$0                        | \$3,350,476                 |
| Surplus Fund                   | \$5,201,032                 | \$42,074                   | \$0                            | \$0              | \$0                        | \$5,243,106                 |
| <b>Total</b>                   | <b>\$12,642,494</b>         | <b>\$142,062</b>           | <b>\$7,984,511</b>             | <b>\$0</b>       | <b>\$5,171,748</b>         | <b>\$15,597,319</b>         |

Note: The numbers are shown rounded to the dollar; however, the calculations are not rounded.

- Transfers to the Interest Account represent transfers from the Revenue Fund for the payment of debt service.
- Disbursements from the Administrative Expense Fund were for the payment of administrative expenses.
- Additional proceeds to the Revenue Fund were the receipt of County Advanced Revenues for the first and second halves of 2017, which were appropriated by the Fairfax County Board of Supervisors and paid to the Trustee at the request of the CDA in accordance with the Amended and Restated Memorandum of Understanding (Memorandum of Understanding).

A portion of the bond proceeds in the Debt Service Reserve Fund are invested in U.S. government securities earning 1.03 percent with a final maturity on July 13, 2018. The balances in the remaining funds and accounts are invested in money market funds earning 1.23 percent. Table B below provides a listing of the funds and accounts and their approximate rates of return as of January 31, 2018.

According to Article VI of the Trust Indenture dated as of June 1, 2011, if the amount on deposit in the Debt Service Reserve Fund exceeds the reserve requirement, the Trustee will transfer the excess to the Interest Account of the Bond Fund, or upon the written request of the Authorized Authority Representative, to the

**Table B**  
**Rate of Return**

| <b>Account</b>              | <b>Rate of Return</b> |
|-----------------------------|-----------------------|
| Debt Service Reserve Fund   | 1.03%                 |
| Administrative Expense Fund | 1.23%                 |
| Revenue Fund                | 1.23%                 |
| Surplus Fund                | 1.23%                 |

Administrative Expense Fund. Investment earnings on the Administrative Expense Fund will remain in the Administrative Expense Fund and will be used for the purposes of the fund. Investment income in the Surplus Fund will be used for the purposes of the fund.

**ANNUAL BUDGET 2018-2019**

A summary of the excess revenues over expenditures for the CDA for the 2018-2019 Assessment Year is provided below in Table C. As more fully described below, aggregate revenues and available funds for the Series 2011A and 2011A-T Bonds are estimated to be \$7,337,867.28.

**Table C**  
**Mosaic District CDA Annual Budget**  
**2018-2019**

|   | <b>Series<br/>2011A<br/>Bonds</b> | <b>Series<br/>2011A-T<br/>Bonds</b> | <b>Total</b>       |
|---|-----------------------------------|-------------------------------------|--------------------|
| <b>Revenues:</b>  |                                   |                                     |                    |
| Estimated TIF Revenues 2018                                       | \$4,657,542                       | \$1,857,542                         | \$6,515,084        |
| Estimated Debt Service Reserve Fund Investment Income at 03/01/19 | \$160,428                         | \$22,964                            | \$183,392          |
| Surplus from Prior Year   | \$464,422                         | \$174,969                           | \$639,391          |
| <i>Total Revenues</i>   | \$5,282,393                       | \$2,055,475                         | \$7,337,867        |
| <b>Expenditures:</b>  |                                   |                                     |                    |
| Debt service:   |                                   |                                     |                    |
| Semi-annual Interest due 09/01/18                                 | \$1,561,600                       | \$664,100                           | \$2,225,700        |
| Semi-annual Interest due 03/01/19                                 | \$1,561,600                       | \$664,100                           | \$2,225,700        |
| Principal due 03/01/19  | \$705,000                         | \$250,000                           | \$955,000          |
| <i>Subtotal Debt Service</i>                                      | \$3,828,200                       | \$1,578,200                         | \$5,406,400        |
| Estimated Administrative Expenses                                 | \$54,510                          | \$21,740                            | \$76,250           |
| Contingency   | \$67,914                          | \$27,086                            | \$95,000           |
| <i>Total Expenditures</i>   | \$3,950,624                       | \$1,627,026                         | \$5,577,650        |
| <b>Excess of Revenues over Expenditures</b>                       | <b>\$1,331,769</b>                | <b>\$428,449</b>                    | <b>\$1,760,217</b> |

Note: The numbers are shown rounded to the dollar; however, the calculations are not rounded.

Aggregate expenditures for the Series 2011A and 2011A-T Bonds are estimated at \$5,577,650.00. As a result, revenues are estimated to exceed expenditures for the Series 2011A and 2011A-T Bonds by \$1,760,217.28 for the 2018-2019 Assessment Year. These numbers are summarized in Table D below and explained in detail in the section of the report entitled Annual Revenue Requirement Part A.

#### **ANNUAL INSTALLMENT PART A**

The Annual Installment Part A is the portion of the Special Assessment Part A set forth in the Special Assessment Roll Part A that may be collected each Assessment Year from all of the parcels of assessed property in the CDA District. The Annual Installment Part A imposed for collection in the 2018-2019 Assessment Year is equal to \$5,461,604.04 as shown in the Special Assessment Roll, attached hereto as Appendix A-1. The amount of the Annual Installment Part A to be collected each year is the Annual Payment.

#### **ANNUAL PAYMENT PART A**

The Annual Payment Part A shall be paid each year for any parcel for which the Special Assessment Part A has not been paid in full in an amount equal to lesser of (i) the Annual Installment Part A for the parcel and (ii) an amount calculated pursuant to the following

formula:

$$a = b \times (c \div d)$$

Where the terms have the following meanings:

- a = the Annual Payment Part A for a parcel;
- b = the Annual Revenue Requirement Part A for the Assessment Year for which the Annual Payment Part A is being calculated;
- c = the Adjusted Annual Installment Part A for the parcel; and
- d = the Adjusted Annual Installment Part A for all of the parcels in the Mosaic District.

### ***Annual Installment Part A for Each Parcel***

The Annual Installment Part A for each parcel is the portion of the Special Assessment Part A set forth in the Special Assessment Roll Part A that may be collected each Assessment Year from each parcel of assessed property in the CDA District. The Annual Installment Part A imposed for collection in the 2018-2019 Assessment Year for each of the parcels in the CDA District is shown in the Special Assessment Roll, attached hereto as Appendix A-2.

### ***Annual Revenue Requirement Part A***

The Annual Payment Part A is to be collected from all of the parcels of assessed property within the CDA District (except those parcels for which the Principal Portion of the Special Assessment has been prepaid) each Assessment Year in an amount equal to the “Annual Revenue Requirement Part A.”

The Annual Revenue Requirement is defined as:

for any Assessment Year, the sum of: (i) debt service on the tax revenue bonds; (ii) periodic costs associated with the tax revenue bonds, including but not limited to, rebate payments and credit enhancement on the tax revenue bonds; (iii) administrative expenses; and (iv) a contingency as determined reasonable by the board of directors; less (v) tax increment revenues to be made available to the Authority by the county as provided for in the Memorandum of Understanding, whether or not appropriated by the Board of Supervisors for such purposes; (vi) any credits to be applied under the bond indenture, such as capitalized interest or interest earnings on any account balances; and (vii) any other funds available to the Authority that may be applied to the Annual Revenue Requirement Part A.

The calculation of the Annual Revenue Requirement Part A is summarized in Table D. As shown in Table D, the investment income to be earned on the Debt Service Reserve Fund in excess of the reserve requirement, the surplus from the prior year and the estimated tax increment revenues (County Advanced Revenues) will exceed annual debt service on the Series 2011 Bonds and administrative expenses for the 2018-2019 Assessment Year. As a result, the Annual Payment Part A to be collected on the assessed property within the CDA

District for the 2018-2019 Assessment Year is zero.

**Table D**  
**Summary Annual Revenue Requirement Part A**  
**Assessment Year 2018-2019**

|   | Series<br>2011A<br>Bonds | Series<br>2011A-T<br>Bonds | Total       |
|---|--------------------------|----------------------------|-------------|
| Debt service:   |                          |                            |             |
| Semi-annual Interest due 09/01/18                                 | \$1,561,600              | \$664,100                  | \$2,225,700 |
| Semi-annual Interest due 03/01/19                                 | \$1,561,600              | \$664,100                  | \$2,225,700 |
| Principal due 03/01/19  | \$705,000                | \$250,000                  | \$955,000   |
| <i>Subtotal Debt Service</i>                                      | \$3,828,200              | \$1,578,200                | \$5,406,400 |
| Periodic Costs Associated with the Bonds                          | \$0                      | \$0                        | \$0         |
| Estimated Administrative Expenses                                 | \$54,510                 | \$21,740                   | \$76,250    |
| Contingency   | \$67,914                 | \$27,086                   | \$95,000    |
| <i>Subtotal Expenses</i>  | \$3,950,624              | \$1,627,026                | \$5,577,650 |
| Available Funds:  |                          |                            |             |
| Estimated TIF Revenues 2018                                       | \$4,657,542              | \$1,857,542                | \$6,515,084 |
| Estimated Debt Service Reserve Fund Investment Income at 03/01/19 | \$160,428                | \$22,964                   | \$183,392   |
| Surplus from Prior Year   | \$464,422                | \$174,969                  | \$639,391   |
| <i>Subtotal Available Funds</i>                                   | \$5,282,393              | \$2,055,475                | \$7,337,867 |
| <b>Annual Revenue Requirement Part A</b>                          | <b>\$0</b>               | <b>\$0</b>                 | <b>\$0</b>  |

Note: The numbers are shown rounded to the dollar; however, the calculations are not rounded.

*Debt Service*

Debt service includes semi-annual interest payments of \$1,561,600.00 on the Series 2011A Bonds due on September 1, 2018 and March 1, 2019. These payments equal interest for six months on the following term bonds:

|  |             |
|--|-------------|
| Term 2021 Bonds of \$2,535,000 at 6.25%    | \$79,219    |
| Term 2026 Bonds of \$7,595,000 at 6.625%   | \$251,584   |
| Term 2036 Bonds of \$35,805,000 at 6.875 % | \$1,230,797 |
| Total                                      | \$1,561,600 |

There is a principal payment due on the Series 2011A Bonds on March 1, 2019 in the amount of \$705,000.00. As a result, total debt service on the Series 2011A Bonds is \$3,828,200.00.

