

**MOSIAC DISTRICT
COMMUNITY DEVELOPMENT AUTHORITY
(FAIRFAX, COUNTY, VIRGINIA)
REVENUE BONDS
SERIES 2011A AND TAXABLE SERIES 2011A-T**

**REPORT ON THE COLLECTION OF THE ANNUAL PAYMENT
AND UPDATE OF THE SPECIAL ASSESSMENT ROLL
FOR ASSESSMENT YEAR 2020-2021**

February 28, 2020

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**Mosaic District
Community Development Authority**

**Report on the Collection of the Annual Payment
and Update of the Special Assessment Roll
For Assessment Year 2020-2021**

INTRODUCTION

The Mosaic District Community Development Authority (the “CDA”) and the Mosaic District Community Development Authority district (the “CDA District”) were established pursuant to the ordinance adopted by the Fairfax County Board of Supervisors (the “Board of Supervisors”) on April 27, 2009, as amended by the ordinance dated April 27, 2010 (as amended, the “Ordinance”). At the request of the CDA, the Board of Supervisors has adopted the Rate and Method of Apportionment of Special Assessments (the “Rate and Method”) imposing special assessments on certain parcels of real property within the CDA District and providing for their collection by Fairfax County (the “County”) for use in paying the expenses of the CDA such as administrative expenses and debt service on the bonds.

Pursuant to the Rate and Method, the special assessment is comprised of the Special Assessment Part A and the Special Assessment Part B. The Special Assessment Part A represents the portion of the special assessment pledged to repay the Series 2011 Bonds (the “Special Assessment Part A”). The Special Assessment Part A is payable annually as the Annual Installment Part A. The Special Assessment Part B represents the portion of the special assessment pledged to repay the Series 2011B Bonds (the “Special Assessment Part B” and, together with the Special Assessment Part A, the “Special Assessment”). The Special Assessment Part B has been repaid in full. As such, no Annual Installment Part B is payable, and no Annual Payment Part B will be collected from parcels of assessed property in the CDA District in the current or any future Assessment Year.

Pursuant to the Rate and Method, the Special Assessment Part A is payable annually as the Annual Installment Part A. However, tax increment revenues may be available to apply to the repayment of the Series 2011 Bonds. As a result, it may not be necessary to collect the full amount of the Annual Installment Part A. The portion of the Annual Installment Part A required to be collected each assessment year to repay the Series 2011 Bonds and to pay administrative expenses is the Annual Payment Part A.

This report explains the methodology used to calculate the Annual Payments Part A to be collected from parcels in the CDA District and to update of the Special Assessment Roll for the 2020-2021 Assessment Year. The County has not yet adopted the real property tax rate for the 2020 tax year. As a result, this report is to be updated once the County has adopted the real property tax rate for the 2020 tax year.

Pursuant to the Rate and Method, the Board of Directors of the CDA 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 the Special Assessments Part A and Part B; (vii) termination of the collection of the 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 Assessment Part A, the Annual Installment Part A and the Annual Payment Part A to be collected for the 2020-2021 Assessment Year. The estimated tax increment revenues (County Advanced Revenues), investment income to be earned on the Debt Service Reserve Fund in excess of the reserve requirement 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 2020-2021 Assessment Year. As a result, the Annual Payment Part A to be collected on the assessed property within the CDA District for the 2020-2021 Assessment Year is equal to zero (\$0.00).

As mentioned previously, the Special Assessment Part B was 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 Board of Supervisors that no Annual Payments are to be collected for the 2020-2021 Assessment Year.

TRUSTEE ACCOUNTS

The trustee for the Series 2011 Bonds is The Bank of New York Mellon Trust Company, N.A. (the “Trustee”). Table A below shows the account balances as of December 31, 2018, disbursements, additional proceeds, inter-account transfers, investment income and account balances as of December 31, 2019.

Table A
Fund Balances¹

Fund/Account	Balance 12/31/2018	Disburse- ments	Additional Proceeds	Transfers	Investment Income	Balance 12/31/2019
Interest Account	\$452	\$5,375,306	\$0	\$6,282,597	\$7,941	\$915,684
Principal Account	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Expense Fund	\$32,621	\$31,474	\$0	\$0	\$546	\$1,693
Optional Redemption Account	\$0	\$0	\$0	\$0	\$0	\$0
Prepayment Fund	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Fund	\$811,321	\$0	\$5,470,307	(\$6,282,597)	\$15,730	\$14,761
Delinquent Payments Fund	\$0	\$0	\$0	\$0	\$0	\$0
Rebate Account	\$0	\$0	\$0	\$0	\$0	\$0
Surplus Account	\$5,324,814	\$0	\$0	\$0	\$117,041	\$5,441,855
Debt Service Reserve Fund	\$7,011,356	\$0	\$0	\$0	\$149,477	\$7,160,833
Total	\$13,180,564	\$5,406,780	\$5,470,307	\$0	\$290,735	\$13,534,826

¹The calculations are shown rounded to the dollar.

Interest Account

- Disbursements from the Interest Account represent the payment of debt service on the Series 2011 Bonds.
- Transfers to the Interest Account represent transfers of County Advanced Revenues (tax increment revenues) from the Revenue Fund.

Administrative Expense Fund

- Disbursements from the Administrative Expense Fund represent the payments of administrative expenses.

Revenue Fund

- Additional proceeds to the Revenue Fund represent the receipt of County Advanced Revenues (tax increment revenues) which were appropriated by the Board of Supervisors and paid to the Trustee at the request of the CDA in accordance with the Amended and Restated Memorandum of Understanding (the “Memorandum of Understanding”).
- Transfers from the Revenue Fund represent transfers of County Advanced Revenues (tax increment revenues) to the Interest Fund for the payment of debt service on the Series 2011 Bonds.

The balances of the Interest Account, Administrative Expense Fund and Debt Service Reserve Fund are currently invested in a Western Asset Institutional Government Reserves money market fund, which was earning a rate of return of 1.45 percent per annum as of January 30, 2020. The balances of the Revenue Fund and Surplus Fund are currently invested in an Alliance Bernstein Government money market portfolio, which was earning a rate of return of 1.51 percent per annum as of January 30, 2020. Table B below provides a listing of the funds and accounts and their rates of return as of January 30, 2020.

Table B
Rates of Return

Fund/Account	Rates of Return ¹
Interest Account	1.45%
Administrative Expense Fund	1.45%
Revenue Fund	1.51%
Surplus Fund	1.51%
Debt Service Reserve Fund	1.45%

¹Rates of return represent the seven-day yields as of January 30, 2020.

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 Administrative Expense Fund. Investment earnings on the Revenue Fund and Administrative Expense Fund will remain in the respective 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 – 2020-2021 ASSESSMENT YEAR

A summary of the excess revenues over expenditures for the CDA for the 2020-2021 Assessment Year is provided in Table C below. As more fully described below, aggregate revenues and available funds for the Series 2011A and 2011A-T Bonds are estimated to be equal to \$8,290,853.40 while the total expenditures are estimated to be equal to \$5,860,767.00. As a result, it is estimated that revenues will exceed expenses by \$2,430,086.40 ($\$8,290,853.40 - \$5,860,767.00 = \$2,430,086.40$) for the 2020-2021 Assessment Year.

