

**TWO RIVERS SPECIAL TAXING DISTRICT
ANNE ARUNDEL COUNTY**

**ANNUAL SPECIAL TAX REPORT
FISCAL YEAR 2024-2025**

April 18, 2024

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

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INTRODUCTION

The \$30,000,000 Anne Arundel County, Maryland Special Tax District Bonds (The Villages at Two Rivers Project), Series 2014 (the “Bonds”) were issued pursuant to the provisions of Subtitle 5 of Title 21 of the Local Government Article of the Annotated Code of Maryland (2013 Replacement Volume and 2016 Supplement) (formerly Section 9-1301 of Article 24 of the Annotated Code of Maryland, as amended (collectively, the “Act”) and Bill No. 85-10 enacted by the County Council of the County on October 18, 2010, approved by the County Executive of the County on October 22, 2010, and effective on December 6, 2010 (the “Ordinance”), and an Indenture of Trust by and between Anne Arundel County, Maryland (the “County”) and Manufacturers and Traders Trust Company (the “Trustee”), dated as of May 1, 2013 (the “Indenture”). The Bonds were issued to purchase and convert the \$2,000,000 Series 2013A Bonds and to finance or refinance a portion of the costs of certain public infrastructure improvements constructed or installed within the Two Rivers Special Taxing District (the “District”) or adjacent to and related to the development of the District.

Pursuant to the Rate and Method of Apportionment of Special Taxes for the District (the “Rate and Method”), a special tax has been levied and will be collected from each parcel of taxable property in the District each fiscal year beginning with Fiscal Year 2011-2012 and continuing through the Termination Date, which is defined in Section F of the Rate and Method as the earlier of (i) the repayment or defeasance of the Bonds, (ii) the 30th fiscal year in which such parcel was taxed as Developed Property (defined herein), and (iii) such time provided for in the Indenture.

This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the District for Fiscal Year 2024-2025. The special tax rates are shown in Appendix A. The special tax to be billed and collected from each parcel in the District is shown in Appendix B. As further explained herein, the special tax billed to each parcel is based on the parcel’s classification as of the Date of Classification (defined herein) and the special tax rates shown in Appendix A.

REFUNDING AND REDEMPTION OPPORTUNITIES

The first optional call date on the Bonds is July 1, 2024. Under federal tax law, tax exempt bonds may be refunded no sooner than 90 days prior to the call date. MuniCap, Inc. (the “Administrator”) can complete an evaluation to determine the feasibility of a refunding prior to the first optional call date or anytime thereafter. Should the County wish for the Administrator to complete this evaluation, please provide such authorization. The Administrator will continue to monitor opportunities for early redemption of the Series 2014 Bonds in accordance with the provisions of the Indenture and the Rate and Method.

FISCAL YEAR 2023-2024 BILLING VARIANCE

Due to internal discrepancies regarding property development classifications, a billing variance occurred in Fiscal Year 2023-2024 that resulted in 296 parcels being underbilled a combined total of \$137,468.70. This billing variance resulted in a Fiscal Year 2023-2024 special tax levy of \$1,762,448.36, which was lower than the intended levy of \$1,899,917.06 and as such, a temporary revenue shortfall exists in the amount of \$137,468.70.

As a result, the combined total of \$137,468.70, which is the Fiscal Year 2023-2024 revenue shortfall will be collected from the 296 parcels in addition to the calculated Fiscal Year 2024-2025 levy prepared in accordance with the Rate and Method of Apportionment that is being outlined in the body of this report. The Fiscal Year 2024-2025 special tax levy, as well as the variance corrected for the 296 applicable parcels, is further detailed in Appendix B, attached herein.

SPECIAL TAX REQUIREMENT

According to Section C(1) of the Rate and Method, the Special Tax Requirement shall be an amount equal to:

(A) the amount required in any fiscal year to pay: (1) debt service and other periodic costs (including deposited to any sinking funds) on the Bonds to be paid from the special tax collected in such fiscal year (including debt service and other periodic costs on any Bonds which were payable in any previous fiscal year but were not paid in such fiscal year), (2) administrative expenses to be incurred in the fiscal year or incurred in any previous fiscal year and not paid in such fiscal year, (3) any amount required to replenish any reserve fund established in association with any Bonds, (4) a contingency, which may include an amount equal to the estimated delinquencies expected in payment of the special tax not otherwise taken into account or amounts required to establish or maintain any reserves, and (5) the costs of remarketing, credit enhancement, bond insurance, and liquidity facility fees (including such fees for instruments that serve as the basis of reserve fund related to any indebtedness in lieu of cash) (including such costs that were payable in any previous fiscal year but were not paid in such fiscal year), less (B)(1) any credits available pursuant to the Indenture, such as capitalized interest, reserves, and investment earnings on any account balances (including available investment earnings on funds on deposit in the reserve funds under the Indenture), and (2) any other revenues available to apply to the Special Tax Requirement.

Table A on the following page provides a summary of the Special Tax Requirement for Fiscal Year 2024-2025. As shown in Table A, the Special Tax Requirement for Fiscal Year 2024-2025 is equal to \$1,975,000. The Special Tax Requirement for Fiscal Year 2024-2025 is explained in the following sections.