Debt service also includes semi-annual interest payments of \$664,100.00 on the Series 2011A-T Bonds due on September 1, 2018 and March 1, 2019. The semi-annual interest payments on the Series 2011A-T Bonds are equal to a coupon rate of 7.25 percent on an outstanding principal balance of \$18,320,000.00. There is a principal payment due on the

Series 2011A-T Bonds on March 1, 2019 in the amount of \$250,000.00. As a result, total debt service on the Series 2011A-T Bonds is \$1,578,200.00. Accordingly, aggregate debt service on the Series 2011A and Series 2011A-T Bonds is \$5,406,400.00.

*Periodic Costs Associated with the Bonds*

The Annual Revenue Requirement includes the periodic costs associated with the Series 2011 Bonds. There are no rebate payments, credit enhancements or other periodic costs anticipated to be due on the Series 2011 Bonds for the 2018-2019 Assessment Year.

*Administrative Expenses*

Administrative expenses include the estimated annual fees of the trustee and construction inspector. Administrative expenses also include the estimated expenses of the Administrator (including arbitrage rebate services) and the auditor. The trustee’s annual fee is estimated to be \$250.00 for the 2018-2019 Assessment Year. Based on conversations with Fairfax County, the Administrator has estimated annual CDA counsel and construction inspector expenses of \$10,000.00 and \$6,000.00, respectively, for the 2018-2019 Assessment Year. The fees of the administrator are estimated at \$30,000 and the fees of the auditor are estimated at \$10,000. A contingency for administrative expenses is included in the amount of \$20,000. As a result, and as shown in Table E, the estimated aggregate administrative expenses for the CDA for the 2018-2019 Assessment Year are estimated at \$76,250.00.

**Table E**  
**Estimated Administrative Expenses**  
**2018-2019 Assessment Year**

|  |                 |
|--|-----------------|
| Trustee  | \$250           |
| Construction inspector                             | \$6,000         |
| CDA counsel  | \$10,000        |
| Administrator                                      | \$30,000        |
| Auditor  | \$10,000        |
| Contingency  | \$20,000        |
| <b>Estimated Administrative Expenses 2018-2019</b> | <b>\$76,250</b> |

*Contingency*

A contingency, equal to approximately two percent of annual expenses, or \$95,000.00, has been included in the Annual Revenue Requirement Part A for the 2018-2019 Assessment Year.

*Estimated TIF Revenues 2017*

County Advanced Revenues are defined as an amount equal to that portion of the real estate taxes on property within the CDA that is attributable to the increased value between the current assessed value of each parcel and the base assessed value of such parcel and which



the Board of Supervisors has agreed to pay to the CDA pursuant to the Memorandum of Understanding. According to the Memorandum of Understanding, the January 1, 2007 base year aggregate assessed value of the property within the CDA was \$38,271,740.00. According to the Real Estate Division of Fairfax County, Virginia, the 2018 aggregate assessed value is equal to \$614,827,850.00. The incremental assessed value is, therefore, equal to \$576,556,110.00 ( $\$614,827,850.00 - \$38,271,740.00 = \$576,556,110.00$ ).

**Table F**  
**Estimated Tax Increment Revenues**  
**2018-2019 Assessment Year**

|  |                    |
|--|--------------------|
| 2018 Aggregate assessed value                                | \$614,827,850      |
| Less: base year aggregate assessed value                     | (\$38,271,740)     |
| Incremental assessed value                                   | \$576,556,110      |
| Estimated real property tax rate per \$100 of assessed value | \$1.13             |
| <b>Estimated TIF revenues 2018-2019</b>                      | <b>\$6,515,084</b> |

Note: The numbers are shown rounded to the dollar; however, the calculations are not rounded.

According to the Real Estate Division of Fairfax County, the real estate tax rate for the 2017 tax year was equal to \$1.13 per \$100 of assessed value. For purposes of preparing the preliminary Annual Assessment Report, the same real estate tax rate of \$1.13 per \$100 of assessed value has been used to estimate TIF revenues for the 2018 tax year. Accordingly, and as shown above in Table F, based on the incremental assessed value in the CDA District and the real property tax rate, tax increment revenues are estimated to be \$6,515,084.04 for the 2018-2019 Assessment Year, from which amount the County expects to pay County Advanced Revenues as needed to make the debt service payments. The aggregate estimated tax increment revenues and the estimated tax increment revenues for each parcel are shown in Exhibit A.

*Debt Service Reserve Fund Investment Income*

As of January 31, 2018, the balance in the Debt Service Reserve Fund was \$6,917,936.45. The reserve requirement for the Series 2011A Bonds is equal to \$4,698,000.00 and the reserve requirement for the Series 2011A-T Bonds is equal to \$1,867,000.00, for a total reserve requirement of \$6,565,000.00 for the Debt Service Reserve Fund. As of January 31, 2018, a portion of the Series 2011A reserve fund balance in the amount of \$4,800,000.00 is invested in a Federal Farm Credit Bank Note earning 1.03 percent that matures on July 13, 2018. As the maturity of this note is after March 1, 2018, the excess in the Series 2011A Debt Service Reserve Fund is not available for the bond payment on this date but will be available in the 2018-19 bond year. The Series 2011A-T reserve fund was invested in a Western Asset Institutional Government money market fund earning 1.23 percent. As a result, the Surplus from Prior Year includes \$250,936.45 in Debt Service Reserve Fund investment income that may be applied to pay debt service on March 1, 2018 ( $\$6,917,936.45 - \$4,800,000.00 - \$1,867,000.00 = \$250,936.45$ ), as further discussed below, it is anticipated that the reserve requirement in the Series 2011A Debt Service Reserve Fund of \$4,698,000.00 will be reinvested at a higher rate after the Federal Farm Credit Bank Note matures on July 13, 2018. To be conservative, the investment income

earned on the Series 2011A Debt Service Reserve Fund reserve requirement of \$4,698,000.00 from the date after maturity on the Federal Farm Credit Bank Note of July 14, 2018 through March 1, 2019 is estimated based on the current Western Asset Institutional Government money market rate of 1.23 percent. Based on the investments and yields described above, an additional \$183,392.25 in Debt Service Reserve Fund investment income (including the \$102,000.00 difference between the \$4,800,000.00 invested in the Federal Farm Credit Bank Note maturing on July 13, 2018 and the Series 2011A reserve requirement of \$4,698,000.00) will be earned and made available in the Debt Service Reserve Fund through March 1, 2019.

*Surplus from Prior Year*

The surplus from the prior year that may be applied to reduce the Annual Revenue Requirement for the 2018-2019 Assessment Year is shown in Table G.

**Table G**  
**Surplus from Prior Year**

|   | <b>Series<br/>2011A<br/>Bonds</b> | <b>Series<br/>2011A-T<br/>Bonds</b> | <b>Total</b>     |
|---|-----------------------------------|-------------------------------------|------------------|
| Balance of Debt Service due 2017-2018 Assessment Year:  |                                   |                                     |                  |
| Semi-annual Interest due 03/01/18                       | \$1,579,725                       | \$671,350                           | \$2,251,075      |
| Principal due 03/01/18                                  | \$580,000                         | \$200,000                           | \$780,000        |
| <i>Subtotal Debt Service</i>                            | \$2,159,725                       | \$871,350                           | \$3,031,075      |
| Balance of Admin Expenses due 2017-2018 Assessment Year | \$11,973                          | \$4,775                             | \$16,748         |
| <i>Subtotal Expenses</i>                                | \$2,171,698                       | \$876,125                           | \$3,047,823      |
| Available Funds:  |                                   |                                     |                  |
| Available Revenue Fund Balance 01/01/18                 | \$2,395,208                       | \$955,268                           | \$3,350,476      |
| Available Surplus Fund Balance at 01/01/18              | \$0                               | \$0                                 | \$0              |
| Available Reserve Fund Investment Income at 01/01/18    | \$179,573                         | \$71,363                            | \$250,936        |
| Administrative Expense Fund Balance at 01/01/18         | \$61,338                          | \$24,463                            | \$85,801         |
| <i>Subtotal Available Funds</i>                         | \$2,636,120                       | \$1,051,094                         | \$3,687,213      |
| <b>Surplus from Prior Year</b>                          | <b>\$464,422</b>                  | <b>\$174,969</b>                    | <b>\$639,391</b> |

Note: The numbers are shown rounded to the dollar; however, the calculations are not rounded.

Debt service remaining due from the 2017-2018 Assessment Year includes a semi-annual interest payment of \$1,579,725.00 on the Series 2011A Bonds due on March 1, 2018. These payments equal interest for six months on the following term bonds:

|  |                    |
|--|--------------------|
| Term 2021 Bonds of \$3,115,000 at 6.25%    | \$97,344           |
| Term 2026 Bonds of \$7,595,000 at 6.625%   | \$251,584          |
| Term 2036 Bonds of \$35,805,000 at 6.875 % | \$1,230,797        |
| Total                                      | <u>\$1,579,725</u> |

There is also principal payment due on the Series 2011A Bonds on March 1, 2018 in the amount of \$580,000.00. As a result, total debt service due on March 1, 2018 on the Series 2011A Bonds is \$2,159,725.00.

Debt service remaining due from the 2017-2018 Assessment Year also includes a semi-annual interest payment on the Series 2011A-T Bonds due on March 1, 2018. The semi-annual interest payment on the Series 2011A-T Bonds of \$671,350.00 is equal to a coupon rate of 7.25 percent on an outstanding principal balance of \$18,520,000.00. There is also a principal payment due on the Series 2011A-T Bonds on March 1, 2018 in the amount of \$200,000.00. As a result, total debt service due on March 1, 2018 on the Series 2011A-T Bonds is \$871,350.00.

Accordingly, the amount of aggregate debt service on the Series 2011A and Series 2011A-T Bonds that remains to be paid for the 2017-2018 Assessment Year is \$3,031,075.00.

Administrative expenses for the 2017-2018 Assessment Year were estimated to be \$82,250.00. As of January 31, 2018, administrative expenses totaling \$31,715.56 had been paid by the trustee for the 2017-2018 Assessment Year. As of January 31, 2018, the Authority had not paid the auditor the estimated fee of \$10,000.00 for the annual audit, the construction inspector had not submitted any invoices for their estimated annual fees of \$12,000.00, the Trustee had been paid \$250.00, which is estimated annual fee, and the CDA counsel had been paid \$8,264.74 of their estimated annual expenses of \$10,000.00. According to the Trustee and the CDA counsel, there are no additional Trustee fees or CDA legal expenses outstanding or anticipated for the 2017-2018 Assessment Year. In addition, the Administrator had been paid \$23,200.82. As of January 31, 2018, there were \$16,747.50 in unpaid administrative expenses remaining for the 2017-2018 Assessment Year.