Table C
Mosaic District CDA Annual Budget¹

	Series 2011A Bonds	Series 2011A-T Bonds	Total
Revenues:			
Estimated County Advanced Revenues	\$5,209,789	\$2,084,972	\$7,294,761
Available balance of the Surplus Fund	\$0	\$0	\$0
Estimated annual Debt Service Reserve Fund investment income ²	\$68,121	\$27,072	\$95,193
Surplus from prior year	\$649,801	\$251,099	\$900,900
Total revenues	\$5,927,711	\$2,363,142	\$8,290,853
Expenditures:			
Debt service:			
Interest payment due on September 1, 2020	\$1,513,319	\$643,981	\$2,157,300
Interest payment due on March 1, 2021	\$1,513,319	\$643,981	\$2,157,300
Principal payment due on March 1, 2021	\$990,000	\$360,000	\$1,350,000
<i>Subtotal debt service</i>	<i>\$4,016,638</i>	<i>\$1,647,963</i>	<i>\$5,664,600</i>
Estimated administrative expenses	\$58,027	\$23,223	\$81,250
Contingency	\$82,072	\$32,845	\$114,917
Total expenditures	\$4,156,736	\$1,704,031	\$5,860,767
Excess of revenues over expenditures	\$1,770,974	\$659,112	\$2,430,086

¹The calculations are shown rounded to the dollar; however, the calculations are not rounded.

²Estimated investment income earned during the period of March 2, 2020 to March 1, 2021.

The calculation of the amount shown in Table C above are explained in detail in the section of the report entitled Annual Revenue Requirement Part A.

ANNUAL INSTALLMENT PART A

As mentioned previously, 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 2020-2021 Assessment Year is equal to \$5,722,034.28 as shown in the updated 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 Part A.

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 CDA District.

Annual Installment Part A for Each Parcel

Pursuant to the Rate and Method, the Annual Installment Part A for each parcel is the portion of the Special Assessment Part A set forth in the Special Assessment Roll 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 2020-2021 Assessment Year for each of the parcels in the CDA District is shown in the updated Special Assessment Roll A, attached hereto as Appendix A-2.

Annual Revenue Requirement Part A

Pursuant to the Rate and Method, the Annual Payment Part A is to be collected from each parcel of assessed property within the CDA District (except those parcels for which the Principal Portion of the Special Assessment Part A has been prepaid) each Assessment Year in an amount equal to the Annual Revenue Requirement Part A.

The Rate and Method defines the Annual Revenue Requirement Part A 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 below. 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 2020-2021 Assessment Year. As a result, the Annual Payment Part A to be collected on the assessed property within the CDA District for the 2020-2021 Assessment Year is equal to zero (\$0.00).

Table D
Summary of the Annual Revenue Requirement Part A¹

	Series 2011A Bonds	Series 2011A-T Bonds	Total
Expenses:			
Debt service:			
Interest payment due on September 1, 2020	\$1,513,319	\$643,981	\$2,157,300
Interest payment due on March 1, 2021	\$1,513,319	\$643,981	\$2,157,300
Principal payment due on March 1, 2021	\$990,000	\$360,000	\$1,350,000
<i>Subtotal debt service</i>	<i>\$4,016,638</i>	<i>\$1,647,963</i>	<i>\$5,664,600</i>
Periodic costs associated with the Series 2011 Bonds	\$0	\$0	\$0
Estimated administrative expenses	\$58,027	\$23,223	\$81,250
Contingency	\$82,072	\$32,845	\$114,917
Total expenses	\$4,156,736	\$1,704,031	\$5,860,767
Available Funds:			
Estimated County Advanced Revenues	\$5,209,789	\$2,084,972	\$7,294,761
Available balance of the Surplus Fund	\$0	\$0	\$0
Estimated annual Debt Service Reserve Fund investment income ²	\$68,121	\$27,072	\$95,193
Surplus from prior year	\$649,801	\$251,099	\$900,900
Total available funds	\$5,927,711	\$2,363,142	\$8,290,853
Annual Revenue Requirement Part A	\$0	\$0	\$0

¹The calculations are shown rounded to the dollar; however, the calculations are not rounded.

²Estimated investment income earned during the period of March 2, 2020 to March 1, 2021.

Debt Service

Debt service includes semi-annual interest payments of \$1,513,318.75 on the Series 2011A Bonds due on September 1, 2020 and March 1, 2021. These payments equal interest for six months on the following term bonds:

Term 2021 Bonds of \$990,000 at 6.25%	\$30,938
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>\$1,513,319</u>

There is a principal payment due on the Series 2011A Bonds on March 1, 2021 in the amount of \$990,000.00. As a result, total debt service due on the Series 2011A Bonds is equal to \$4,016,637.50 ($\$1,513,318.75 + \$1,513,318.75 + \$990,000.00 = \$4,016,637.50$).

Debt service also includes semi-annual interest payments of \$643,981.25 on the Series 2011A-T Bonds due on September 1, 2020 and March 1, 2021. 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 \$17,765,000.00.

There is a principal payment due on the Series 2011A-T Bonds on March 1, 2021 in the amount of \$360,000.00. As a result, total debt service on the Series 2011A-T Bonds is equal to \$1,647,962.50 ($\$643,981.25 + \$643,981.25 + \$360,000.00 = \$1,647,962.50$). Accordingly, aggregate debt service due on the Series 2011A and Series 2011A-T Bonds is equal to \$5,664,600.00 ($\$4,016,637.50 + \$1,647,962.50 = \$5,664,600.00$).

Periodic Costs Associated with the Series 2011 Bonds

The Annual Revenue Requirement Part A 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 2020-2021 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 equal to \$250.00 for the 2020-2021 Assessment Year. The Administrator’s expenses for the 2020-2021 Assessment Year are estimated to be equal to \$35,000.00. Based on conversations with the County, the Administrator has estimated annual CDA counsel and construction inspector expenses of \$10,000.00 and \$6,000.00, respectively, for the 2020-2021 Assessment Year. The expenses of the auditor are estimated to be equal to \$10,000.00 for the 2020-2021 Assessment Year.

As a result, and as shown in Table E below, the estimated aggregate administrative expenses for the CDA for the 2020-2021 Assessment Year are equal to \$81,250.00.

Table E
Estimated Administrative Expenses

Trustee	\$250
Construction inspector	\$6,000
CDA counsel	\$10,000
Administrator	\$35,000
Auditor	\$10,000
Contingency	\$20,000
Estimated administrative expenses	\$81,250

Contingency

A contingency, equal to two percent of annual expenses, or \$114,917.00, has been included in the Annual Revenue Requirement Part A for the 2020-2021 Assessment Year.

Estimated Tax Increment Revenues

Pursuant to the Rate and Method, Tax Increment Revenues are defined as the County Advanced Revenues to be deposited into the Tax Increment Fund by the County and available to the CDA to repay the Series 2011A Bonds as provided for in the Memorandum of Understanding. The Memorandum of Understanding defines County Advanced Revenues as an amount equal to that portion of the real estate taxes on property within the CDA District that is attributable to the increased value between the current assessed value of each parcel and the base assessed value of such parcel, 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 District was equal to \$38,271,740.00. According to the Rate and Method, for purposes of calculating Tax Increment Revenues for each parcel, the base year value shall be allocated to each parcel on the basis of the current assessed value of such parcel. The Real Estate Division of the County reports that the 2020 aggregate assessed value of the CDA District is equal to \$672,598,740.00. As shown in Table F below, the incremental assessed value is, therefore, equal to \$634,327,000.00 ($\$672,598,740.00 - \$38,271,740.00 = \$634,327,000.00$).

Table F
Estimated Tax Increment Revenues¹

2020 aggregate assessed value	\$672,598,740
Less: base year aggregate assessed value	\$38,271,740
<i>Subtotal incremental assessed value</i>	<i>\$634,327,000</i>
Estimated real property tax rate per \$100 of assessed value ²	\$1.15
Estimated Tax Increment Revenues for Assessment Year 2020-2021	\$7,294,761

¹The calculations are shown rounded to the dollar; however, the calculations are not rounded.

²The real property tax rate represents the tax year 2019 real property tax rate. The above calculation will be updated once the tax year 2020 tax rate is made available.