Table A
Special Tax Requirement

Expenses:	
Debt service:	
Interest payment due on January 1, 2025	\$725,826
Interest payment due on July 1, 2025	\$725,826
Principal payment due on July 1, 2025	\$500,000
<i>Subtotal debt service</i>	<i>\$1,951,653</i>
Administrative expense budget for Fiscal Year 2024-2025	\$48,250
Contingency	\$56,720
Total expenses	\$2,056,622
Available Funds:	
Surplus from prior year	(\$81,622)
Total available funds	(\$81,622)
Special Tax Requirement for Fiscal Year 2024-2025¹	\$1,975,000
Adjustment from Fiscal Year 2023-2024 billing deficit	\$136,423
Adjusted Special Tax Requirement for Fiscal Year 2024-2025²	\$2,111,423

¹The aggregate special tax to be collected for Fiscal Year 2023-2024 is equal to \$1,975,000.38 due to the rounding of the Undeveloped Property special tax rate to four decimal places.

²As previously noted, the Fiscal Year 2023-2024 special tax levy was intended to be \$1,899,917.06, but was actually billed as \$1,762,448.36 due to internal discrepancies regarding property development classifications. This resulted in a deficit of \$136,423. As a result, while the Fiscal Year 2024-2025 Special Tax Requirement is calculated to be \$1,975,000.00, total collection for Fiscal Year 2024-2025 will be \$2,111,423.38 (\$1,975,000.38 + 136,423.00 = \$2,111,423.28). Details regarding individual parcel levies can be found in Appendix B.

Debt Service

Debt service consists of semi-annual interest payments due on the Bonds on January 1, 2025 and July 1, 2025. Each semi-annual interest payment is equal to six months of interest on the term bonds shown in Table B below.

Table B
Semi-Annual Interest Payments

Term 2030 Bonds of \$4,035,000 at 4.900%	\$98,858
Term 2036 Bonds of \$7,160,000 at 5.125%	\$183,475
Term 2044 Bonds of \$16,895,000 at 5.250%	\$443,494
Total	\$725,826

There is a principal payment in the amount of \$500,000 due on July 1, 2025. Accordingly, total debt service to be paid from Fiscal Year 2024-2025 special taxes is equal to \$1,951,653 (\$725,826 + \$725,826 + \$500,000 = \$1,951,653).

Administrative Expenses

Administrative expenses include the expenses of the Trustee, the County, and the Administrator. The annual charges of the Trustee are estimated to be \$3,250. The expenses of the County are estimated to be \$10,000. In addition, the County anticipates legal expenses of \$5,000 for Fiscal Year 2024-2025. According to Exhibit B of the Agreement for Administrative Services between MuniCap and Anne Arundel County, administrative services shall be provided on a time and material basis pursuant to the Administrator's hourly fee schedule. For Fiscal Year 2024-2025, the Administrator has estimated this amount to be \$30,000. Accordingly, total administrative expenses are estimated to be \$48,250 ($\$3,250 + \$10,000 + \$5,000 + \$30,000 = \$48,250$) for Fiscal Year 2024-2025.

There are no remarketing, credit enhancement, bond insurance or liquidity facility fees associated with the Bonds for Fiscal Year 2024-2025.

Contingency

A contingency, of approximately 2.84% of annual debt service and administrative expenses, has been added to the budget in the event of special tax delinquencies or unanticipated expenses.

Reserve Fund Investment Income

As of February 29, 2024, the balance in the Reserve Fund was equal to \$2,863,754, which included the reserve requirement of \$2,690,897 and investment income in excess of the reserve requirement of \$172,857. The funds on deposit in the Reserve Fund are invested in a Blackrock Liquidity Funds treasury money market, which was earning a rate of return of 5.22% per annum as of February 29, 2024. However, to be conservative, it is assumed that no additional investment income will be earned on the balance of the Reserve Fund. To the extent investment income is deposited to the Reserve Fund, it will be applied to the payment of Fiscal Year 2024-2025 expenses in accordance with the Indenture.

Surplus from the Prior Year

The estimated surplus from the prior year that may be applied to pay debt service and administrative expenses for Fiscal Year 2024-2025 is shown in Table C on the following page. As shown in Table C, the surplus available following the payment of all remaining Fiscal Year 2023-2024 expenses is equal to \$81,622.

As shown in Table C, remaining expenses for Fiscal Year 2023-2024 include the debt service due on July 1, 2024 and the remaining administrative expenses for the year. The debt service payment due on July 1, 2024 consists of a semi-annual interest payment in the amount of \$735,171 and a principal payment in the amount of \$445,000. As a result, total debt service due on the Bonds on July 1, 2024 is equal to \$1,180,171 ($\$735,171 + \$445,000 = \$1,180,171$).

As of February 29, 2024, the balance in the Administrative Expense Fund was equal to \$2,800. Administrative expenses for Fiscal Year 2023-2024 were estimated to be equal to \$48,250. As of February 29, 2024, administrative expenses totaling \$14,763 have been paid from the trust estate. As a result, it is estimated that administrative expenses in the amount of \$33,488 (\$48,250 - \$14,763 = \$33,488) remain for Fiscal Year 2023-2024.