According to the Revenue Collection Division of the Fairfax County Department of Tax Administration, actual tax increment revenues collected in the 2017 tax year were \$5,897,925.91. From this amount, the County transferred to the Trustee \$2,609,369.50 on August 25, 2017, and \$2,609,369.50 on January 2, 2018, as County Advanced Revenues available for payment of debt service. As of January 31, 2018, the balance in the Revenue Fund was \$3,350,475.89. This amount represents the balance of County Advanced Revenues from the 2017 tax year. Pursuant to Section 7.2 of the Trust Indenture, these funds may be used to pay the remaining portions of the Annual Revenue Requirement Part A for the 2017-2018 Assessment Year and a portion of the Annual Revenue Requirement Part A for the 2018-2019 Assessment Year.

As of January 31, 2018, the balance in the Surplus Fund was \$5,243,105.72. This amount represents the balance of the tax increment revenues (County Advanced Revenues) for the 2011, 2012, 2013, 2014 and 2015 tax years. Pursuant to Section 5(j)(3) of the Memorandum of Understanding, these funds may not be used to pay a portion of the Annual Revenue Requirement Part A for the 2017-2018 and 2018-2019 Assessment Years because County Advanced Revenues are not less than the amounts needed to pay debt service. As a result, these funds are not shown as being available in Table G.

As mentioned above, as of January 31, 2018, there was \$250,936.45 in Debt Service Reserve Fund investment income in excess of the reserve requirements. This excess over the reserve requirement may be transferred to the Interest Account of the Bond Fund and applied towards payment of the semi-annual interest due on March 1, 2018 or, at the election of the CDA Board of Directors, it may be transferred to the Administrative Expense Fund.

As of January 31, 2018, the balance in the Administrative Expense Fund was \$85,801.15. These funds will be made available to pay the balance of the administrative expenses for the 2017-2018 Assessment Year equal to \$16,747.50 and to partially fund the \$76,250.00 in estimated administrative expenses for the 2018-2019 Assessment Year.

As shown in Table G, subtracting the available funds from the remaining expenses results in a surplus from the prior year of \$639,390.99 that may be applied to reduce the Annual Revenue Requirement for 2018-2019 Assessment Year.

### ***Summary Annual Revenue Requirement Part A***

The estimated annual expenses for the CDA for the 2018-2019 Assessment Year are equal to \$5,577,650.00. The available funds, including estimated County Advanced Revenues, are estimated to be \$7,337,867.28. As a result, the Annual Revenue Requirement Part A is zero for the 2018-2019 Assessment Year.

### ***Adjusted Annual Installment Part A***

The Adjusted Annual Installment Part A for a parcel shall equal the Annual Installment Part A for such parcel less the Annual Part A Credit for the parcel.

### ***Annual Part A Credit***

The Annual Part A Credit for each parcel for each Assessment Year shall be equal to the estimated tax increment revenues included in the calculation of the Annual Revenue Requirement Part A for that Assessment Year produced by that parcel. For purposes of calculating the tax increment revenues for each parcel, the base year tax revenues for each tax included in the tax increment revenues shall be allocated to each parcel on the basis of the total of the tax revenues from which the tax increment revenues are calculated.

The Annual Part A Credit for each parcel for each Assessment Year shall be an amount calculated pursuant to the following formula:

$$e = f - g - h$$

Where the terms have the following meanings:

- e = the Annual Part A Credit for a parcel;
- f = the real property taxes to be collected from the parcel as included in the calculation of the tax increment revenues for the Assessment Year;

- g = the Base Real Property Taxes as allocated to the parcel by the formula below; and
- h = any unpaid real property taxes for which the Annual Part A Credit was based in the previous Assessment Year for the parcel.

The Base Real Property Taxes allocated to a parcel shall be an amount calculated pursuant to the following formula:

$$j = k \times (m \div n)$$

Where the terms have the following meanings:

- j = the Base Real Property Taxes allocated to a parcel for an Assessment Year;
- k = the Base Real Property Taxes for the Assessment Year;
- m = the real property assessed value for the parcel as used to determine the real property taxes in the formula for the Annual Part A Credit for the parcel in the formula above; and
- n = the real property assessed value for all parcels as used to determine the tax increment revenues for that Assessment Year.

As shown above and in Exhibit A, the aggregate real property taxes to be collected from all parcels in the CDA District are equal to \$6,515,084.04. The Annual Part A Credit for each parcel is shown in Appendix A-2.

*Summary Adjusted Annual Installment Part A*

The Adjusted Annual Installment Part A for a parcel shall equal the Annual Installment Part A for such parcel less the Annual Part A Credit for the parcel. As shown in Appendix A-1, the Annual Installment Part A for the 2018-2019 Assessment Year is \$5,461,604.04. As shown in Appendix A-2, subtracting the Annual Part A Credit for each parcel from the Annual Installment Part A for each parcel results in an aggregate Adjusted Annual Installment Part A of \$725,314.76 for the 2018-2019 Assessment Year. (Please note that this is a per parcel calculation and since the Adjusted Annual Installment Part A for a parcel can never be negative, the parcels for which negative values are calculated by summing the difference between the Annual Installment Part A for a parcel and the Annual Part A Credit for a parcel have been reduced to zero.)

*Summary Annual Payment Part A*

The Annual Payment Part A shall be an amount equal to lesser of (i) the Annual Installment Part A for the parcel and (ii) an amount calculated pursuant to the following formula:

$$a = b \times (c \div d)$$

Where the terms have the following meanings:

- a = the Annual Payment Part A for a parcel;
- b = the Annual Revenue Requirement Part A for the Assessment Year for which the Annual Payment Part A is being calculated;
- c = the Adjusted Annual Installment Part A for the parcel; and
- d = the Adjusted Annual Installment Part A for all of the parcels in the Mosaic District.

As shown in Table D above, the Annual Revenue Requirement Part A is equal to zero. As shown in Appendix A-2, the aggregate Adjusted Annual Installment Part A for all of the parcels for the 2018-2019 Assessment Year is \$725,314.76. As a result, the Annual Payment Part A for the 2018-2019 Assessment Year is zero.

### **REAPPORTIONMENT OF ASSESSMENTS**

According to Section C(2)(a) of the RMA, “upon the subdivision of any Parcel, the Special Assessment A of the Parcel prior to the subdivision shall be reallocated to each new Parcel in proportion to the Equivalent Units of each Parcel and the Special Assessment A for the Parcel prior to the subdivision.” In all cases, the Special Assessment Part A after the subdivision of a parcel shall equal the sum of the Special Assessment Part A before the subdivision of a parcel.

The reapportionment of Special Assessments shall be represented by the formula:

$$E = F \times (G \div H)$$

Where the terms have the following meanings:

- E = the Special Assessment for a new parcel “X” resulting from a subdivision;
- F = the Special Assessments for the new parcel or parcels existing immediately prior to the subdivision from which parcel “X” was subdivided;
- G = the Equivalent Units of parcel “X” as determined and described below; and
- H = the sum of the Equivalent Units of all parcels resulting from the subdivision of the prior parcel or parcels.

The computation of the Equivalent Units shall be made by the Administrator based on the information available regarding the parcel. The Administrator shall use consistent standards in preparing the calculations and shall prepare and keep in the records of the Authority the computations made according to Section C(2)(a) of the RMA.

Equivalent Units are defined in accordance with Section B of the RMA as the following:

|                  |                          |
|------------------|--------------------------|
| Land Use Class 1 | 0.64 per 1,000 SF of GFA |
| Land Use Class 2 | 1.26 per 1,000 SF of GFA |
| Land Use Class 3 | 2.11 per 1,000 SF of GFA |
| Land Use Class 4 | 0.90 per 1,000 SF of GFA |
| Land Use Class 5 | 1.23 per 1,000 SF of GFA |
| Land Use Class 6 | 0.66 per room            |

|                   |               |
|-------------------|---------------|
| Land Use Class 7  | 1.00 per unit |
| Land Use Class 8  | 0.36 per unit |
| Land Use Class 9  | 0.69 per unit |
| Land Use Class 10 | 2.78 per unit |
| Land Use Class 11 | 2.53 per unit |
| Land Use Class 12 | 2.25 per unit |
| Land Use Class 13 | 1.88 per unit |

According to the RMA, the computation of Equivalent Units for each parcel shall be based on expected development in substantial conformance with the conceptual/final development plan as approved by the Board of Supervisors, which is expected to be measured by actual development, development plans, the legal maximum development allowed, the acreage of a parcel and reasonable density ratios, or other reasonable methods. The Equivalent Units are based on the expected development as provided by the developer's internal development plan. The Administrator has checked the FDPA application, which was approved on June 17, 2011, and which amended the approved Conceptual/Final Development Plan (CDP/FDP) associated with RZ 2005-PR-041, and the Equivalent Units provided by the developer's internal development plan is consistent with the Amended CDP/FDP.

According to the Fairfax County tax records, there were no new parcel subdivisions of property within the CDA in 2017. As a result, and as shown in Exhibit A and Appendix A-2, there are 159 parcels within the CDA.

**SPECIAL ASSESSMENT ROLL**

The Special Assessment Roll as updated is attached hereto as Appendix A-1 and Appendix A-2. Appendix A-1 includes the Tax Year, Principal, Interest and Administrative Expenses and Annual Installment. Appendix A-2 includes the parcels in the CDA, the Special Assessment, the Principal Portion of the Special Assessment, the Annual Installment, the Annual Credit and the Annual Payment for each assessed parcel. The Annual Payment for each assessed parcel shown in Appendix A-2 represents the Annual Installment less the Annual Credit for each assessed parcel, as explained above. Updates have been made to the Special Assessment Roll as described herein.