According to the Real Estate Division of the County, the real estate tax rate for the 2019 tax year was equal to \$1.15 per \$100.00 of assessed value. For purposes of preparing the preliminary Annual Assessment Report for the 2020-2021 Assessment Year, the same real estate tax rate of \$1.15 per \$100.00 of assessed value has been used to estimate Tax Increment Revenues for the 2020 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 equal to \$7,294,760.50 for the 2020-2021 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, attached hereto.

Surplus Fund

Pursuant to Section 5(j)(3) of the Memorandum of Understanding and Section 7.1 of the Trust Indenture, a Surplus Fund was established for use in the event that funds are needed to pay debt service on the Series 2011 Bonds or a reimbursement is required pursuant to the Memorandum of Understanding. To fund the Surplus Fund, the Memorandum of Understanding requires that if the County Advanced Revenues available to the CDA exceed the portion of the Annual Installment Part A for such calendar year, such excess shall be deemed surplus (the “Surplus”). Until the Surplus Fund is fully funded, any Surplus shall be deposited to the Surplus Fund. In the event that County Advanced Revenues in any year are less than amounts needed to pay debt service on the Series 2011 Bonds, funds may be withdrawn from the Surplus Fund for payment of debt service on the Series 2011 Bonds.

Pursuant to Section 5(j)(3) of the Memorandum of Understanding, any Surplus shall be deposited to the Surplus Fund unless the sum of the funds on deposit in the Surplus Fund, plus County Advanced Revenues projected to be available for debt service on the Series 2011 Bonds in the current year (the “Surplus Fund Coverage Ratio”), is at least equal to 1.5 times debt service on the Series 2011 Bonds. If the Surplus Fund Coverage Ratio for any year exceeds the required coverage ratio of 1.5 times debt service, the County shall not be required to deposit any Surplus in the Surplus Fund during that year.

As outlined in Table D, the aggregate debt service due on the Series 2011 Bonds for Assessment Year 2020-2021 is equal to \$5,664,600.00. As of December 31, 2019, the balance of the Surplus Fund from prior year deposits was equal to \$5,441,855.10. The Tax Increment Revenues (County Advanced Revenues) are estimated to be equal to \$7,294,760.50 for Assessment Year 2020-2021. Accordingly, the sum of the available revenues is equal to \$12,736,615.60 ($\$5,441,855.10 + \$7,294,760.50 = \$12,736,615.60$). As shown in Table G on the following page, this results in a Surplus Fund Coverage Ratio of 2.25x ($\$12,736,615.60 \div \$5,664,600.00 = 2.25x$) for the 2020-2021 Assessment Year. As a result, no deposit to the Surplus Fund is required pursuant to the Memorandum of Understanding. Instead, the Assessment Year 2020-2021 Surplus will be retained by the County.

Pursuant to Section 5(j)(3) of the Memorandum of Understanding, any amounts remaining on deposit in the Surplus Fund after the Series 2011 Bonds have been repaid in full shall be transferred to the general fund of the County and shall be credited towards the reimbursement amount. Provided, however, that if, prior to two years following stabilization, any portion of the Annual Installment for a given calendar year was collected by the County from the Developer, the Surplus shall be used to reimburse the Developer for that portion of the Annual Installment applicable to the Series 2011 Bonds for such calendar year that was collected from the Developer by the County in accordance to the Rate and Method. No Annual Installment has been collected from parcels owned by the Developer since the issuance of the Series 2011 Bonds. As such, no reimbursement is

required at this time. Instead, the balance of Surplus Fund will be retained until such a time that the funds are required for any use permitted by the Memorandum of Understanding and Trust Indenture.

Table G
Surplus Fund Coverage Ratio¹

Tax Revenue Bonds Debt Service:	
Series 2011A Bonds:	
Interest payment due on September 1, 2020	\$1,513,319
Interest payment due on March 1, 2021	\$1,513,319
Principal payment due on March 1, 2021	\$990,000
<i>Subtotal Series 2011A Bonds debt service</i>	<i>\$4,016,638</i>
Series 2011A-T Bonds:	
Interest payment due on September 1, 2020	\$643,981
Interest payment due on March 1, 2021	\$643,981
Principal payment due on March 1, 2021	\$360,000
<i>Subtotal Series 2011A-T Bonds debt service</i>	<i>\$1,647,963</i>
Total debt service	\$5,664,600
Available Funds:	
Balance of the Surplus Fund as of December 31, 2019	\$5,441,855
Estimated Tax Increment Revenues for Assessment Year 2020-2021	\$7,294,761
Total available funds	\$12,736,616
Surplus Fund Coverage Ratio	2.25x

¹The calculations are shown rounded to the dollar; however, the calculations are not rounded.

Debt Service Reserve Fund Investment Income

Pursuant to the Trust Indenture, the Debt Service Reserve Requirement is an amount equal to the least of (i) the maximum principal and interest due on the bonds in the current or any future fiscal year, (ii) ten percent of the original stated principal amount of the bonds and (iii) 125 percent of the average annual principal and interest due on the bonds in the current or any future fiscal year. Accordingly, the Debt Service Reserve Requirement for the Series 2011A Bonds is equal to ten percent of the original principal amount of the Series 2011A Bonds, or \$4,698,000.00 (the “Series 2011A Debt Service Reserve Requirement”). The Debt Service Reserve Requirement for the Series 2011A-T Bonds is also equal to ten percent of the original principal amount of the Series 2011A-T Bonds, or \$1,867,000.00 (the “Series 2011A-T Debt Service Reserve Requirement”). This results in an aggregate Debt Service Reserve Requirement of \$6,565,000.00 (\$4,698,000.00 + \$1,867,000.00 = \$6,565,000.00) (the “Debt Service Reserve Requirement”).

As of December 31, 2019, the balance in the Debt Service Reserve Fund was equal to \$7,160,833.26, which included the Debt Service Reserve Requirement of \$6,565,000.00 and investment income in excess of the Debt Service Reserve Requirement in the amount of \$595,833.26. The balance of the Debt Service Reserve Fund is currently invested in a Western Asset Institutional Government Reserves money market fund, which was earning

a rate of return of 1.45 percent as of January 30, 2020. At this rate of return, it is estimated that investment income in the amount of \$95,192.50 will be earned on the Debt Service Reserve Requirement from March 2, 2020 through March 1, 2021.

Surplus from Prior Year

The surplus from the prior year that may be applied to reduce the Annual Revenue Requirement Part A for the 2020-2021 Assessment Year is shown in Table H below.

Table H
Surplus from Prior Year¹

	Series 2011A Bonds	Series 2011A-T Bonds	Total
Remaining Expenses:			
Debt service:			
Interest payment due on March 1, 2020	\$1,539,569	\$655,038	\$2,194,606
Principal payment due on March 1, 2020	\$840,000	\$305,000	\$1,145,000
<i>Subtotal debt service</i>	<i>\$2,379,569</i>	<i>\$960,038</i>	<i>\$3,339,606</i>
Remaining administrative expenses due for 2019-2020 Assessment Year	\$50,303	\$20,132	\$70,435
Total expenses	\$2,429,872	\$980,169	\$3,410,041
Available Funds:			
Balance of the Revenue Fund as of December 31, 2019	\$10,542	\$4,219	\$14,761
County Advanced Revenues deposited in January 2020	\$1,976,218	\$790,888	\$2,767,107
Balance of the Interest Account as of December 31, 2019	\$653,965	\$261,719	\$915,684
Available balance of the Debt Service Reserve Fund as of December 31, 2019	\$426,386	\$169,447	\$595,833
Balance of the Administrative Expense Fund as of December 31, 2019	\$1,209	\$484	\$1,692
Estimated Debt Service Reserve Fund investment income ²	\$11,354	\$4,512	\$15,865
Total available funds	\$3,079,673	\$1,231,268	\$4,310,942
Surplus from prior year	\$649,801	\$251,099	\$900,900

¹The calculations are shown rounded to the dollar; however, the calculations are not rounded.