Table C
Surplus from Prior Year

Remaining Expenses:	
Debt service:	
Interest payment due on July 1, 2024	\$735,171
Principal payment due on July 1, 2024	\$445,000
<i>Subtotal debt service</i>	\$1,180,171
Estimated remaining administrative expenses for Fiscal Year 2023-2024	\$33,488
Total remaining expenses	\$1,213,659
Available Funds:	
Fiscal Year 2023-2024 special taxes to be remitted to the Trustee	(\$629,967)
Available balance of the Debt Service Fund as of February 29, 2024	(\$489,657)
Available balance of the Reserve Fund as of February 29, 2024	(\$172,857)
Available balance of the Administrative Expense Fund as of February 29, 2024	(\$2,800)
Total available funds	(\$1,295,281)
Surplus from prior year	(\$81,622)

Special taxes in the amount of \$1,763,494 were billed for Fiscal Year 2023-2024, which as noted herein was lower than the intended amount. According to Anne Arundel County, as of March 27, 2024, special taxes in the amount of \$1,758,471 have been collected, representing 99.72% of the special taxes due. Special taxes in the amount of \$1,128,504 have been transferred to the trust estate through February 29, 2024. The remaining collected special taxes of \$629,967 will be remitted to the trust estate prior to the July 1, 2024 debt service payment. For purposes of calculating the surplus from the prior year, the uncollected special taxes of \$5,023 is excluded.

As of February 29, 2024, the balance in the Debt Service Fund was equal to \$489,657.

As stated above, as of February 29, 2024, funds in excess of the Reserve Requirement in the amount of \$172,857 are on deposit in the Reserve Fund. It is anticipated that these funds will be made available to pay a portion of the remaining expenses for Fiscal Year 2023-2024.

As shown in Table C, funds available to pay remaining Fiscal Year 2023-2024 expenses exceed remaining expenses by \$81,622. Accordingly, there is an estimated surplus from the prior year of \$81,622 that may be applied to reduce the Special Tax Requirement for Fiscal Year 2024-2025.

Summary of the Special Tax Requirement

As shown in Table A, District expenses for Fiscal Year 2024-2025 are estimated to be equal to \$2,056,622. Funds available to pay these expenses are equal to \$81,622. Accordingly, the Special Tax Requirement is equal to \$1,975,000 for Fiscal Year 2024-2025.

METHOD OF LEVYING THE SPECIAL TAX

Classification of Property

Special taxes are to be levied each year based on the classification of property in the District. The Rate and Method specifies the following classifications for property in the District:

- I. Public Property
- II. Owner Association Property
- III. Taxable Property:
 - A. Developed Property:
 - 1. Single-family detached
 - 2. Single-family attached
 - B. Undeveloped Property

Public property and owner association property (*i.e.*, property owned by an association) are not subject to special taxes. Undeveloped and Developed Property are subject to special taxes, as described in the balance of this report. Pursuant to the Rate and Method, Developed Property means parcels of taxable property for which a building permit has been issued that allows the construction of a structure intended for occupancy. Undeveloped property is defined as any parcel of taxable property that is not classified as Developed Property.

Pursuant to Section C(3) of the Rate and Method, commencing with Fiscal Year 2011-2012 and for each following fiscal year through the Termination Date, the special tax shall be collected as follows:

First: Prior to the Completion of Construction, the special tax shall be collected from each parcel of Developed Property at the assigned special tax for such property. Subsequent to the Completion of Construction, the special tax shall be collected proportionately from each parcel of Developed Property up to the assigned special tax for such property to the extent necessary to fund the Special Tax Requirement.

Second: If additional monies are needed to fund the Special Tax Requirement after the first step has been completed, the special tax shall be collected proportionately from each parcel of Undeveloped Property up to 100% of the maximum special tax for such property, to the extent necessary to fund the Special Tax Requirement.

Third: If additional monies are needed to fund the Special Tax Requirement after the second step has been completed, the special tax shall be collected proportionately from each parcel of Developed Property up to 100% of the maximum special tax for such property, to the extent necessary to fund the Special Tax Requirement.

Pursuant to Section A of the Rate and Method, property is classified each year on a date determined by the County. For Fiscal Year 2024-2025, that date is April 7, 2024.

Developed Property

As of the Date of Classification for Fiscal Year 2024-2025, building permits have been issued for 1,873 parcels within the District. Of these 1,873 parcels, 328 are classified as single-family attached units and 1,545 are classified as single-family detached units. As a result, for purposes of levying and collecting special taxes for Fiscal Year 2024-2025, 1,873 parcels will be classified as Developed Property.

Pursuant to Section G of the Rate and Method, the maximum special tax rates may be reduced by the County Controller once all of the bonds are issued to reflect the actual debt service on the bonds such that the maximum special taxes that may be collected from all parcels of Developed Property at the expected build out of the District is equal to the minimum debt service coverage requirement provided for in the Indenture. Pursuant to an Order of the County Controller dated September 2, 2014 (the “Order”), the maximum special tax rates have been reduced on single-family attached and single-family detached units from \$1,144 and \$1,536 to \$684 and \$963, respectively, for Fiscal Year 2014-2015.

The maximum special tax rates are equal to 110% of the assigned special tax rates. Accordingly, the assigned special tax rates have been reduced on single-family attached and single-family detached units from \$1,040 and \$1,396 to \$621 and \$875, respectively, for Fiscal Year 2014-2015. Pursuant to the Rate and Method, the assigned special tax rates increase by 2% each year. Table D below shows the assigned special tax rates for each parcel of Developed Property for Fiscal Year 2024-2025, which are equal to 102% of the assigned special tax rates for Fiscal Year 2023-2024.