## **Exhibits**



**Mosaic District Community Development Authority  
Fairfax County, Virginia**

**Exhibit A  
Estimated Tax Increment Revenues/County Advanced Revenues  
2018 Tax Year**

| Tax Parcel Number | Parcel ID | Unit  | Equivalent Units | Base Year Assessed Value | 2018 Tax Year Assessed Value | Percent of Total | Incremental Assessed Value 2018 Tax Year | Estimated TIF Revenues (Annual Credit) 2018 Tax Year |
|-------------------|-----------|-------|------------------|--------------------------|------------------------------|------------------|--|--|
| 0493 38 0001      | A-1       | C1    | 23               | \$2,094,542.72           | \$33,648,410.00              | 5.47%            | \$31,553,867.28                          | (\$356,558.70)                                       |
| 0493 38 0002      | A-1       | C2    | 9                | \$90,197.20              | \$1,449,000.00               | 0.24%            | \$1,358,802.80                           | (\$15,354.47)  |
| 0493 38 0003      | A-1       | C3    | 11               | \$51,541.26              | \$828,000.00                 | 0.13%            | \$776,458.74                             | (\$8,773.98)   |
| 0493 38 0004      | A-1       | H     | 98               | \$1,267,396.42           | \$20,360,470.00              | 3.31%            | \$19,093,073.58                          | (\$215,751.73)                                       |
| 0493 37 H         | A-2       |       | 138              | \$2,829,620.03           | \$45,457,280.00              | 7.39%            | \$42,627,659.97                          | (\$481,692.56)                                       |
| 0493 38020001     | A-3       | G1    | 0                | \$135.08                 | \$2,170.00                   | 0.00%            | \$2,034.92                               | (\$22.99)  |
| 0493 38020002     | A-3       | G2    | 0                | \$135.08                 | \$2,170.00                   | 0.00%            | \$2,034.92                               | (\$22.99)  |
| 0493 38020003     | A-3       | G3    | 0                | \$67.85                  | \$1,090.00                   | 0.00%            | \$1,022.15                               | (\$11.55)  |
| 0493 38020004     | A-3       | G4    | 0                | \$135.08                 | \$2,170.00                   | 0.00%            | \$2,034.92                               | (\$22.99)  |
| 0493 37 J         | 1         | Roads | 0                | \$735.77                 | \$11,820.00                  | 0.00%            | \$11,084.23                              | (\$125.25)   |
| 0493 37 K         | 2         | Roads | 0                | \$115.16                 | \$1,850.00                   | 0.00%            | \$1,734.84                               | (\$19.60)  |
| 0493 37 N         | 3         | Roads | 0                | \$831.01                 | \$13,350.00                  | 0.00%            | \$12,518.99                              | (\$141.46)   |
| 0493 38010001     | B         | T     | Prepaid          | \$3,213,222.07           | \$51,619,770.00              | 8.40%            | \$48,406,547.93                          | (\$546,993.99)                                       |
| 0493 38010002     | B         | TG    | 0                | \$174.29                 | \$2,800.00                   | 0.00%            | \$2,625.71                               | (\$29.67)  |
| 0493 38010003     | B         | TL    | 0                | \$43.57                  | \$700.00                     | 0.00%            | \$656.43                                 | (\$7.42)   |
| 0493 38010004     | B         | R1    | 35               | \$60,990.49              | \$979,800.00                 | 0.16%            | \$918,809.51                             | (\$10,382.55)  |
| 0493 38010005     | B         | R2    | 17               | \$89,982.45              | \$1,445,550.00               | 0.24%            | \$1,355,567.55                           | (\$15,317.91)  |
| 0493 38010006     | B         | R3    | 19               | \$49,823.22              | \$800,400.00                 | 0.13%            | \$750,576.78                             | (\$8,481.52)   |
| 0493 38010007     | B         | R4    | 37               | \$89,982.45              | \$1,445,550.00               | 0.24%            | \$1,355,567.55                           | (\$15,317.91)  |
| 0493 38010008     | B         | D1    | 0                | \$0.62                   | \$10.00                      | 0.00%            | \$9.38                                   | (\$0.11)   |
| 0493 38010009     | B         | D2    | 0                | \$0.62                   | \$10.00                      | 0.00%            | \$9.38                                   | (\$0.11)   |
| 0493 38010010     | B         | DG    | 0                | \$61.00                  | \$980.00                     | 0.00%            | \$919.00                                 | (\$10.38)  |
| 0493 38010011     | B         | DL    | 0                | \$14.32                  | \$230.00                     | 0.00%            | \$215.68                                 | (\$2.44)   |
| 0493 38040001     | CE        | S     | 98               | \$2,444,512.84           | \$39,270,610.00              | 6.39%            | \$36,826,097.16                          | (\$416,134.90)                                       |
| 0493 38040002     | CE        | SG    | 0                | \$36.73                  | \$590.00                     | 0.00%            | \$553.27                                 | (\$6.25)   |
| 0493 38040003     | CE        | M     | 236              | \$4,521,484.23           | \$72,636,740.00              | 11.81%           | \$68,115,255.77                          | (\$769,702.39)                                       |
| 0493 38040004     | CE        | MG    | 0                | \$148.77                 | \$2,390.00                   | 0.00%            | \$2,241.23                               | (\$25.33)  |
| 0493 38040005     | CE        | MG1   | 0                | \$1.87                   | \$30.00                      | 0.00%            | \$28.13                                  | (\$0.32)   |
| 0493 38040006     | CE        | MG2   | 0                | \$1.24                   | \$20.00                      | 0.00%            | \$18.76                                  | (\$0.21)   |
| 0493 37 D         | D         |       | 100              | \$2,048,474.30           | \$32,908,330.00              | 5.35%            | \$30,859,855.70                          | (\$348,716.37)                                       |
| 0493 38050001     | F         | S     | 65               | \$229,110.85             | \$3,680,620.00               | 0.60%            | \$3,451,509.15                           | (\$39,002.05)  |
| 0493 38050002     | F         | SG    | 0                | \$13.69                  | \$220.00                     | 0.00%            | \$206.31                                 | (\$2.33)   |
| 0493 38050003     | F         | M     | 117              | \$1,269,452.46           | \$20,393,500.00              | 3.32%            | \$19,124,047.54                          | (\$216,101.74)                                       |
| 0493 38050004     | F         | MG    | 0                | \$41.71                  | \$670.00                     | 0.00%            | \$628.29                                 | (\$7.10)   |
| 0493 38060001     | G         | S     | 41               | \$192,525.27             | \$3,092,880.00               | 0.50%            | \$2,900,354.73                           | (\$32,774.01)  |
| 0493 38060002     | G         | M     | 96               | \$1,093,887.25           | \$17,573,080.00              | 2.86%            | \$16,479,192.75                          | (\$186,214.88)                                       |
| 0493 38060003     | G         | MG    | 0                | \$67.23                  | \$1,080.00                   | 0.00%            | \$1,012.77                               | (\$11.44)  |
| 0493 38030001A    | H         | C     | 94               | \$1,658,663.04           | \$26,646,090.00              | 4.33%            | \$24,987,426.96                          | (\$282,357.92)                                       |
| 0493 38030002A    | H         | CG    | 0                | \$16.81                  | \$270.00                     | 0.00%            | \$253.19                                 | (\$2.86)   |
| 0493 38030003A    | H         | R     | 501              | \$9,511,970.25           | \$152,807,900.00             | 24.85%           | \$143,295,929.75                         | (\$1,619,244.01)                                     |
| 0493 38030004A    | H         | RG1   | 0                | \$205.42                 | \$3,300.00                   | 0.00%            | \$3,094.58                               | (\$34.97)  |
| 0493 38030005A    | H         | RG2   | 0                | \$12.45                  | \$200.00                     | 0.00%            | \$187.55                                 | (\$2.12)   |
| 0493 38030006A    | H         | RG3   | 0                | \$9.34                   | \$150.00                     | 0.00%            | \$140.66                                 | (\$1.59)   |
| 0493 38030007A    | H         | RG4   | 0                | \$6.22                   | \$100.00                     | 0.00%            | \$93.78                                  | (\$1.06)   |
| 0493 37 Q1        | Park H    |       | 0                | \$69.72                  | \$1,120.00                   | 0.00%            | \$1,050.28                               | (\$11.87)  |
| 0493 3702 B       | I         | 61    | 0                | \$0.00                   | \$0.00                       | 0.00%            | \$0.00                                   | \$0.00   |
| 0493 37020055     | I         | 55    | 3                | \$53,693.17              | \$862,570.00                 | 0.14%            | \$808,876.83                             | (\$9,140.31)   |
| 0493 37020056     | I         | 56    | 2                | \$44,709.55              | \$718,250.00                 | 0.12%            | \$673,540.45                             | (\$7,611.01)   |
| 0493 37020057     | I         | 57    | 2                | \$44,185.42              | \$709,830.00                 | 0.12%            | \$665,644.58                             | (\$7,521.78)   |
| 0493 37020058     | I         | 58    | 2                | \$51,686.92              | \$830,340.00                 | 0.14%            | \$778,653.08                             | (\$8,798.78)   |
| 0493 37020059     | I         | 59    | 2                | \$45,431.63              | \$729,850.00                 | 0.12%            | \$684,418.37                             | (\$7,733.93)   |
| 0493 37020060     | I         | 60    | 2                | \$58,978.01              | \$947,470.00                 | 0.15%            | \$888,491.99                             | (\$10,039.96)  |
| 0493 37020062     | I         | 62    | 3                | \$54,021.21              | \$867,840.00                 | 0.14%            | \$813,818.79                             | (\$9,196.15)   |
| 0493 37020063     | I         | 63    | 3                | \$45,350.08              | \$728,540.00                 | 0.12%            | \$683,189.92                             | (\$7,720.05)   |