²Estimated investment income earned during the period of January 1, 2020 through March 1, 2020.

Debt service remaining due from the 2019-2020 Assessment Year includes a semi-annual interest payment of \$1,539,568.75 on the Series 2011A Bonds due on March 1, 2020. This payment equals interest for six months on the following term bonds:

Term 2021 Bonds of \$1,830,000 at 6.25%	\$57,188
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	\$1,539,569

There is also principal payment due on the Series 2011A Bonds on March 1, 2020 in the amount of \$840,000.00. As a result, total debt service due on the Series 2011A Bonds on March 1, 2020 is equal to \$2,379,568.75 (\$1,539,568.75 + \$840,000.00 = \$2,379,568.75).

Debt service remaining due from the 2019-2020 Assessment Year also includes a semi-annual interest payment on the Series 2011A-T Bonds due on March 1, 2020. The semi-annual interest payment on the Series 2011A-T Bonds of \$655,037.50 is equal to a coupon rate of 7.25 percent on an outstanding principal balance of \$18,070,000.00.

There is also a principal payment due on the Series 2011A-T Bonds on March 1, 2020 in the amount of \$305,000.00. As a result, total debt service due the Series 2011A-T Bonds on March 1, 2020 is equal to \$960,037.50 ($\$655,037.50 + \$305,000.00 = \$960,037.50$). Accordingly, aggregate debt service on the Series 2011A and Series 2011A-T Bonds remaining for Assessment Year 2019-2020 is equal to \$3,339,606.25 ($\$2,379,568.75 + \$960,037.50 = \$3,339,606.25$).

Administrative expenses for the 2019-2020 Assessment Year were estimated to be \$81,250.00. As of December 31, 2019, administrative expenses totaling \$10,815.00 have been paid by the Trustee for the 2019-2020 Assessment Year. As of December 31, 2019, the CDA has not paid the auditor the estimated fee of \$10,000.00 for the annual audit, the construction inspector has not submitted any invoices for their estimated annual fees of \$6,000.00, and CDA counsel has not submitted any invoices for their estimated annual expenses of \$10,000.00. As of the same date, the Administrator has been paid \$10,565.00 for work associated with the 2019-2020 Assessment Year and the Trustee has been paid its annual fee of \$250.00. Accordingly, as of December 31, 2019, there is an estimated \$70,435.00 ($\$81,250.00 - \$10,815.00 = \$70,435.00$) in unpaid administrative expenses remaining for the 2019-2020 Assessment Year.

According to the County Department of Tax Administration, actual Tax Increment Revenues collected for the 2019 tax year were equal to \$7,015,364.21. From this amount, the County transferred to the Trustee an amount equal to \$2,767,106.50 on August 26, 2019, and an amount equal to \$2,767,106.50 on January 2, 2020, as County Advanced Revenues available for payment of debt service. As of December 31, 2019, the balance in the Revenue Fund was equal to \$14,760.50. As mentioned previously, County Advanced Revenues in the amount of \$2,767,106.50 were deposited to the Revenue Fund on January 2, 2020. 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 2019-2020 Assessment Year and a portion of the Annual Revenue Requirement Part A for the 2020-2021 Assessment Year.

As mentioned above, as of December 31, 2019, the balance in the Debt Service Reserve Fund was equal to \$7,160,833.26, which included the Debt Service Reserve Requirement of \$6,565,000.00 and investment income in excess of the Debt Service Reserve Requirement in the amount of \$595,833.26. The balance of the Debt Service Reserve Fund is currently invested in a Western Asset Institutional Government Reserves money market fund, which was earning a rate of return of 1.45 percent as of January 30, 2020. At this rate of return, it is estimated that investment income in the amount of \$15,865.42 will be earned on the Debt Service Reserve Requirement from January 1, 2020 through March 1, 2020. The amount on deposit in the Debt Service Reserve Fund in excess of the Debt Service Reserve Requirement may be transferred to the Interest Account of the Bond Fund and

applied towards payment of semi-annual interest due on March 1, 2020 or, at the option of the CDA, be transferred to the Administrative Expense Fund.

As of December 31, 2019, the balance in the Administrative Expense Fund was equal to \$1,692.15. These funds will be made available to pay a portion of the remaining administrative expenses for the 2019-2020 Assessment Year.

As shown in Table H, subtracting the available funds from the remaining expenses for Assessment Year 2019-2020 results in a surplus from the prior year of \$900,900.40 ($\$4,310,941.65 - \$3,410,041.25 = \$900,900.40$) that may be applied to reduce the Annual Revenue Requirement Part A for the 2020-2021 Assessment Year.

Summary of the Annual Revenue Requirement Part A

As shown in Table D, the estimated annual expenses for the CDA for the 2020-2021 Assessment Year are equal to \$5,860,767.00. The available funds, including estimated Tax Increment Revenues, are estimated to be equal to \$8,290,853.40. As a result, the Annual Revenue Requirement Part A is zero (\$0.00) for the 2020-2021 Assessment Year.

Adjusted Annual Installment Part A

Pursuant to the Rate and Method, 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

Pursuant to the Rate and Method, 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 Tax Increment Revenues to be collected from all parcels in the CDA District are estimated to be equal to \$7,294,760.50. The Annual Part A Credit for each parcel is shown in Appendix A-2.

Summary of the 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 2020-2021 Assessment Year is equal to \$5,722,034.28. 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 \$366,048.58 for the 2020-2021 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, instead, 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 of the 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 parcels in the CDA District.

As shown in Table D, the Annual Revenue Requirement Part A for the 2020-2021 Assessment Year is equal to zero (\$0.00). As shown in Appendix A-2, the aggregate Adjusted Annual Installment Part A for all of the parcels for the 2020-2021 Assessment Year is equal to \$366,048.58. As a result, the Annual Payment Part A for the 2020-2021 Assessment Year is zero (\$0.00).

REAPPORTIONMENT OF SPECIAL ASSESSMENTS

According to Section C(2)(a) of the Rate and Method, “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 CDA the computations made according to Section C(2)(a) of the Rate and Method.

Equivalent Units are defined in accordance with Section B of the Rate and Method 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 Rate and Method, 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, that 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 County tax records, there were no new parcel subdivisions of property within the CDA in 2019. As a result, and as shown in Exhibit A and Appendix A-2, there are 159 parcels within the CDA District.

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 District, the Special Assessment Part A, the Principal Portion of the Special Assessment Part A, the Annual Installment Part A, the Annual Part A Credit and the Annual Payment Part A for each assessed parcel. The Annual Payment Part A for each assessed parcel shown in Appendix A-2 represents the Annual Installment Part A less the Annual Part A Credit for each assessed parcel, as explained above. Updates have been made to the Special Assessment Roll as described in the preceding sections.