Table D
Assigned Special Tax Rates

Property Classification	Assigned Special Tax Rates
Single-family attached units	\$756.99 per unit
Single-family detached units	\$1,066.61 per unit

Maximum Special Tax Rates

According to the Rate and Method, the maximum special tax for any fiscal year for each parcel classified as Undeveloped Property shall be determined by the formula shown on the following page:

$$A = (B - C) \times (D \div E)$$

Where the terms have the following meanings:

- A = the maximum special tax for a parcel of Undeveloped Property;
- B = the District Maximum Special Tax;
- C = the maximum special taxes on all parcels of Developed Property;
- D = the net land area of the parcel for which the special tax is being calculated;
- and
- E = the net land area of all of the parcels of Undeveloped Property.

The District Maximum Special Tax for Fiscal Year 2024-2025 is equal to \$2,182,577.82, which represents 102% of the District Maximum Special Tax for Fiscal Year 2023-2024 of \$2,139,782.17

Undeveloped Property Special Taxes

Special taxes are to be levied proportionately on Undeveloped Property up to the maximum special tax for such property, to the extent necessary to fund the Special Tax Requirement not paid by Developed Property. As mentioned above, the District Maximum Special Tax for Fiscal Year 2023-2024 is equal to \$2,182,577.82. The aggregate maximum special taxes on Developed Property are equal to \$2,087,158.62. As a result, the aggregate maximum special taxes on Undeveloped Property are equal to \$95,419.20 ($\$2,182,577.82 - \$2,087,158.62 = \$95,419.20$) for Fiscal Year 2024-2025.

The Special Tax Requirement for Fiscal Year 2024-2025 is \$1,975,000.00. The aggregate assigned special taxes to be billed and collected from Developed Property are equal to \$1,896,205.17. Accordingly, the total amount to be collected from Undeveloped Property is equal to \$78,794.83 ($\$1,975,000.00 - \$1,896,205.17 = \$78,794.83$).

The net land area of Undeveloped Property is 1,157,051.68 square feet (or 26.56 acres). Accordingly, and as shown in Appendix A and Appendix B, special taxes on Undeveloped Property are to be billed at 82.5775462470519% ($\$78,794.83 \div \$95,419.20 = 82.5775462470519\%$) of the Undeveloped Property Maximum Special Tax for Fiscal Year 2024-2025 or \$0.0681 per square foot of Undeveloped Property ($\$78,794.83 \div 1,157,051.68 = \0.0681), rounded to four decimal places.

Special Tax Roll

As shown in Appendix B, there are a total of 1,945 parcels in the District, of which 154 are either tax exempt, rights-of-ways, flood plains or open spaces. As a result, there are 2,062 parcels of taxable property. These parcels are shown by unit type and property class, Developed Property or Undeveloped Property, for Fiscal Year 2024-2025 in the Special Tax Roll, attached hereto as Appendix B.

SUMMARY

The Special Tax Requirement is equal to \$1,975,000.00 for Fiscal Year 2024-2025. This amount will be billed to parcels of taxable property in the District as outlined in the previous section. As shown in Appendix B, the total amount to be collected is equal to \$1,975,000.38 due to the rounding of the special tax rate for Undeveloped Property to four decimal places.

Due to internal discrepancies regarding property development classifications, a billing variance occurred in Fiscal Year 2023-2024 that resulted in 296 parcels being underbilled a combined total of \$137,468.70. As a result, the combined total of \$137,468.70 will be collected from the 296 parcels in addition to the calculated Fiscal Year 2024-2025 levy that has been outlined in the body of this report and prepared in accordance with the Rate and Method of Apportionment. The Fiscal Year 2024-2025 special tax levy, as well as the variance corrected for the 296 applicable parcels, is further detailed in Appendix B.

As a result, while the Fiscal Year 2024-2025 Special Tax Requirement has been calculated to be \$1,975,000.00, total collection for Fiscal Year 2024-2025 will be \$2,111,423.38 ($\$1,975,000.38 + 136,423.00 = \$2,111,423.28$), such amount being the Adjusted Special Tax Requirement for Fiscal Year 2024-2025.

The special tax rates for each property classification in the District for Fiscal Year 2024-2025 are shown in Appendix A. As explained in the preceding section, parcels of Developed Property shall be billed at the assigned special tax rates for Fiscal Year 2024-2025. Parcels of Undeveloped Property shall be billed at a rate of \$0.0681 per square foot of net land area. Appendix B lists the parcels of taxable property in the District as of the Date of Classification, the classification of each parcel, the square footage of each parcel of Undeveloped Property and special tax to be billed and collected from each parcel for Fiscal Year 2024-2025. The special tax billed to each parcel is based on the special tax rates shown in Appendix A and the classification of each parcel based on its status as of the Date of Classification.

Appendix A

Two Rivers Special Taxing District
Anne Arundel County

Special Tax Rates - Fiscal Year 2024-2025

Property Classification	Maximum Special Tax Rates	Special Tax to be Billed
Developed Property:		
Single-family attached	\$833.79 per unit	\$756.99 per unit
Single-family detached	\$1,173.90 per unit	\$1,066.61 per unit
Undeveloped Property	\$0.0825 per sq. ft. ¹	\$0.0681 per sq. ft. ¹

¹Rounded to four decimals.