| Tax Parcel Number | Parcel ID | Unit | Equivalent Units | Base Year Assessed Value | 2018 Tax Year Assessed Value | Percent of Total | Incremental                  | Estimated TIF                          |
|-------------------|-----------|------|------------------|--------------------------|------------------------------|------------------|------------------------------|--|
|                   |           |      |                  |                          |                              |                  | Assessed Value 2018 Tax Year | Revenues (Annual Credit) 2018 Tax Year |
| 0493 37020064     | I         | 64   | 2                | \$53,282.95              | \$855,980.00                 | 0.14%            | \$802,697.05                 | (\$9,070.48)                           |
| 0493 37020065     | I         | 65   | 2                | \$52,415.22              | \$842,040.00                 | 0.14%            | \$789,624.78                 | (\$8,922.76)                           |
| 0493 37020066     | I         | 66   | 2                | \$45,659.45              | \$733,510.00                 | 0.12%            | \$687,850.55                 | (\$7,772.71)                           |
| 0493 37020067     | I         | 67   | 2                | \$45,659.45              | \$733,510.00                 | 0.12%            | \$687,850.55                 | (\$7,772.71)                           |
| 0493 37020068     | I         | 68   | 2                | \$45,659.45              | \$733,510.00                 | 0.12%            | \$687,850.55                 | (\$7,772.71)                           |
| 0493 37020069     | I         | 69   | 2                | \$51,554.95              | \$828,220.00                 | 0.13%            | \$776,665.05                 | (\$8,776.32)                           |
| 0493 37020070     | I         | 70   | 2                | \$52,738.91              | \$847,240.00                 | 0.14%            | \$794,501.09                 | (\$8,977.86)                           |
| 0493 37020071     | I         | 71   | 2                | \$45,740.38              | \$734,810.00                 | 0.12%            | \$689,069.62                 | (\$7,786.49)                           |
| 0493 37020072     | I         | 72   | 2                | \$45,777.73              | \$735,410.00                 | 0.12%            | \$689,632.27                 | (\$7,792.84)                           |
| 0493 37020073     | I         | 73   | 3                | \$54,455.08              | \$874,810.00                 | 0.14%            | \$820,354.92                 | (\$9,270.01)                           |
| 0493 37020074     | I         | 74   | 3                | \$53,693.17              | \$862,570.00                 | 0.14%            | \$808,876.83                 | (\$9,140.31)                           |
| 0493 37020075     | I         | 75   | 2                | \$44,709.55              | \$718,250.00                 | 0.12%            | \$673,540.45                 | (\$7,611.01)                           |
| 0493 37020076     | I         | 76   | 2                | \$44,727.60              | \$718,540.00                 | 0.12%            | \$673,812.40                 | (\$7,614.08)                           |
| 0493 37020077     | I         | 77   | 2                | \$52,112.07              | \$837,170.00                 | 0.14%            | \$785,057.93                 | (\$8,871.15)                           |
| 0493 37020078     | I         | 78   | 2                | \$52,112.07              | \$837,170.00                 | 0.14%            | \$785,057.93                 | (\$8,871.15)                           |
| 0493 37020079     | I         | 79   | 2                | \$44,918.08              | \$721,600.00                 | 0.12%            | \$676,681.92                 | (\$7,646.51)                           |
| 0493 37020080     | I         | 80   | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020081     | I         | 81   | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020082     | I         | 82   | 2                | \$52,112.07              | \$837,170.00                 | 0.14%            | \$785,057.93                 | (\$8,871.15)                           |
| 0493 37020083     | I         | 83   | 2                | \$51,907.90              | \$833,890.00                 | 0.14%            | \$781,982.10                 | (\$8,836.40)                           |
| 0493 37020084     | I         | 84   | 2                | \$44,614.93              | \$716,730.00                 | 0.12%            | \$672,115.07                 | (\$7,594.90)                           |
| 0493 37020085     | I         | 85   | 3                | \$54,118.32              | \$869,400.00                 | 0.14%            | \$815,281.68                 | (\$9,212.68)                           |
| 0493 37020086     | I         | 86   | 3                | \$53,693.17              | \$862,570.00                 | 0.14%            | \$808,876.83                 | (\$9,140.31)                           |
| 0493 37020087     | I         | 87   | 2                | \$44,918.08              | \$721,600.00                 | 0.12%            | \$676,681.92                 | (\$7,646.51)                           |
| 0493 37020088     | I         | 88   | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020089     | I         | 89   | 3                | \$51,375.06              | \$825,330.00                 | 0.13%            | \$773,954.94                 | (\$8,745.69)                           |
| 0493 37020090     | I         | 90   | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020091     | I         | 91   | 3                | \$59,891.19              | \$962,140.00                 | 0.16%            | \$902,248.81                 | (\$10,195.41)                          |
| 0493 37020093     | I         | 93   | 3                | \$53,693.17              | \$862,570.00                 | 0.14%            | \$808,876.83                 | (\$9,140.31)                           |
| 0493 37020094     | I         | 94   | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020095     | I         | 95   | 3                | \$51,482.74              | \$827,060.00                 | 0.13%            | \$775,577.26                 | (\$8,764.02)                           |
| 0493 37020096     | I         | 96   | 3                | \$51,279.19              | \$823,790.00                 | 0.13%            | \$772,510.81                 | (\$8,729.37)                           |
| 0493 37020097     | I         | 97   | 2                | \$45,337.63              | \$728,340.00                 | 0.12%            | \$683,002.37                 | (\$7,717.93)                           |
| 0493 37020098     | I         | 98   | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020099     | I         | 99   | 2                | \$44,614.93              | \$716,730.00                 | 0.12%            | \$672,115.07                 | (\$7,594.90)                           |
| 0493 37020100     | I         | 100  | 2                | \$52,112.07              | \$837,170.00                 | 0.14%            | \$785,057.93                 | (\$8,871.15)                           |
| 0493 37020101     | I         | 101  | 2                | \$51,580.47              | \$828,630.00                 | 0.13%            | \$777,049.53                 | (\$8,780.66)                           |
| 0493 37020102     | I         | 102  | 2                | \$45,012.70              | \$723,120.00                 | 0.12%            | \$678,107.30                 | (\$7,662.61)                           |
| 0493 37020103     | I         | 103  | 2                | \$44,918.08              | \$721,600.00                 | 0.12%            | \$676,681.92                 | (\$7,646.51)                           |
| 0493 37020104     | I         | 104  | 3                | \$53,693.17              | \$862,570.00                 | 0.14%            | \$808,876.83                 | (\$9,140.31)                           |
| 0493 37020105     | I         | 105  | 3                | \$54,118.32              | \$869,400.00                 | 0.14%            | \$815,281.68                 | (\$9,212.68)                           |
| 0493 37020106     | I         | 106  | 2                | \$45,431.63              | \$729,850.00                 | 0.12%            | \$684,418.37                 | (\$7,733.93)                           |
| 0493 37020107     | I         | 107  | 2                | \$45,431.63              | \$729,850.00                 | 0.12%            | \$684,418.37                 | (\$7,733.93)                           |
| 0493 37020108     | I         | 108  | 2                | \$51,268.61              | \$823,620.00                 | 0.13%            | \$772,351.39                 | (\$8,727.57)                           |
| 0493 37020109     | I         | 109  | 2                | \$51,800.21              | \$832,160.00                 | 0.14%            | \$780,359.79                 | (\$8,818.07)                           |
| 0493 37020110     | I         | 110  | 2                | \$45,034.49              | \$723,470.00                 | 0.12%            | \$678,435.51                 | (\$7,666.32)                           |
| 0493 37020111     | I         | 111  | 2                | \$45,431.63              | \$729,850.00                 | 0.12%            | \$684,418.37                 | (\$7,733.93)                           |
| 0493 37020112     | I         | 112  | 2                | \$45,431.63              | \$729,850.00                 | 0.12%            | \$684,418.37                 | (\$7,733.93)                           |
| 0493 37020113     | I         | 113  | 3                | \$51,907.90              | \$833,890.00                 | 0.14%            | \$781,982.10                 | (\$8,836.40)                           |
| 0493 37020114     | I         | 114  | 3                | \$51,375.06              | \$825,330.00                 | 0.13%            | \$773,954.94                 | (\$8,745.69)                           |
| 0493 37020115     | I         | 115  | 2                | \$45,431.63              | \$729,850.00                 | 0.12%            | \$684,418.37                 | (\$7,733.93)                           |
| 0493 37020116     | I         | 116  | 3                | \$53,693.17              | \$862,570.00                 | 0.14%            | \$808,876.83                 | (\$9,140.31)                           |
| 0493 3701 A       | J         | 7    | 0                | \$0.00                   | \$0.00                       | 0.00%            | \$0.00                       | \$0.00                                 |
| 0493 37010001     | J         | 1    | 3                | \$53,733.01              | \$863,210.00                 | 0.14%            | \$809,476.99                 | (\$9,147.09)                           |
| 0493 37010002     | J         | 2    | 2                | \$44,804.17              | \$719,770.00                 | 0.12%            | \$674,965.83                 | (\$7,627.11)                           |
| 0493 37010003     | J         | 3    | 2                | \$44,388.97              | \$713,100.00                 | 0.12%            | \$668,711.03                 | (\$7,556.43)                           |
| 0493 37010004     | J         | 4    | 2                | \$52,164.36              | \$838,010.00                 | 0.14%            | \$785,845.64                 | (\$8,880.06)                           |
| 0493 37010005     | J         | 5    | 2                | \$45,104.20              | \$724,590.00                 | 0.12%            | \$679,485.80                 | (\$7,678.19)                           |
| 0493 37010006     | J         | 6    | 3                | \$58,557.84              | \$940,720.00                 | 0.15%            | \$882,162.16                 | (\$9,968.43)                           |
| 0493 37010008     | J         | 8    | 3                | \$52,784.97              | \$847,980.00                 | 0.14%            | \$795,195.03                 | (\$8,985.70)                           |