Exhibit A

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

Exhibit A

**Estimated Tax Increment Revenues/County Advanced Revenues
2020 Tax Year**

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	2020 Tax Year Assessed Value	Incremental Assessed Value 2020 Tax Year	Estimated Tax Increment Revenues
0493 380001	A-1	C1	22.91	\$2,002,692.32	\$35,195,900.00	\$33,193,207.68	\$381,721.89
0493 380002	A-1	C2	8.80	\$50,186.94	\$882,000.00	\$831,813.06	\$9,565.85
0493 380003	A-1	C3	10.76	\$28,678.25	\$504,000.00	\$475,321.75	\$5,466.20
0493 380004	A-1	H	97.68	\$1,298,946.20	\$22,828,060.00	\$21,529,113.80	\$247,584.81
0493 37H	A-2	0	137.72	\$2,739,905.52	\$48,151,900.00	\$45,411,994.48	\$522,237.94
0493 38020001	A-3	G1	0.00	\$123.48	\$2,170.00	\$2,046.52	\$23.54
0493 38020002	A-3	G2	0.00	\$123.48	\$2,170.00	\$2,046.52	\$23.54
0493 38020003	A-3	G3	0.00	\$62.02	\$1,090.00	\$1,027.98	\$11.82
0493 38020004	A-3	G4	0.00	\$123.48	\$2,170.00	\$2,046.52	\$23.54
0493 37J	1	Roads	0.00	\$672.57	\$11,820.00	\$11,147.43	\$128.20
0493 37K	2	Roads	0.00	\$105.27	\$1,850.00	\$1,744.73	\$20.06
0493 37N	3	Roads	0.00	\$759.63	\$13,350.00	\$12,590.37	\$144.79
0493 38010001	B	T	Prepaid	\$2,919,718.73	\$51,311,990.00	\$48,392,271.27	\$556,511.12
0493 38010002	B	TG	0.00	\$159.32	\$2,800.00	\$2,640.68	\$30.37
0493 38010003	B	TL	0.00	\$39.83	\$700.00	\$660.17	\$7.59
0493 38010004	B	R1	35.24	\$33,935.93	\$596,400.00	\$562,464.07	\$6,468.34
0493 38010005	B	R2	16.65	\$50,067.45	\$879,900.00	\$829,832.55	\$9,543.07
0493 38010006	B	R3	18.88	\$27,722.31	\$487,200.00	\$459,477.69	\$5,283.99
0493 38010007	B	R4	37.18	\$50,067.45	\$879,900.00	\$829,832.55	\$9,543.07
0493 38010008	B	D1	0.00	\$0.57	\$10.00	\$9.43	\$0.11
0493 38010009	B	D2	0.00	\$0.57	\$10.00	\$9.43	\$0.11
0493 38010010	B	DG	0.00	\$55.76	\$980.00	\$924.24	\$10.63
0493 38010011	B	DL	0.00	\$13.09	\$230.00	\$216.91	\$2.49
0493 38040001	CE	S	97.70	\$2,335,674.73	\$41,047,830.00	\$38,712,155.27	\$445,189.79
0493 38040002	CE	SG	0.00	\$33.57	\$590.00	\$556.43	\$6.40
0493 38040003	CE	M	236.11	\$4,042,335.78	\$71,041,190.00	\$66,998,854.22	\$770,486.82
0493 38040004	CE	MG	0.00	\$135.99	\$2,390.00	\$2,254.01	\$25.92
0493 38040005	CE	MG1	0.00	\$1.71	\$30.00	\$28.29	\$0.33
0493 38040006	CE	MG2	0.00	\$1.14	\$20.00	\$18.86	\$0.22
0493 37D	D	0	99.58	\$1,782,812.06	\$31,331,660.00	\$29,548,847.94	\$339,811.75
0493 38050001	F	S	64.95	\$907,162.57	\$15,942,740.00	\$15,035,577.43	\$172,909.14

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	2020 Tax Year Assessed Value	Incremental Assessed Value 2020 Tax Year	Estimated Tax Increment Revenues
0493 38050002	F	SG	0.00	\$12.52	\$220.00	\$207.48	\$2.39
0493 38050003	F	M	116.58	\$1,813,490.96	\$31,870,820.00	\$30,057,329.04	\$345,659.28
0493 38050004	F	MG	0.00	\$38.12	\$670.00	\$631.88	\$7.27
0493 38060001	G	S	41.40	\$622,376.13	\$10,937,820.00	\$10,315,443.87	\$118,627.60
0493 38060002	G	M	95.63	\$1,451,177.65	\$25,503,420.00	\$24,052,242.35	\$276,600.79
0493 38060003	G	MG	0.00	\$61.45	\$1,080.00	\$1,018.55	\$11.71
0493 38030001A	H	C	93.54	\$1,499,853.86	\$26,358,870.00	\$24,859,016.14	\$285,878.69
0493 38030002A	H	CG	0.00	\$15.36	\$270.00	\$254.64	\$2.93
0493 38030003A	H	R	500.91	\$9,619,629.54	\$169,058,180.00	\$159,438,550.46	\$1,833,543.33
0493 38030004A	H	RG1	0.00	\$187.77	\$3,300.00	\$3,112.23	\$35.79
0493 38030005A	H	RG2	0.00	\$11.38	\$200.00	\$188.62	\$2.17
0493 38030006A	H	RG3	0.00	\$8.54	\$150.00	\$141.46	\$1.63
0493 38030007A	H	RG4	0.00	\$5.69	\$100.00	\$94.31	\$1.08
0493 37Q1	Park H	0	0.00	\$63.73	\$1,120.00	\$1,056.27	\$12.15
0493 3702B	I	61	0.00	\$0.00	\$0.00	\$0.00	\$0.00
0493 37020055	I	55	2.53	\$49,081.35	\$862,570.00	\$813,488.65	\$9,355.12
0493 37020056	I	56	2.25	\$40,869.36	\$718,250.00	\$677,380.64	\$7,789.88
0493 37020057	I	57	2.25	\$40,390.25	\$709,830.00	\$669,439.75	\$7,698.56
0493 37020058	I	58	2.25	\$47,247.42	\$830,340.00	\$783,092.58	\$9,005.56
0493 37020059	I	59	2.25	\$41,658.58	\$732,120.00	\$690,461.42	\$7,940.31
0493 37020060	I	60	2.25	\$53,912.27	\$947,470.00	\$893,557.73	\$10,275.91
0493 37020062	I	62	2.78	\$49,541.68	\$870,660.00	\$821,118.32	\$9,442.86
0493 37020063	I	63	2.53	\$41,454.87	\$728,540.00	\$687,085.13	\$7,901.48
0493 37020064	I	64	2.25	\$48,706.37	\$855,980.00	\$807,273.63	\$9,283.65
0493 37020065	I	65	2.25	\$47,913.17	\$842,040.00	\$794,126.83	\$9,132.46
0493 37020066	I	66	2.25	\$41,737.67	\$733,510.00	\$691,772.33	\$7,955.38
0493 37020067	I	67	2.25	\$41,737.67	\$733,510.00	\$691,772.33	\$7,955.38
0493 37020068	I	68	2.25	\$41,737.67	\$733,510.00	\$691,772.33	\$7,955.38
0493 37020069	I	69	2.25	\$47,126.79	\$828,220.00	\$781,093.21	\$8,982.57
0493 37020070	I	70	2.25	\$48,209.05	\$847,240.00	\$799,030.95	\$9,188.86
0493 37020071	I	71	2.25	\$41,811.64	\$734,810.00	\$692,998.36	\$7,969.48
0493 37020072	I	72	2.25	\$41,845.78	\$735,410.00	\$693,564.22	\$7,975.99
0493 37020073	I	73	2.53	\$49,777.82	\$874,810.00	\$825,032.18	\$9,487.87
0493 37020074	I	74	2.53	\$49,081.35	\$862,570.00	\$813,488.65	\$9,355.12
0493 37020075	I	75	2.25	\$40,869.36	\$718,250.00	\$677,380.64	\$7,789.88
0493 37020076	I	76	2.25	\$40,885.86	\$718,540.00	\$677,654.14	\$7,793.02
0493 37020077	I	77	2.25	\$47,636.06	\$837,170.00	\$789,533.94	\$9,079.64
0493 37020078	I	78	2.25	\$47,636.06	\$837,170.00	\$789,533.94	\$9,079.64
0493 37020079	I	79	2.25	\$41,059.98	\$721,600.00	\$680,540.02	\$7,826.21
0493 37020080	I	80	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020081	I	81	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020082	I	82	2.25	\$47,636.06	\$837,170.00	\$789,533.94	\$9,079.64