Account Number	Undeveloped		Property Type	Maximum Special Tax ¹	FY24-25 Calculated Special Tax	Correction of FY23-24 Billing Variance	Adjusted FY24-25 Special Tax
	Net Land Area	Classification					
04-818-90252294	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252295	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252296	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252297	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252298	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252299	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252300	0	Developed	Detached	\$1,173.90	\$1,066.61	\$88.39	\$1,155.00
04-818-90252301	0	Developed	Detached	\$1,173.90	\$1,066.61	\$89.59	\$1,156.20
04-818-90252302	0	Developed	Detached	\$1,173.90	\$1,066.61	\$125.16	\$1,191.77
04-818-90252303	0	Developed	Detached	\$1,173.90	\$1,066.61	\$124.28	\$1,190.89
04-818-90252304	0	Developed	Detached	\$1,173.90	\$1,066.61	\$125.65	\$1,192.26
04-818-90252305	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252306	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252307	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252308	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252309	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252310	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252311	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.30	\$1,175.91
04-818-90252312	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.89	\$1,176.50
04-818-90252313	0	Developed	Detached	\$1,173.90	\$1,066.61	\$145.87	\$1,212.48
04-818-90252314	0	Developed	Detached	\$1,173.90	\$1,066.61	\$118.44	\$1,185.05
04-818-90252315	0	Developed	Detached	\$1,173.90	\$1,066.61	\$129.40	\$1,196.01
04-818-90252316	0	Developed	Detached	\$1,173.90	\$1,066.61	\$126.90	\$1,193.51
04-818-90252317	0	Developed	Detached	\$1,173.90	\$1,066.61	\$129.40	\$1,196.01
04-818-90252318	0	Developed	Detached	\$1,173.90	\$1,066.61	\$135.41	\$1,202.02
04-818-90252319	0	Developed	Detached	\$1,173.90	\$1,066.61	\$132.76	\$1,199.37
04-818-90252320	0	Developed	Detached	\$1,173.90	\$1,066.61	\$123.80	\$1,190.41
04-818-90252321	0	Developed	Detached	\$1,173.90	\$1,066.61	\$166.30	\$1,232.91
04-818-90252322	0	Developed	Detached	\$1,173.90	\$1,066.61	\$204.36	\$1,270.97
04-818-90252323	0	Developed	Detached	\$1,173.90	\$1,066.61	\$208.69	\$1,275.30
04-818-90252324	0	Developed	Detached	\$1,173.90	\$1,066.61	\$205.09	\$1,271.70
04-818-90252325	0	Developed	Detached	\$1,173.90	\$1,066.61	\$172.08	\$1,238.69
04-818-90252326	0	Developed	Detached	\$1,173.90	\$1,066.61	\$167.78	\$1,234.39
04-818-90252327	0	Developed	Detached	\$1,173.90	\$1,066.61	\$169.52	\$1,236.13
04-818-90252328	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252329	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252330	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252331	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252332	0	Developed	Detached	\$1,173.90	\$1,066.61	\$109.39	\$1,176.00
04-818-90252333	0	Developed	Detached	\$1,173.90	\$1,066.61	\$131.84	\$1,198.45
04-818-90252334	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-818-90252335	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-818-90252336	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-818-90252337	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-818-90252338	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252339	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252340	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252341	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252342	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252343	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252344	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252345	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252346	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252347	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252348	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252349	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252350	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252351	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252352	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-818-90252353	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-818-90252354	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252213	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252214	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252215	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252216	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252217	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252218	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252219	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252220	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252190	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252189	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252191	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252192	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252193	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252194	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252195	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252196	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252197	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252198	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252199	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252200	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252201	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90252202	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61