| Tax Parcel<br>Number | Parcel ID | Unit | Equivalent<br>Units | Base Year Assessed<br>Value | 2018 Tax Year<br>Assessed Value | Percent of<br>Total | Incremental                     | Estimated TIF                                |
|----------------------|-----------|------|---------------------|-----------------------------|---------------------------------|---------------------|---------------------------------|--|
|                      |           |      |                     |                             |                                 |                     | Assessed Value 2018<br>Tax Year | Revenues<br>(Annual Credit)<br>2018 Tax Year |
| 0493 37010009        | J         | 9    | 2                   | \$44,804.17                 | \$719,770.00                    | 0.12%               | \$674,965.83                    | (\$7,627.11)                                 |
| 0493 37010010        | J         | 10   | 2                   | \$44,804.17                 | \$719,770.00                    | 0.12%               | \$674,965.83                    | (\$7,627.11)                                 |
| 0493 37010011        | J         | 11   | 2                   | \$51,743.56                 | \$831,250.00                    | 0.14%               | \$779,506.44                    | (\$8,808.42)                                 |
| 0493 37010012        | J         | 12   | 2                   | \$51,434.81                 | \$826,290.00                    | 0.13%               | \$774,855.19                    | (\$8,755.86)                                 |
| 0493 37010013        | J         | 13   | 2                   | \$44,595.64                 | \$716,420.00                    | 0.12%               | \$671,824.36                    | (\$7,591.62)                                 |
| 0493 37010014        | J         | 14   | 2                   | \$44,595.64                 | \$716,420.00                    | 0.12%               | \$671,824.36                    | (\$7,591.62)                                 |
| 0493 37010015        | J         | 15   | 2                   | \$44,388.97                 | \$713,100.00                    | 0.12%               | \$668,711.03                    | (\$7,556.43)                                 |
| 0493 37010016        | J         | 16   | 2                   | \$44,804.17                 | \$719,770.00                    | 0.12%               | \$674,965.83                    | (\$7,627.11)                                 |
| 0493 37010017        | J         | 17   | 3                   | \$53,312.21                 | \$856,450.00                    | 0.14%               | \$803,137.79                    | (\$9,075.46)                                 |
| 0493 37010018        | J         | 18   | 3                   | \$53,205.77                 | \$854,740.00                    | 0.14%               | \$801,534.23                    | (\$9,057.34)                                 |
| 0493 37010019        | J         | 19   | 2                   | \$44,710.80                 | \$718,270.00                    | 0.12%               | \$673,559.20                    | (\$7,611.22)                                 |
| 0493 37010020        | J         | 20   | 2                   | \$45,125.99                 | \$724,940.00                    | 0.12%               | \$679,814.01                    | (\$7,681.90)                                 |
| 0493 37010021        | J         | 21   | 2                   | \$51,541.88                 | \$828,010.00                    | 0.13%               | \$776,468.12                    | (\$8,774.09)                                 |
| 0493 37010022        | J         | 22   | 2                   | \$51,322.77                 | \$824,490.00                    | 0.13%               | \$773,167.23                    | (\$8,736.79)                                 |
| 0493 37010023        | J         | 23   | 2                   | \$45,010.21                 | \$723,080.00                    | 0.12%               | \$678,069.79                    | (\$7,662.19)                                 |
| 0493 37010024        | J         | 24   | 2                   | \$45,010.21                 | \$723,080.00                    | 0.12%               | \$678,069.79                    | (\$7,662.19)                                 |
| 0493 37010025        | J         | 25   | 2                   | \$44,804.17                 | \$719,770.00                    | 0.12%               | \$674,965.83                    | (\$7,627.11)                                 |
| 0493 37010026        | J         | 26   | 2                   | \$44,804.17                 | \$719,770.00                    | 0.12%               | \$674,965.83                    | (\$7,627.11)                                 |
| 0493 37010027        | J         | 27   | 3                   | \$53,626.56                 | \$861,500.00                    | 0.14%               | \$807,873.44                    | (\$9,128.97)                                 |
| 0493 37010028        | J         | 28   | 3                   | \$53,312.21                 | \$856,450.00                    | 0.14%               | \$803,137.79                    | (\$9,075.46)                                 |
| 0493 37010029        | J         | 29   | 2                   | \$44,689.01                 | \$717,920.00                    | 0.12%               | \$673,230.99                    | (\$7,607.51)                                 |
| 0493 37010030        | J         | 30   | 2                   | \$44,595.64                 | \$716,420.00                    | 0.12%               | \$671,824.36                    | (\$7,591.62)                                 |
| 0493 37010031        | J         | 31   | 3                   | \$51,962.68                 | \$834,770.00                    | 0.14%               | \$782,807.32                    | (\$8,845.72)                                 |
| 0493 37010032        | J         | 32   | 2                   | \$44,689.01                 | \$717,920.00                    | 0.12%               | \$673,230.99                    | (\$7,607.51)                                 |
| 0493 37010033        | J         | 33   | 3                   | \$59,009.76                 | \$947,980.00                    | 0.15%               | \$888,970.24                    | (\$10,045.36)                                |
| 0493 37010035        | J         | 35   | 3                   | \$54,116.45                 | \$869,370.00                    | 0.14%               | \$815,253.55                    | (\$9,212.37)                                 |
| 0493 37010036        | J         | 36   | 2                   | \$45,851.18                 | \$736,590.00                    | 0.12%               | \$690,738.82                    | (\$7,805.35)                                 |
| 0493 37010037        | J         | 37   | 2                   | \$45,431.63                 | \$729,850.00                    | 0.12%               | \$684,418.37                    | (\$7,733.93)                                 |
| 0493 37010038        | J         | 38   | 3                   | \$51,596.04                 | \$828,880.00                    | 0.13%               | \$777,283.96                    | (\$8,783.31)                                 |
| 0493 37010039        | J         | 39   | 3                   | \$51,800.21                 | \$832,160.00                    | 0.14%               | \$780,359.79                    | (\$8,818.07)                                 |
| 0493 37010040        | J         | 40   | 2                   | \$45,431.63                 | \$729,850.00                    | 0.12%               | \$684,418.37                    | (\$7,733.93)                                 |
| 0493 37010041        | J         | 41   | 2                   | \$45,431.63                 | \$729,850.00                    | 0.12%               | \$684,418.37                    | (\$7,733.93)                                 |
| 0493 37010042        | J         | 42   | 2                   | \$45,431.63                 | \$729,850.00                    | 0.12%               | \$684,418.37                    | (\$7,733.93)                                 |
| 0493 37010043        | J         | 43   | 2                   | \$45,129.10                 | \$724,990.00                    | 0.12%               | \$679,860.90                    | (\$7,682.43)                                 |
| 0493 37010044        | J         | 44   | 3                   | \$54,010.63                 | \$867,670.00                    | 0.14%               | \$813,659.37                    | (\$9,194.35)                                 |
| 0493 37010045        | J         | 45   | 3                   | \$53,312.21                 | \$856,450.00                    | 0.14%               | \$803,137.79                    | (\$9,075.46)                                 |
| 0493 37010046        | J         | 46   | 2                   | \$44,689.01                 | \$717,920.00                    | 0.12%               | \$673,230.99                    | (\$7,607.51)                                 |
| 0493 37010047        | J         | 47   | 2                   | \$45,104.20                 | \$724,590.00                    | 0.12%               | \$679,485.80                    | (\$7,678.19)                                 |
| 0493 37010048        | J         | 48   | 3                   | \$50,812.33                 | \$816,290.00                    | 0.13%               | \$765,477.67                    | (\$8,649.90)                                 |
| 0493 37010049        | J         | 49   | 3                   | \$51,962.68                 | \$834,770.00                    | 0.14%               | \$782,807.32                    | (\$8,845.72)                                 |
| 0493 37010050        | J         | 50   | 2                   | \$44,689.01                 | \$717,920.00                    | 0.12%               | \$673,230.99                    | (\$7,607.51)                                 |
| 0493 37010051        | J         | 51   | 2                   | \$44,689.01                 | \$717,920.00                    | 0.12%               | \$673,230.99                    | (\$7,607.51)                                 |
| 0493 37010052        | J         | 52   | 2                   | \$44,689.01                 | \$717,920.00                    | 0.12%               | \$673,230.99                    | (\$7,607.51)                                 |
| 0493 37010053        | J         | 53   | 2                   | \$44,710.80                 | \$718,270.00                    | 0.12%               | \$673,559.20                    | (\$7,611.22)                                 |
| 0493 37010054        | J         | 54   | 3                   | \$52,891.41                 | \$849,690.00                    | 0.14%               | \$796,798.59                    | (\$9,003.82)                                 |
| Total:               |           |      | 1,995               | \$38,271,740.00             | \$614,827,850.00                | 100.00%             | \$576,556,110.00                | (\$6,515,084.04)                             |

# Appendices

**Mosaic District Community Development Authority  
Fairfax County, Virginia**

**APPENDIX A-1**

**ASSESSMENT ROLL PART A**

| Assessment<br>Year Beginning | Principal    | Interest     | Administrative<br>Expense | Annual<br>Installment Part A |
|------------------------------|--------------|--------------|---------------------------|------------------------------|
| 2011                         | \$0          | \$0          | \$0                       | \$0                          |
| 2012                         | \$0          | \$0          | \$0                       | \$0                          |
| 2013                         | \$0          | \$0          | \$0                       | \$0                          |
| 2014                         | \$0          | \$2,538,303  | \$51,000                  | \$2,589,303                  |
| 2015                         | \$0          | \$4,542,088  | \$52,020                  | \$4,594,108                  |
| 2016                         | \$615,000    | \$4,542,088  | \$53,060                  | \$5,210,148                  |
| 2017                         | \$780,000    | \$4,502,150  | \$54,122                  | \$5,336,272                  |
| 2018                         | \$955,000    | \$4,451,400  | \$55,204                  | \$5,461,604                  |
| 2019                         | \$1,145,000  | \$4,389,213  | \$56,308                  | \$5,590,521                  |
| 2020                         | \$1,350,000  | \$4,314,600  | \$57,434                  | \$5,722,034                  |
| 2021                         | \$1,575,000  | \$4,226,625  | \$58,583                  | \$5,860,208                  |
| 2022                         | \$1,820,000  | \$4,119,594  | \$59,755                  | \$5,999,348                  |
| 2023                         | \$2,085,000  | \$3,995,894  | \$60,950                  | \$6,141,843                  |
| 2024                         | \$2,365,000  | \$3,854,138  | \$62,169                  | \$6,281,306                  |
| 2025                         | \$2,675,000  | \$3,693,331  | \$63,412                  | \$6,431,743                  |
| 2026                         | \$3,005,000  | \$3,511,394  | \$64,680                  | \$6,581,074                  |
| 2027                         | \$3,370,000  | \$3,301,613  | \$65,974                  | \$6,737,586                  |
| 2028                         | \$3,760,000  | \$3,066,325  | \$67,293                  | \$6,893,618                  |
| 2029                         | \$4,180,000  | \$2,803,813  | \$68,639                  | \$7,052,452                  |
| 2030                         | \$4,635,000  | \$2,511,956  | \$70,012                  | \$7,216,968                  |
| 2031                         | \$5,125,000  | \$2,188,313  | \$71,412                  | \$7,384,725                  |
| 2032                         | \$5,655,000  | \$1,830,438  | \$72,841                  | \$7,558,278                  |
| 2033                         | \$6,225,000  | \$1,435,544  | \$74,297                  | \$7,734,841                  |
| 2034                         | \$6,835,000  | \$1,000,806  | \$75,783                  | \$7,911,590                  |
| 2035                         | \$7,495,000  | \$523,456    | \$77,299                  | \$8,095,755                  |
| Total                        | \$65,650,000 | \$71,343,078 | \$1,392,248               | \$138,385,326                |