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	2020 Tax Year Assessed Value	Incremental Assessed Value 2020 Tax Year	Estimated Tax Increment Revenues
0493 37020083	I	83	2.25	\$47,449.42	\$833,890.00	\$786,440.58	\$9,044.07
0493 37020084	I	84	2.25	\$40,782.87	\$716,730.00	\$675,947.13	\$7,773.39
0493 37020085	I	85	2.53	\$49,469.99	\$869,400.00	\$819,930.01	\$9,429.20
0493 37020086	I	86	2.53	\$49,081.35	\$862,570.00	\$813,488.65	\$9,355.12
0493 37020087	I	87	2.25	\$41,059.98	\$721,600.00	\$680,540.02	\$7,826.21
0493 37020088	I	88	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020089	I	89	2.53	\$46,962.35	\$825,330.00	\$778,367.65	\$8,951.23
0493 37020090	I	90	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020091	I	91	2.78	\$54,747.01	\$962,140.00	\$907,392.99	\$10,435.02
0493 37020093	I	93	2.53	\$49,081.35	\$862,570.00	\$813,488.65	\$9,355.12
0493 37020094	I	94	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020095	I	95	2.53	\$47,060.79	\$827,060.00	\$779,999.21	\$8,969.99
0493 37020096	I	96	2.53	\$46,874.72	\$823,790.00	\$776,915.28	\$8,934.53
0493 37020097	I	97	2.25	\$41,443.49	\$728,340.00	\$686,896.51	\$7,899.31
0493 37020098	I	98	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020099	I	99	2.25	\$40,782.87	\$716,730.00	\$675,947.13	\$7,773.39
0493 37020100	I	100	2.25	\$47,636.06	\$837,170.00	\$789,533.94	\$9,079.64
0493 37020101	I	101	2.25	\$47,150.12	\$828,630.00	\$781,479.88	\$8,987.02
0493 37020102	I	102	2.25	\$41,146.47	\$723,120.00	\$681,973.53	\$7,842.70
0493 37020103	I	103	2.25	\$41,059.98	\$721,600.00	\$680,540.02	\$7,826.21
0493 37020104	I	104	2.53	\$49,081.35	\$862,570.00	\$813,488.65	\$9,355.12
0493 37020105	I	105	2.53	\$49,469.99	\$869,400.00	\$819,930.01	\$9,429.20
0493 37020106	I	106	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37020107	I	107	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37020108	I	108	2.25	\$46,865.05	\$823,620.00	\$776,754.95	\$8,932.68
0493 37020109	I	109	2.25	\$47,350.98	\$832,160.00	\$784,809.02	\$9,025.30
0493 37020110	I	110	2.25	\$41,166.38	\$723,470.00	\$682,303.62	\$7,846.49
0493 37020111	I	111	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37020112	I	112	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37020113	I	113	2.53	\$47,449.42	\$833,890.00	\$786,440.58	\$9,044.07
0493 37020114	I	114	2.53	\$46,962.35	\$825,330.00	\$778,367.65	\$8,951.23
0493 37020115	I	115	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37020116	I	116	2.53	\$49,081.35	\$862,570.00	\$813,488.65	\$9,355.12
0493 3701A	J	7	0.00	\$0.00	\$0.00	\$0.00	\$0.00
0493 37010001	J	1	2.53	\$49,117.77	\$863,210.00	\$814,092.23	\$9,362.06
0493 37010002	J	2	2.25	\$40,955.85	\$719,770.00	\$678,814.15	\$7,806.36
0493 37010003	J	3	2.25	\$40,576.31	\$713,100.00	\$672,523.69	\$7,734.02
0493 37010004	J	4	2.25	\$47,683.86	\$838,010.00	\$790,326.14	\$9,088.75
0493 37010005	J	5	2.25	\$41,230.11	\$724,590.00	\$683,359.89	\$7,858.64
0493 37010006	J	6	2.78	\$53,528.19	\$940,720.00	\$887,191.81	\$10,202.71
0493 37010008	J	8	2.53	\$48,251.16	\$847,980.00	\$799,728.84	\$9,196.88
0493 37010009	J	9	2.25	\$40,955.85	\$719,770.00	\$678,814.15	\$7,806.36

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	2020 Tax Year Assessed Value	Incremental Assessed Value 2020 Tax Year	Estimated Tax Increment Revenues
0493 37010010	J	10	2.25	\$40,955.85	\$719,770.00	\$678,814.15	\$7,806.36
0493 37010011	J	11	2.25	\$47,299.20	\$831,250.00	\$783,950.80	\$9,015.43
0493 37010012	J	12	2.25	\$47,016.97	\$826,290.00	\$779,273.03	\$8,961.64
0493 37010013	J	13	2.25	\$40,765.23	\$716,420.00	\$675,654.77	\$7,770.03
0493 37010014	J	14	2.25	\$40,765.23	\$716,420.00	\$675,654.77	\$7,770.03
0493 37010015	J	15	2.25	\$40,576.31	\$713,100.00	\$672,523.69	\$7,734.02
0493 37010016	J	16	2.25	\$40,955.85	\$719,770.00	\$678,814.15	\$7,806.36
0493 37010017	J	17	2.53	\$48,733.11	\$856,450.00	\$807,716.89	\$9,288.74
0493 37010018	J	18	2.53	\$48,635.81	\$854,740.00	\$806,104.19	\$9,270.20
0493 37010019	J	19	2.25	\$40,870.49	\$718,270.00	\$677,399.51	\$7,790.09
0493 37010020	J	20	2.25	\$41,250.03	\$724,940.00	\$683,689.97	\$7,862.43
0493 37010021	J	21	2.25	\$47,114.84	\$828,010.00	\$780,895.16	\$8,980.29
0493 37010022	J	22	2.25	\$46,914.55	\$824,490.00	\$777,575.45	\$8,942.12
0493 37010023	J	23	2.25	\$41,144.19	\$723,080.00	\$681,935.81	\$7,842.26
0493 37010024	J	24	2.25	\$41,144.19	\$723,080.00	\$681,935.81	\$7,842.26
0493 37010025	J	25	2.25	\$40,955.85	\$719,770.00	\$678,814.15	\$7,806.36
0493 37010026	J	26	2.25	\$40,955.85	\$719,770.00	\$678,814.15	\$7,806.36
0493 37010027	J	27	2.53	\$49,020.47	\$861,500.00	\$812,479.53	\$9,343.51
0493 37010028	J	28	2.53	\$48,733.11	\$856,450.00	\$807,716.89	\$9,288.74
0493 37010029	J	29	2.25	\$40,850.58	\$717,920.00	\$677,069.42	\$7,786.30
0493 37010030	J	30	2.25	\$40,765.23	\$716,420.00	\$675,654.77	\$7,770.03
0493 37010031	J	31	2.53	\$47,499.49	\$834,770.00	\$787,270.51	\$9,053.61
0493 37010032	J	32	2.25	\$40,850.58	\$717,920.00	\$677,069.42	\$7,786.30
0493 37010033	J	33	2.78	\$53,941.29	\$947,980.00	\$894,038.71	\$10,281.45
0493 37010035	J	35	2.53	\$49,468.28	\$869,370.00	\$819,901.72	\$9,428.87
0493 37010036	J	36	2.25	\$41,912.93	\$736,590.00	\$694,677.07	\$7,988.79
0493 37010037	J	37	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37010038	J	38	2.53	\$47,164.35	\$828,880.00	\$781,715.65	\$8,989.73
0493 37010039	J	39	2.53	\$47,350.98	\$832,160.00	\$784,809.02	\$9,025.30
0493 37010040	J	40	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37010041	J	41	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37010042	J	42	2.25	\$41,529.41	\$729,850.00	\$688,320.59	\$7,915.69
0493 37010043	J	43	2.25	\$41,252.87	\$724,990.00	\$683,737.13	\$7,862.98
0493 37010044	J	44	2.53	\$49,371.55	\$867,670.00	\$818,298.45	\$9,410.43
0493 37010045	J	45	2.53	\$48,733.11	\$856,450.00	\$807,716.89	\$9,288.74
0493 37010046	J	46	2.25	\$40,850.58	\$717,920.00	\$677,069.42	\$7,786.30
0493 37010047	J	47	2.25	\$41,230.11	\$724,590.00	\$683,359.89	\$7,858.64
0493 37010048	J	48	2.53	\$46,447.96	\$816,290.00	\$769,842.04	\$8,853.18
0493 37010049	J	49	2.53	\$47,499.49	\$834,770.00	\$787,270.51	\$9,053.61
0493 37010050	J	50	2.25	\$40,850.58	\$717,920.00	\$677,069.42	\$7,786.30
0493 37010051	J	51	2.25	\$40,850.58	\$717,920.00	\$677,069.42	\$7,786.30
0493 37010052	J	52	2.25	\$40,850.58	\$717,920.00	\$677,069.42	\$7,786.30