Account Number	Undeveloped		Property Type	Maximum Special Tax ¹	FY24-25 Calculated Special Tax	Correction of FY23-24 Billing Variance	Adjusted FY24-25 Special Tax
	Net Land Area	Classification					
04-817-90252679	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-817-90252680	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-817-90252650	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-817-90252651	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-817-90252652	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-817-90252653	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-817-90252654	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-817-90252655	0	Exempt	Private R/W Area	\$0.00	\$0.00	\$0.00	\$0.00
04-682-90253187	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253188	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253189	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253190	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253191	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253192	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253193	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253194	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253195	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253196	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253197	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253198	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253199	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253200	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253201	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253202	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253203	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253204	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253205	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253206	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253207	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253208	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253209	0	Developed	Detached	\$1,173.90	\$1,066.61	\$0.00	\$1,066.61
04-682-90253210	0	Exempt	Private R/W Area	\$0.00	\$0.00	\$0.00	\$0.00
04-682-90253185	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-682-90253186	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90238304	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255483	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90238312	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255484	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255485	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90238294	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90238291	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90238315	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255724	7,971	Undeveloped	TBD	\$657.65	\$542.86	\$664.02	\$1,206.88
04-816-90255486	0	Developed	Detached	\$1,173.90	\$1,066.61	\$633.91	\$1,700.52
04-816-90255487	0	Developed	Detached	\$1,173.90	\$1,066.61	\$606.42	\$1,673.03
04-816-90255488	0	Developed	Detached	\$1,173.90	\$1,066.61	\$469.81	\$1,536.42
04-816-90255489	0	Developed	Detached	\$1,173.90	\$1,066.61	\$469.81	\$1,536.42
04-816-90255490	0	Developed	Detached	\$1,173.90	\$1,066.61	\$469.81	\$1,536.42
04-816-90255491	0	Developed	Detached	\$1,173.90	\$1,066.61	\$469.81	\$1,536.42
04-816-90255492	0	Developed	Detached	\$1,173.90	\$1,066.61	\$469.81	\$1,536.42
04-816-90255493	0	Developed	Detached	\$1,173.90	\$1,066.61	\$480.47	\$1,547.08
04-816-90255494	0	Developed	Detached	\$1,173.90	\$1,066.61	\$497.63	\$1,564.24
04-816-90255495	5,520	Undeveloped	TBD	\$455.40	\$375.91	\$459.82	\$835.73
04-816-90255496	5,520	Undeveloped	TBD	\$455.40	\$375.91	\$459.82	\$835.73
04-816-90255497	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255498	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255499	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255500	5,520	Undeveloped	TBD	\$455.40	\$375.91	\$459.82	\$835.73
04-816-90255501	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255502	5,520	Undeveloped	TBD	\$455.40	\$375.91	\$459.82	\$835.73
04-816-90255503	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41
04-816-90255504	0	Developed	Detached	\$1,173.90	\$1,066.61	\$589.18	\$1,655.79
04-816-90255505	0	Developed	Detached	\$1,173.90	\$1,066.61	\$822.42	\$1,889.03
04-816-90255506	0	Developed	Detached	\$1,173.90	\$1,066.61	\$902.56	\$1,969.17
04-816-90255507	0	Developed	Detached	\$1,173.90	\$1,066.61	\$902.56	\$1,969.17
04-816-90255508	0	Developed	Detached	\$1,173.90	\$1,066.61	\$807.84	\$1,874.45
04-816-90255509	0	Developed	Detached	\$1,173.90	\$1,066.61	\$618.25	\$1,684.86
04-816-90255510	0	Developed	Detached	\$1,173.90	\$1,066.61	\$551.95	\$1,618.56
04-816-90255511	5,520	Undeveloped	TBD	\$455.40	\$375.91	\$459.82	\$835.73
04-816-90255512	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255513	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255514	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255515	0	Developed	Detached	\$1,173.90	\$1,066.61	\$459.82	\$1,526.43
04-816-90255516	0	Developed	Detached	\$1,173.90	\$1,066.61	\$462.32	\$1,528.93
04-816-90255517	0	Developed	Detached	\$1,173.90	\$1,066.61	\$467.31	\$1,533.92
04-816-90255518	0	Developed	Detached	\$1,173.90	\$1,066.61	\$481.39	\$1,548.00
04-816-90255519	6,796	Undeveloped	TBD	\$560.67	\$462.81	\$566.11	\$1,028.92
04-816-90255520	0	Developed	Detached	\$1,173.90	\$1,066.61	\$519.79	\$1,586.40
04-816-90255521	0	Developed	Detached	\$1,173.90	\$1,066.61	\$612.34	\$1,678.95
04-816-90255522	0	Developed	Detached	\$1,173.90	\$1,066.61	\$642.91	\$1,709.52
04-816-90255523	0	Developed	Detached	\$1,173.90	\$1,066.61	\$642.91	\$1,709.52
04-816-90255524	0	Developed	Detached	\$1,173.90	\$1,066.61	\$642.91	\$1,709.52
04-816-90255525	0	Developed	Detached	\$1,173.90	\$1,066.61	\$642.91	\$1,709.52