**Mosaic District Community Development Authority  
Fairfax County, Virginia**

**APPENDIX A-2**

**ASSESSMENT ROLL**

| Tax Parcel Number | Parcel | Unit  | Equivalent Units | Special Assessment Part A | Principal Portion of Special Assessment Part A | Annual Installment Part A (2018-2019 Assessment Year)<br>(To Be Updated Annually) |                |                                    |                |
|-------------------|--------|-------|------------------|---------------------------|--|---|----------------|------------------------------------|----------------|
|                   |        |       |                  |                           |  | Annual Installments   | Annual Credit  | Adjusted Annual Installment Part A | Annual Payment |
| 0493 38 0001      | A-1    | C1    | 23               | \$1,628,196.88            | \$772,416.61                                   | \$62,716.48   | (\$356,558.70) | \$0.00                             | \$0.00         |
| 0493 38 0002      | A-1    | C2    | 9                | \$625,429.08              | \$296,703.56                                   | \$24,090.89   | (\$15,354.47)  | \$8,736.42                         | \$0.00         |
| 0493 38 0003      | A-1    | C3    | 11               | \$764,913.26              | \$362,874.86                                   | \$29,463.68   | (\$8,773.98)   | \$20,689.69                        | \$0.00         |
| 0493 38 0004      | A-1    | H     | 98               | \$6,943,288.48            | \$3,293,896.11                                 | \$267,448.36  | (\$215,751.73) | \$51,696.63                        | \$0.00         |
| 0493 37 H         | A-2    | 0     | 138              | \$9,789,539.18            | \$4,644,157.47                                 | \$377,083.03  | (\$481,692.56) | \$0.00                             | \$0.00         |
| 0493 38020001     | A-3    | G1    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$22.99)      | \$0.00                             | \$0.00         |
| 0493 38020002     | A-3    | G2    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$22.99)      | \$0.00                             | \$0.00         |
| 0493 38020003     | A-3    | G3    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$11.55)      | \$0.00                             | \$0.00         |
| 0493 38020004     | A-3    | G4    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$22.99)      | \$0.00                             | \$0.00         |
| 0493 37 J         | 1      | Roads | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$125.25)     | \$0.00                             | \$0.00         |
| 0493 37 K         | 2      | Roads | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$19.60)      | \$0.00                             | \$0.00         |
| 0493 37 N         | 3      | Roads | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$141.46)     | \$0.00                             | \$0.00         |
| 0493 38010001     | B      | T     | Prepaid          | Prepaid                   | Prepaid  | \$0.00  | (\$546,993.99) | \$0.00                             | \$0.00         |
| 0493 38010002     | B      | TG    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$29.67)      | \$0.00                             | \$0.00         |
| 0493 38010003     | B      | TL    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$7.42)       | \$0.00                             | \$0.00         |
| 0493 38010004     | B      | R1    | 35               | \$2,504,659.11            | \$1,188,210.30                                 | \$96,476.90   | (\$10,382.55)  | \$86,094.36                        | \$0.00         |
| 0493 38010005     | B      | R2    | 17               | \$1,183,365.81            | \$561,388.75                                   | \$45,582.04   | (\$15,317.91)  | \$30,264.13                        | \$0.00         |
| 0493 38010006     | B      | R3    | 19               | \$1,342,347.78            | \$636,809.80                                   | \$51,705.86   | (\$8,481.52)   | \$43,224.34                        | \$0.00         |
| 0493 38010007     | B      | R4    | 37               | \$2,642,700.32            | \$1,253,697.06                                 | \$101,794.11  | (\$15,317.91)  | \$86,476.20                        | \$0.00         |
| 0493 38010008     | B      | D1    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$0.11)       | \$0.00                             | \$0.00         |
| 0493 38010009     | B      | D2    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$0.11)       | \$0.00                             | \$0.00         |
| 0493 38010010     | B      | DG    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$10.38)      | \$0.00                             | \$0.00         |
| 0493 38010011     | B      | DL    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$2.44)       | \$0.00                             | \$0.00         |
| 0493 38040001     | CE     | S     | 98               | \$7,009,953.69            | \$3,325,522.09                                 | \$267,512.16  | (\$416,134.90) | \$0.00                             | \$0.00         |
| 0493 38040002     | CE     | SG    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$6.25)       | \$0.00                             | \$0.00         |
| 0493 38040003     | CE     | M     | 236              | \$16,940,268.81           | \$8,036,463.66                                 | \$646,470.45  | (\$769,702.39) | \$0.00                             | \$0.00         |
| 0493 38040004     | CE     | MG    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$25.33)      | \$0.00                             | \$0.00         |
| 0493 38040005     | CE     | MG1   | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$0.32)       | \$0.00                             | \$0.00         |
| 0493 38040006     | CE     | MG2   | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$0.21)       | \$0.00                             | \$0.00         |
| 0493 37 D         | D      | 0     | 100              | \$7,078,337.15            | \$3,357,963.20                                 | \$272,650.30  | (\$348,716.37) | \$0.00                             | \$0.00         |
| 0493 38050001     | F      | S     | 65               | \$9,242,151.02            | \$4,384,476.52                                 | \$177,845.06  | (\$39,002.05)  | \$138,843.00                       | \$0.00         |
| 0493 38050002     | F      | SG    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$2.33)       | \$0.00                             | \$0.00         |
| 0493 38050003     | F      | M     | 117              | \$10,129,954.78           | \$4,805,650.63                                 | \$319,196.67  | (\$216,101.74) | \$103,094.93                       | \$0.00         |
| 0493 38050004     | F      | MG    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$7.10)       | \$0.00                             | \$0.00         |
| 0493 38060001     | G      | S     | 41               | \$0.00                    | \$0.00   | \$113,348.49  | (\$32,774.01)  | \$80,574.49                        | \$0.00         |
| 0493 38060002     | G      | M     | 96               | \$5,974,325.23            | \$2,834,219.94                                 | \$261,835.45  | (\$186,214.88) | \$75,620.58                        | \$0.00         |

| Tax Parcel Number | Parcel | Unit | Equivalent Units | Special Assessment Part A | Principal Portion of Special Assessment Part A | Annual Installment Part A (2018-2019 Assessment Year) |                  |                                    |                |
|-------------------|--------|------|------------------|---------------------------|--|---|------------------|------------------------------------|----------------|
|                   |        |      |                  |                           |  | (To Be Updated Annually)                              |                  |                                    |                |
|                   |        |      |                  |                           |  | Annual Installments                                   | Annual Credit    | Adjusted Annual Installment Part A | Annual Payment |
| 0493 38060003     | G      | MG   | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$11.44)        | \$0.00                             | \$0.00         |
| 0493 38030001A    | H      | C    | 94               | \$35,815,492.04           | \$16,990,869.72                                | \$256,108.67  | (\$282,357.92)   | \$0.00                             | \$0.00         |
| 0493 38030002A    | H      | CG   | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$2.86)         | \$0.00                             | \$0.00         |
| 0493 38030003A    | H      | R    | 501              | \$0.00                    | \$0.00   | \$1,371,494.27  | (\$1,619,244.01) | \$0.00                             | \$0.00         |
| 0493 38030004A    | H      | RG1  | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$34.97)        | \$0.00                             | \$0.00         |
| 0493 38030005A    | H      | RG2  | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$2.12)         | \$0.00                             | \$0.00         |
| 0493 38030006A    | H      | RG3  | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$1.59)         | \$0.00                             | \$0.00         |
| 0493 38030007A    | H      | RG4  | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$1.06)         | \$0.00                             | \$0.00         |
| 0493 37 Q1        | Park H | 0    | 0                | \$0.00                    | \$0.00   | \$0.00  | (\$11.87)        | \$0.00                             | \$0.00         |
| 0493 3702 B       | I      | 61   | 0                | \$0.00                    | \$0.00   | \$0.00  | \$0.00           | \$0.00                             | \$0.00         |
| 0493 37020055     | I      | 55   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$9,140.31)     | \$0.00                             | \$0.00         |
| 0493 37020056     | I      | 56   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,611.01)     | \$0.00                             | \$0.00         |
| 0493 37020057     | I      | 57   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,521.78)     | \$0.00                             | \$0.00         |
| 0493 37020058     | I      | 58   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,798.78)     | \$0.00                             | \$0.00         |
| 0493 37020059     | I      | 59   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,733.93)     | \$0.00                             | \$0.00         |
| 0493 37020060     | I      | 60   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$10,039.96)    | \$0.00                             | \$0.00         |
| 0493 37020062     | I      | 62   | 3                | \$198,772.37              | \$94,297.61                                    | \$7,611.65  | (\$9,196.15)     | \$0.00                             | \$0.00         |
| 0493 37020063     | I      | 63   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$7,720.05)     | \$0.00                             | \$0.00         |
| 0493 37020064     | I      | 64   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$9,070.48)     | \$0.00                             | \$0.00         |
| 0493 37020065     | I      | 65   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,922.76)     | \$0.00                             | \$0.00         |
| 0493 37020066     | I      | 66   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,772.71)     | \$0.00                             | \$0.00         |
| 0493 37020067     | I      | 67   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,772.71)     | \$0.00                             | \$0.00         |
| 0493 37020068     | I      | 68   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,772.71)     | \$0.00                             | \$0.00         |
| 0493 37020069     | I      | 69   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,776.32)     | \$0.00                             | \$0.00         |
| 0493 37020070     | I      | 70   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,977.86)     | \$0.00                             | \$0.00         |
| 0493 37020071     | I      | 71   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,786.49)     | \$0.00                             | \$0.00         |
| 0493 37020072     | I      | 72   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,792.84)     | \$0.00                             | \$0.00         |
| 0493 37020073     | I      | 73   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$9,270.01)     | \$0.00                             | \$0.00         |
| 0493 37020074     | I      | 74   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$9,140.31)     | \$0.00                             | \$0.00         |
| 0493 37020075     | I      | 75   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,611.01)     | \$0.00                             | \$0.00         |
| 0493 37020076     | I      | 76   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,614.08)     | \$0.00                             | \$0.00         |
| 0493 37020077     | I      | 77   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,871.15)     | \$0.00                             | \$0.00         |
| 0493 37020078     | I      | 78   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,871.15)     | \$0.00                             | \$0.00         |
| 0493 37020079     | I      | 79   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,646.51)     | \$0.00                             | \$0.00         |
| 0493 37020080     | I      | 80   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,662.61)     | \$0.00                             | \$0.00         |
| 0493 37020081     | I      | 81   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,662.61)     | \$0.00                             | \$0.00         |
| 0493 37020082     | I      | 82   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,871.15)     | \$0.00                             | \$0.00         |
| 0493 37020083     | I      | 83   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$8,836.40)     | \$0.00                             | \$0.00         |
| 0493 37020084     | I      | 84   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,594.90)     | \$0.00                             | \$0.00         |
| 0493 37020085     | I      | 85   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$9,212.68)     | \$0.00                             | \$0.00         |
| 0493 37020086     | I      | 86   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$9,140.31)     | \$0.00                             | \$0.00         |
| 0493 37020087     | I      | 87   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,646.51)     | \$0.00                             | \$0.00         |
| 0493 37020088     | I      | 88   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51  | (\$7,662.61)     | \$0.00                             | \$0.00         |
| 0493 37020089     | I      | 89   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15  | (\$8,745.69)     | \$0.00                             | \$0.00         |