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	2020 Tax Year Assessed Value	Incremental Assessed Value 2020 Tax Year	Estimated Tax Increment Revenues
0493 37010053	J	53	2.25	\$40,870.49	\$718,270.00	\$677,399.51	\$7,790.09
0493 37010054	J	54	2.53	\$48,348.46	\$849,690.00	\$801,341.54	\$9,215.43
Total			1,994.74	\$38,271,740.00	\$672,598,740.00	\$634,327,000.00	\$7,294,760.50

Appendices

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

Appendix A-1

**Special Assessment Roll A
2020-2021 Assessment Year**

Assessment Year Beginning	Principal	Interest	Administrative Expense	Annual Installment Part A	Annual Payment Part A
2011	\$0	\$0	\$0	\$0	
2012	\$0	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$2,538,303	\$51,000	\$2,589,303	\$0
2015	\$0	\$4,542,088	\$52,020	\$4,594,108	\$0
2016	\$615,000	\$4,542,088	\$53,060	\$5,210,148	\$0
2017	\$780,000	\$4,502,150	\$54,122	\$5,336,272	\$0
2018	\$955,000	\$4,451,400	\$55,204	\$5,461,604	\$0
2019	\$1,145,000	\$4,389,213	\$56,308	\$5,590,521	\$0
2020	\$1,350,000	\$4,314,600	\$57,434	\$5,722,034.28	\$0
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	\$0

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

APPENDIX A-2

**Special Assessment Roll A
2020-2021 Assessment Year**

Tax Parcel Number	Parcel	Unit	Equivalent Units	Special Assessment Part A	Principal Portion of Special Assessment Part A	Annual Installment Part A (2020-2021 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 380001	A-1	C1	22.91	\$1,628,196.88	\$772,416.61	\$65,707.04	(\$381,721.89)	\$0.00	\$0.00
0493 380002	A-1	C2	8.80	\$625,429.08	\$296,703.56	\$25,239.63	(\$9,565.85)	\$15,673.78	\$0.00
0493 380003	A-1	C3	10.76	\$764,913.26	\$362,874.86	\$30,868.62	(\$5,466.20)	\$25,402.42	\$0.00
0493 380004	A-1	H	97.68	\$6,943,288.48	\$3,293,896.11	\$280,201.33	(\$247,584.81)	\$32,616.52	\$0.00
0493 37H	A-2	0	137.72	\$9,789,539.18	\$4,644,157.47	\$395,063.79	(\$522,237.94)	\$0.00	\$0.00
0493 38020001	A-3	G1	0.00	\$0.00	\$0.00	\$0.00	(\$23.54)	\$0.00	\$0.00
0493 38020002	A-3	G2	0.00	\$0.00	\$0.00	\$0.00	(\$23.54)	\$0.00	\$0.00
0493 38020003	A-3	G3	0.00	\$0.00	\$0.00	\$0.00	(\$11.82)	\$0.00	\$0.00
0493 38020004	A-3	G4	0.00	\$0.00	\$0.00	\$0.00	(\$23.54)	\$0.00	\$0.00
0493 37J	1	Roads	0.00	\$0.00	\$0.00	\$0.00	(\$128.20)	\$0.00	\$0.00
0493 37K	2	Roads	0.00	\$0.00	\$0.00	\$0.00	(\$20.06)	\$0.00	\$0.00
0493 37N	3	Roads	0.00	\$0.00	\$0.00	\$0.00	(\$144.79)	\$0.00	\$0.00
0493 38010001	B	T	Prepaid	\$0.00	\$0.00	\$0.00	(\$556,511.12)	\$0.00	\$0.00
0493 38010002	B	TG	0.00	\$0.00	\$0.00	\$0.00	(\$30.37)	\$0.00	\$0.00
0493 38010003	B	TL	0.00	\$0.00	\$0.00	\$0.00	(\$7.59)	\$0.00	\$0.00
0493 38010004	B	R1	35.24	\$2,504,659.11	\$1,188,210.30	\$101,077.29	(\$6,468.34)	\$94,608.96	\$0.00
0493 38010005	B	R2	16.65	\$1,183,365.81	\$561,388.75	\$47,755.57	(\$9,543.07)	\$38,212.49	\$0.00
0493 38010006	B	R3	18.88	\$1,342,347.78	\$636,809.80	\$54,171.40	(\$5,283.99)	\$48,887.40	\$0.00
0493 38010007	B	R4	37.18	\$2,642,700.32	\$1,253,697.06	\$106,648.05	(\$9,543.07)	\$97,104.97	\$0.00
0493 38010008	B	D1	0.00	\$0.00	\$0.00	\$0.00	(\$0.11)	\$0.00	\$0.00
0493 38010009	B	D2	0.00	\$0.00	\$0.00	\$0.00	(\$0.11)	\$0.00	\$0.00
0493 38010010	B	DG	0.00	\$0.00	\$0.00	\$0.00	(\$10.63)	\$0.00	\$0.00
0493 38010011	B	DL	0.00	\$0.00	\$0.00	\$0.00	(\$2.49)	\$0.00	\$0.00
0493 38040001	CE	S	97.70	\$7,009,953.69	\$3,325,522.09	\$280,268.17	(\$445,189.79)	\$0.00	\$0.00
0493 38040002	CE	SG	0.00	\$0.00	\$0.00	\$0.00	(\$6.40)	\$0.00	\$0.00
0493 38040003	CE	M	236.11	\$16,940,268.81	\$8,036,463.66	\$677,296.64	(\$770,486.82)	\$0.00	\$0.00
0493 38040004	CE	MG	0.00	\$0.00	\$0.00	\$0.00	(\$25.92)	\$0.00	\$0.00
0493 38040005	CE	MG1	0.00	\$0.00	\$0.00	\$0.00	(\$0.33)	\$0.00	\$0.00
0493 38040006	CE	MG2	0.00	\$0.00	\$0.00	\$0.00	(\$0.22)	\$0.00	\$0.00
0493 37D	D	0	99.58	\$7,078,337.15	\$3,357,963.20	\$285,651.31	(\$339,811.75)	\$0.00	\$0.00
0493 38050001	F	S	64.95	\$9,242,151.02	\$4,384,476.52	\$186,325.39	(\$172,909.14)	\$13,416.25	\$0.00
0493 38050002	F	SG	0.00	\$0.00	\$0.00	\$0.00	(\$2.39)	\$0.00	\$0.00
0493 38050003	F	M	116.58	\$10,129,954.78	\$4,805,650.63	\$334,417.19	(\$345,659.28)	\$0.00	\$0.00
0493 38050004	F	MG	0.00	\$0.00	\$0.00	\$0.00	(\$7.27)	\$0.00	\$0.00
0493 38060001	G	S	41.40	\$0.00	\$0.00	\$118,753.39	(\$118,627.60)	\$125.78	\$0.00
0493 38060002	G	M	95.63	\$5,974,325.23	\$2,834,219.94	\$274,320.77	(\$276,600.79)	\$0.00	\$0.00
0493 38060003	G	MG	0.00	\$0.00	\$0.00	\$0.00	(\$11.71)	\$0.00	\$0.00
0493 38030001A	H	C	93.54	\$35,815,492.04	\$16,990,869.72	\$268,320.91	(\$285,878.69)	\$0.00	\$0.00
0493 38030002A	H	CG	0.00	\$0.00	\$0.00	\$0.00	(\$2.93)	\$0.00	\$0.00