Account Number	Undeveloped		Property Type	Maximum Special Tax ¹	FY24-25 Calculated Special Tax	Correction of FY23-24 Billing Variance	Adjusted FY24-25 Special Tax
	Net Land Area	Classification					
04-816-90255526	0	Developed	Detached	\$1,173.90	\$1,066.61	\$490.30	\$1,556.91
04-816-90255527	0	Developed	Detached	\$1,173.90	\$1,066.61	\$469.81	\$1,536.42
04-816-90255528	0	Developed	Detached	\$1,173.90	\$1,066.61	\$497.63	\$1,564.24
04-816-90255529	0	Developed	Detached	\$1,173.90	\$1,066.61	\$524.21	\$1,590.82
04-816-90255530	0	Developed	Detached	\$1,173.90	\$1,066.61	\$629.08	\$1,695.69
04-816-90255531	0	Developed	Detached	\$1,173.90	\$1,066.61	\$557.44	\$1,624.05
04-816-90255532	0	Developed	Detached	\$1,173.90	\$1,066.61	\$467.81	\$1,534.42
04-816-90255533	0	Developed	Detached	\$1,173.90	\$1,066.61	\$467.81	\$1,534.42
04-816-90255534	0	Developed	Detached	\$1,173.90	\$1,066.61	\$626.92	\$1,693.53
04-816-90255535	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255536	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255537	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255727	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255538	0	Developed	Detached	\$1,173.90	\$1,066.61	\$416.50	\$1,483.11
04-816-90255539	0	Developed	Detached	\$1,173.90	\$1,066.61	\$416.50	\$1,483.11
04-816-90255540	0	Developed	Detached	\$1,173.90	\$1,066.61	\$416.50	\$1,483.11
04-816-90255541	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255542	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255543	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255544	0	Developed	Detached	\$1,173.90	\$1,066.61	\$416.50	\$1,483.11
04-816-90255545	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255546	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255547	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255548	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255549	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255550	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255551	5,959	Undeveloped	TBD	\$491.62	\$405.81	\$496.38	\$902.19
04-816-90255552	5,938	Undeveloped	TBD	\$489.89	\$404.38	\$494.64	\$899.02
04-816-90255553	6,038	Undeveloped	TBD	\$498.14	\$411.19	\$502.97	\$914.16
04-816-90255554	5,631	Undeveloped	TBD	\$464.56	\$383.47	\$469.06	\$852.53
04-816-90255555	5,050	Undeveloped	TBD	\$416.63	\$343.91	\$420.67	\$764.58
04-816-90255556	7,462	Undeveloped	TBD	\$615.62	\$508.16	\$621.58	\$1,129.74
04-816-90255557	7,446	Undeveloped	TBD	\$614.30	\$507.07	\$620.25	\$1,127.32
04-816-90255558	7,429	Undeveloped	TBD	\$612.89	\$505.91	\$618.84	\$1,124.75
04-816-90255559	7,292	Undeveloped	TBD	\$601.59	\$496.59	\$607.42	\$1,104.01
04-816-90255560	5,853	Undeveloped	TBD	\$482.87	\$398.59	\$487.55	\$886.14
04-816-90255561	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00
04-816-90255562	5,970	Undeveloped	TBD	\$492.53	\$406.56	\$497.30	\$903.86
04-816-90255563	5,206	Undeveloped	TBD	\$429.50	\$354.53	\$433.66	\$788.19
04-816-90255564	7,177	Undeveloped	TBD	\$592.10	\$488.75	\$597.84	\$1,086.59
04-816-90255565	6,693	Undeveloped	TBD	\$552.17	\$455.79	\$557.53	\$1,013.32
04-816-90255566	6,693	Undeveloped	TBD	\$552.17	\$455.79	\$557.53	\$1,013.32
04-816-90255567	6,693	Undeveloped	TBD	\$552.17	\$455.79	\$557.53	\$1,013.32
04-816-90255568	5,506	Undeveloped	TBD	\$454.25	\$374.96	\$458.65	\$833.61
04-816-90255569	5,304	Undeveloped	TBD	\$437.58	\$361.20	\$441.82	\$803.02
04-816-90255570	5,304	Undeveloped	TBD	\$437.58	\$361.20	\$441.82	\$803.02
04-816-90255571	6,120	Undeveloped	TBD	\$504.90	\$416.77	\$509.80	\$926.57
04-816-90255572	6,137	Undeveloped	TBD	\$506.30	\$417.93	\$511.21	\$929.14
04-816-90255573	6,397	Undeveloped	TBD	\$527.75	\$435.64	\$532.87	\$968.51
04-816-90255574	6,243	Undeveloped	TBD	\$515.05	\$425.15	\$520.04	\$945.19
04-816-90255575	6,120	Undeveloped	TBD	\$504.90	\$416.77	\$509.80	\$926.57
04-816-90255576	6,120	Undeveloped	TBD	\$504.90	\$416.77	\$509.80	\$926.57
04-816-90255577	6,308	Undeveloped	TBD	\$520.41	\$429.57	\$525.46	\$955.03
04-816-90255578	7,734	Undeveloped	TBD	\$638.06	\$526.69	\$644.24	\$1,170.93
04-816-90255579	7,734	Undeveloped	TBD	\$638.06	\$526.69	\$644.24	\$1,170.93
04-816-90255580	7,734	Undeveloped	TBD	\$638.06	\$526.69	\$644.24	\$1,170.93
04-816-90255581	7,805	Undeveloped	TBD	\$643.91	\$531.52	\$650.16	\$1,181.68
04-816-90255582	6,060	Undeveloped	TBD	\$499.95	\$412.69	\$504.80	\$917.49
04-816-90255583	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255584	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255585	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255586	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255587	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255588	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255589	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255590	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255591	7,361	Undeveloped	TBD	\$607.28	\$501.28	\$613.17	\$1,114.45
04-816-90255592	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255593	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255594	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255595	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255596	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255597	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255598	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255599	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255600	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255601	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255602	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255603	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255604	6,309	Undeveloped	TBD	\$520.49	\$429.64	\$525.54	\$955.18
04-816-90255605	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255606	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255607	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40