Annual Installment Part A (2018-2019 Assessment Year)

| Tax Parcel Number | Parcel | Unit | Equivalent Units | Special Assessment Part A | Principal Portion of Special Assessment Part A | (To Be Updated Annually) |               |                                    |                |
|-------------------|--------|------|------------------|---------------------------|--|--------------------------|---------------|------------------------------------|----------------|
|                   |        |      |                  |                           |  | Annual Installments      | Annual Credit | Adjusted Annual Installment Part A | Annual Payment |
| 0493 37020090     | I      | 90   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,662.61)  | \$0.00                             | \$0.00         |
| 0493 37020091     | I      | 91   | 3                | \$198,772.37              | \$94,297.61                                    | \$7,611.65               | (\$10,195.41) | \$0.00                             | \$0.00         |
| 0493 37020093     | I      | 93   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,140.31)  | \$0.00                             | \$0.00         |
| 0493 37020094     | I      | 94   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,662.61)  | \$0.00                             | \$0.00         |
| 0493 37020095     | I      | 95   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$8,764.02)  | \$0.00                             | \$0.00         |
| 0493 37020096     | I      | 96   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$8,729.37)  | \$0.00                             | \$0.00         |
| 0493 37020097     | I      | 97   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,717.93)  | \$0.00                             | \$0.00         |
| 0493 37020098     | I      | 98   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,662.61)  | \$0.00                             | \$0.00         |
| 0493 37020099     | I      | 99   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,594.90)  | \$0.00                             | \$0.00         |
| 0493 37020100     | I      | 100  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,871.15)  | \$0.00                             | \$0.00         |
| 0493 37020101     | I      | 101  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,780.66)  | \$0.00                             | \$0.00         |
| 0493 37020102     | I      | 102  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,662.61)  | \$0.00                             | \$0.00         |
| 0493 37020103     | I      | 103  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,646.51)  | \$0.00                             | \$0.00         |
| 0493 37020104     | I      | 104  | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,140.31)  | \$0.00                             | \$0.00         |
| 0493 37020105     | I      | 105  | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,212.68)  | \$0.00                             | \$0.00         |
| 0493 37020106     | I      | 106  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,733.93)  | \$0.00                             | \$0.00         |
| 0493 37020107     | I      | 107  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,733.93)  | \$0.00                             | \$0.00         |
| 0493 37020108     | I      | 108  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,727.57)  | \$0.00                             | \$0.00         |
| 0493 37020109     | I      | 109  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,818.07)  | \$0.00                             | \$0.00         |
| 0493 37020110     | I      | 110  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,666.32)  | \$0.00                             | \$0.00         |
| 0493 37020111     | I      | 111  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,733.93)  | \$0.00                             | \$0.00         |
| 0493 37020112     | I      | 112  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,733.93)  | \$0.00                             | \$0.00         |
| 0493 37020113     | I      | 113  | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$8,836.40)  | \$0.00                             | \$0.00         |
| 0493 37020114     | I      | 114  | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$8,745.69)  | \$0.00                             | \$0.00         |
| 0493 37020115     | I      | 115  | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,733.93)  | \$0.00                             | \$0.00         |
| 0493 37020116     | I      | 116  | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,140.31)  | \$0.00                             | \$0.00         |
| 0493 3701 A       | J      | 7    | 0                | \$0.00                    | \$0.00   | \$0.00                   | \$0.00        | \$0.00                             | \$0.00         |
| 0493 37010001     | J      | 1    | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,147.09)  | \$0.00                             | \$0.00         |
| 0493 37010002     | J      | 2    | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,627.11)  | \$0.00                             | \$0.00         |
| 0493 37010003     | J      | 3    | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,556.43)  | \$0.00                             | \$0.00         |
| 0493 37010004     | J      | 4    | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,880.06)  | \$0.00                             | \$0.00         |
| 0493 37010005     | J      | 5    | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,678.19)  | \$0.00                             | \$0.00         |
| 0493 37010006     | J      | 6    | 3                | \$198,772.37              | \$94,297.61                                    | \$7,611.65               | (\$9,968.43)  | \$0.00                             | \$0.00         |
| 0493 37010008     | J      | 8    | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$8,985.70)  | \$0.00                             | \$0.00         |
| 0493 37010009     | J      | 9    | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,627.11)  | \$0.00                             | \$0.00         |
| 0493 37010010     | J      | 10   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,627.11)  | \$0.00                             | \$0.00         |
| 0493 37010011     | J      | 11   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,808.42)  | \$0.00                             | \$0.00         |
| 0493 37010012     | J      | 12   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$8,755.86)  | \$0.00                             | \$0.00         |
| 0493 37010013     | J      | 13   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,591.62)  | \$0.00                             | \$0.00         |
| 0493 37010014     | J      | 14   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,591.62)  | \$0.00                             | \$0.00         |
| 0493 37010015     | J      | 15   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,556.43)  | \$0.00                             | \$0.00         |
| 0493 37010016     | J      | 16   | 2                | \$160,876.92              | \$76,320.01                                    | \$6,160.51               | (\$7,627.11)  | \$0.00                             | \$0.00         |
| 0493 37010017     | J      | 17   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,075.46)  | \$0.00                             | \$0.00         |
| 0493 37010018     | J      | 18   | 3                | \$180,897.16              | \$85,817.61                                    | \$6,927.15               | (\$9,057.34)  | \$0.00                             | \$0.00         |



| Tax Parcel<br>Number | Parcel | Unit | Equivalent<br>Units | Special<br>Assessment<br>Part A | Principal Portion of<br>Special Assessment<br>Part A | Annual Installment Part A (2018-2019 Assessment Year) |                  |                                       |                   |
|----------------------|--------|------|---------------------|---------------------------------|--|---|------------------|---------------------------------------|-------------------|
|                      |        |      |                     |                                 |  | (To Be Updated Annually)                              |                  |                                       |                   |
|                      |        |      |                     |                                 |  | Annual<br>Installments                                | Annual<br>Credit | Adjusted Annual<br>Installment Part A | Annual<br>Payment |
| 0493 37010019        | J      | 19   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,611.22)     | \$0.00                                | \$0.00            |
| 0493 37010020        | J      | 20   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,681.90)     | \$0.00                                | \$0.00            |
| 0493 37010021        | J      | 21   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$8,774.09)     | \$0.00                                | \$0.00            |
| 0493 37010022        | J      | 22   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$8,736.79)     | \$0.00                                | \$0.00            |
| 0493 37010023        | J      | 23   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,662.19)     | \$0.00                                | \$0.00            |
| 0493 37010024        | J      | 24   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,662.19)     | \$0.00                                | \$0.00            |
| 0493 37010025        | J      | 25   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,627.11)     | \$0.00                                | \$0.00            |
| 0493 37010026        | J      | 26   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,627.11)     | \$0.00                                | \$0.00            |
| 0493 37010027        | J      | 27   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$9,128.97)     | \$0.00                                | \$0.00            |
| 0493 37010028        | J      | 28   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$9,075.46)     | \$0.00                                | \$0.00            |
| 0493 37010029        | J      | 29   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,607.51)     | \$0.00                                | \$0.00            |
| 0493 37010030        | J      | 30   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,591.62)     | \$0.00                                | \$0.00            |
| 0493 37010031        | J      | 31   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$8,845.72)     | \$0.00                                | \$0.00            |
| 0493 37010032        | J      | 32   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,607.51)     | \$0.00                                | \$0.00            |
| 0493 37010033        | J      | 33   | 3                   | \$198,772.37                    | \$94,297.61  | \$7,611.65  | (\$10,045.36)    | \$0.00                                | \$0.00            |
| 0493 37010035        | J      | 35   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$9,212.37)     | \$0.00                                | \$0.00            |
| 0493 37010036        | J      | 36   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,805.35)     | \$0.00                                | \$0.00            |
| 0493 37010037        | J      | 37   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,733.93)     | \$0.00                                | \$0.00            |
| 0493 37010038        | J      | 38   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$8,783.31)     | \$0.00                                | \$0.00            |
| 0493 37010039        | J      | 39   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$8,818.07)     | \$0.00                                | \$0.00            |
| 0493 37010040        | J      | 40   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,733.93)     | \$0.00                                | \$0.00            |
| 0493 37010041        | J      | 41   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,733.93)     | \$0.00                                | \$0.00            |
| 0493 37010042        | J      | 42   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,733.93)     | \$0.00                                | \$0.00            |
| 0493 37010043        | J      | 43   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,682.43)     | \$0.00                                | \$0.00            |
| 0493 37010044        | J      | 44   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$9,194.35)     | \$0.00                                | \$0.00            |
| 0493 37010045        | J      | 45   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$9,075.46)     | \$0.00                                | \$0.00            |
| 0493 37010046        | J      | 46   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,607.51)     | \$0.00                                | \$0.00            |
| 0493 37010047        | J      | 47   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,678.19)     | \$0.00                                | \$0.00            |
| 0493 37010048        | J      | 48   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$8,649.90)     | \$0.00                                | \$0.00            |
| 0493 37010049        | J      | 49   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$8,845.72)     | \$0.00                                | \$0.00            |
| 0493 37010050        | J      | 50   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,607.51)     | \$0.00                                | \$0.00            |
| 0493 37010051        | J      | 51   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,607.51)     | \$0.00                                | \$0.00            |
| 0493 37010052        | J      | 52   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,607.51)     | \$0.00                                | \$0.00            |
| 0493 37010053        | J      | 53   | 2                   | \$160,876.92                    | \$76,320.01  | \$6,160.51  | (\$7,611.22)     | \$0.00                                | \$0.00            |
| 0493 37010054        | J      | 54   | 3                   | \$180,897.16                    | \$85,817.61  | \$6,927.15  | (\$9,003.82)     | \$0.00                                | \$0.00            |
| Total:               |        |      | 1,995               | \$138,385,326.43                | \$65,650,000.00                                      | \$5,461,604.04  | (\$6,515,084.04) | \$725,314.76                          | \$0.00            |