Account Number	Undeveloped		Property Type	Maximum Special Tax ¹	FY24-25 Calculated		Correction of FY23-24 Billing Variance	Adjusted FY24-25 Special Tax
	Net Land Area	Classification			Special Tax	Special Tax		
04-816-90255608	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255609	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255610	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255611	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255612	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255613	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255614	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255615	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255616	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255617	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255618	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255619	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255620	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255621	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255622	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255623	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255624	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41	
04-816-90255625	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255626	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255627	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255628	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255629	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255630	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255631	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255632	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40	
04-816-90255633	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255634	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255635	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255636	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255637	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255638	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255639	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255640	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255641	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255642	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255643	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255644	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255645	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255646	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255647	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255648	5,200	Undeveloped	TBD	\$429.00	\$354.12	\$433.16	\$787.28	
04-816-90255649	5,003	Undeveloped	TBD	\$412.75	\$340.70	\$416.75	\$757.45	
04-816-90255650	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255651	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255652	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255653	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255654	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255655	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255656	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255657	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255658	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255659	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255660	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255661	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255662	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255663	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255664	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255665	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255666	5,000	Undeveloped	TBD	\$412.50	\$340.50	\$416.50	\$757.00	
04-816-90255667	5,298	Undeveloped	TBD	\$437.09	\$360.79	\$441.32	\$802.11	
04-816-90255668	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255669	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255670	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255671	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255672	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255673	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255674	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255675	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255676	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255677	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255678	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255679	5,300	Undeveloped	TBD	\$437.25	\$360.93	\$441.49	\$802.42	
04-816-90255680	0	Developed	Detached	\$1,173.90	\$1,066.61	\$441.49	\$1,508.10	
04-816-90255681	0	Developed	Detached	\$1,173.90	\$1,066.61	\$441.49	\$1,508.10	
04-816-90255682	0	Developed	Detached	\$1,173.90	\$1,066.61	\$441.49	\$1,508.10	
04-816-90255683	0	Developed	Detached	\$1,173.90	\$1,066.61	\$441.49	\$1,508.10	
04-816-90255684	0	Developed	Detached	\$1,173.90	\$1,066.61	\$441.49	\$1,508.10	
04-816-90255685	0	Developed	Detached	\$1,173.90	\$1,066.61	\$441.49	\$1,508.10	
04-816-90255686	6,876	Undeveloped	TBD	\$567.27	\$468.26	\$572.77	\$1,041.03	
04-816-90255687	0	Developed	Detached	\$1,173.90	\$1,066.61	\$477.14	\$1,543.75	
04-816-90255688	8,601	Undeveloped	TBD	\$709.58	\$585.73	\$716.46	\$1,302.19	
04-816-90255689	0	Developed	Detached	\$1,173.90	\$1,066.61	\$572.77	\$1,639.38	
04-816-90255690	0	Developed	Detached	\$1,173.90	\$1,066.61	\$572.77	\$1,639.38	

Account Number	Undeveloped Net Land Area	Classification	Property Type	Maximum Special Tax ¹	FY24-25 Calculated Special Tax	Correction of FY23-24 Billing Variance	Adjusted FY24-25 Special Tax
04-816-90255691	0	Developed	Detached	\$1,173.90	\$1,066.61	\$518.21	\$1,584.82
04-816-90255692	0	Developed	Detached	\$1,173.90	\$1,066.61	\$499.80	\$1,566.41
04-816-90255693	7,963	Undeveloped	TBD	\$656.95	\$542.28	\$663.32	\$1,205.60
04-816-90255694	8,556	Undeveloped	TBD	\$705.87	\$582.66	\$712.71	\$1,295.37
04-816-90255695	8,556	Undeveloped	TBD	\$705.87	\$582.66	\$712.71	\$1,295.37
04-816-90255696	7,894	Undeveloped	TBD	\$651.26	\$537.58	\$657.57	\$1,195.15
04-816-90255697	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255698	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255699	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255700	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255701	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255702	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255703	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255704	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255705	6,257	Undeveloped	TBD	\$516.20	\$426.10	\$521.21	\$947.31
04-816-90255706	6,366	Undeveloped	TBD	\$525.20	\$433.52	\$530.29	\$963.81
04-816-90255707	7,992	Undeveloped	TBD	\$659.34	\$544.26	\$665.73	\$1,209.99
04-816-90255708	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255709	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255710	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255711	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255712	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255713	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255714	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255715	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255716	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255717	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255718	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255719	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255720	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255721	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255722	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255723	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90240872	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255929	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255930	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255931	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255932	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255933	8,048	Undeveloped	TBD	\$663.96	\$548.07	\$670.40	\$1,218.47
04-816-90255934	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255935	7,504	Undeveloped	TBD	\$619.08	\$511.02	\$625.08	\$1,136.10
04-816-90255936	10,927	Undeveloped	TBD	\$901.48	\$744.13	\$910.22	\$1,654.35
04-816-90255937	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255938	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255939	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255940	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255941	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255942	7,500	Undeveloped	TBD	\$618.75	\$510.75	\$624.75	\$1,135.50
04-816-90255943	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255944	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255945	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255946	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255947	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255948	6,200	Undeveloped	TBD	\$511.50	\$422.22	\$516.46	\$938.68
04-816-90255949	6,313	Undeveloped	TBD	\$520.82	\$429.92	\$525.87	\$955.79
04-816-90255950	6,121	Undeveloped	TBD	\$504.98	\$416.84	\$509.88	\$926.72
04-816-90255951	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255952	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255953	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255954	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255955	6,000	Undeveloped	TBD	\$495.00	\$408.60	\$499.80	\$908.40
04-816-90255956	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255957	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255958	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255959	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
04-816-90255960	0	Exempt	Open Space	\$0.00	\$0.00	\$0.00	\$0.00
Total	1,157,052			\$2,182,615.38	\$1,975,000.38	\$136,423.00	\$2,111,423.38

¹The sum of the parcel maximum special taxes is less than the District Maximum Special Tax due to the rounding of the maximum special tax rate for Undeveloped Property to four decimal places.

²The sum of the special taxes to be collected is greater than the Special Tax Requirement due to the rounding of the special tax rate for Undeveloped Property to four decimal places.