Tax Parcel Number	Parcel	Unit	Equivalent Units	Special Assessment Part A	Principal Portion of Special Assessment Part A	Annual Installment Part A (2020-2021 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 38030003A	H	R	500.91	\$0.00	\$0.00	\$1,436,892.38	(\$1,833,543.33)	\$0.00	\$0.00
0493 38030004A	H	RG1	0.00	\$0.00	\$0.00	\$0.00	(\$35.79)	\$0.00	\$0.00
0493 38030005A	H	RG2	0.00	\$0.00	\$0.00	\$0.00	(\$2.17)	\$0.00	\$0.00
0493 38030006A	H	RG3	0.00	\$0.00	\$0.00	\$0.00	(\$1.63)	\$0.00	\$0.00
0493 38030007A	H	RG4	0.00	\$0.00	\$0.00	\$0.00	(\$1.08)	\$0.00	\$0.00
0493 37Q1	Park H	0	0.00	\$0.00	\$0.00	\$0.00	(\$12.15)	\$0.00	\$0.00
0493 3702B	I	61	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0493 37020055	I	55	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,355.12)	\$0.00	\$0.00
0493 37020056	I	56	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,789.88)	\$0.00	\$0.00
0493 37020057	I	57	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,698.56)	\$0.00	\$0.00
0493 37020058	I	58	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,005.56)	\$0.00	\$0.00
0493 37020059	I	59	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,940.31)	\$0.00	\$0.00
0493 37020060	I	60	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$10,275.91)	\$0.00	\$0.00
0493 37020062	I	62	2.78	\$198,772.37	\$94,297.61	\$7,974.61	(\$9,442.86)	\$0.00	\$0.00
0493 37020063	I	63	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$7,901.48)	\$0.00	\$0.00
0493 37020064	I	64	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,283.65)	\$0.00	\$0.00
0493 37020065	I	65	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,132.46)	\$0.00	\$0.00
0493 37020066	I	66	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,955.38)	\$0.00	\$0.00
0493 37020067	I	67	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,955.38)	\$0.00	\$0.00
0493 37020068	I	68	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,955.38)	\$0.00	\$0.00
0493 37020069	I	69	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$8,982.57)	\$0.00	\$0.00
0493 37020070	I	70	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,188.86)	\$0.00	\$0.00
0493 37020071	I	71	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,969.48)	\$0.00	\$0.00
0493 37020072	I	72	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,975.99)	\$0.00	\$0.00
0493 37020073	I	73	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,487.87)	\$0.00	\$0.00
0493 37020074	I	74	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,355.12)	\$0.00	\$0.00
0493 37020075	I	75	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,789.88)	\$0.00	\$0.00
0493 37020076	I	76	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,793.02)	\$0.00	\$0.00
0493 37020077	I	77	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,079.64)	\$0.00	\$0.00
0493 37020078	I	78	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,079.64)	\$0.00	\$0.00
0493 37020079	I	79	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,826.21)	\$0.00	\$0.00
0493 37020080	I	80	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020081	I	81	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020082	I	82	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,079.64)	\$0.00	\$0.00
0493 37020083	I	83	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,044.07)	\$0.00	\$0.00
0493 37020084	I	84	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,773.39)	\$0.00	\$0.00
0493 37020085	I	85	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,429.20)	\$0.00	\$0.00
0493 37020086	I	86	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,355.12)	\$0.00	\$0.00
0493 37020087	I	87	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,826.21)	\$0.00	\$0.00
0493 37020088	I	88	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020089	I	89	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$8,951.23)	\$0.00	\$0.00
0493 37020090	I	90	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020091	I	91	2.78	\$198,772.37	\$94,297.61	\$7,974.61	(\$10,435.02)	\$0.00	\$0.00
0493 37020093	I	93	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,355.12)	\$0.00	\$0.00
0493 37020094	I	94	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020095	I	95	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$8,969.99)	\$0.00	\$0.00
0493 37020096	I	96	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$8,934.53)	\$0.00	\$0.00
0493 37020097	I	97	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,899.31)	\$0.00	\$0.00
0493 37020098	I	98	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020099	I	99	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,773.39)	\$0.00	\$0.00

Tax Parcel Number	Parcel	Unit	Equivalent Units	Special Assessment Part A	Principal Portion of Special Assessment Part A	Annual Installment Part A (2020-2021 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 37020100	I	100	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,079.64)	\$0.00	\$0.00
0493 37020101	I	101	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$8,987.02)	\$0.00	\$0.00
0493 37020102	I	102	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.70)	\$0.00	\$0.00
0493 37020103	I	103	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,826.21)	\$0.00	\$0.00
0493 37020104	I	104	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,355.12)	\$0.00	\$0.00
0493 37020105	I	105	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,429.20)	\$0.00	\$0.00
0493 37020106	I	106	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37020107	I	107	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37020108	I	108	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$8,932.68)	\$0.00	\$0.00
0493 37020109	I	109	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,025.30)	\$0.00	\$0.00
0493 37020110	I	110	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,846.49)	\$0.00	\$0.00
0493 37020111	I	111	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37020112	I	112	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37020113	I	113	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,044.07)	\$0.00	\$0.00
0493 37020114	I	114	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$8,951.23)	\$0.00	\$0.00
0493 37020115	I	115	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37020116	I	116	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,355.12)	\$0.00	\$0.00
0493 3701A	J	7	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0493 37010001	J	1	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,362.06)	\$0.00	\$0.00
0493 37010002	J	2	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,806.36)	\$0.00	\$0.00
0493 37010003	J	3	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,734.02)	\$0.00	\$0.00
0493 37010004	J	4	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,088.75)	\$0.00	\$0.00
0493 37010005	J	5	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,858.64)	\$0.00	\$0.00
0493 37010006	J	6	2.78	\$198,772.37	\$94,297.61	\$7,974.61	(\$10,202.71)	\$0.00	\$0.00
0493 37010008	J	8	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,196.88)	\$0.00	\$0.00
0493 37010009	J	9	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,806.36)	\$0.00	\$0.00
0493 37010010	J	10	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,806.36)	\$0.00	\$0.00
0493 37010011	J	11	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$9,015.43)	\$0.00	\$0.00
0493 37010012	J	12	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$8,961.64)	\$0.00	\$0.00
0493 37010013	J	13	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,770.03)	\$0.00	\$0.00
0493 37010014	J	14	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,770.03)	\$0.00	\$0.00
0493 37010015	J	15	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,734.02)	\$0.00	\$0.00
0493 37010016	J	16	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,806.36)	\$0.00	\$0.00
0493 37010017	J	17	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,288.74)	\$0.00	\$0.00
0493 37010018	J	18	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,270.20)	\$0.00	\$0.00
0493 37010019	J	19	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,790.09)	\$0.00	\$0.00
0493 37010020	J	20	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,862.43)	\$0.00	\$0.00
0493 37010021	J	21	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$8,980.29)	\$0.00	\$0.00
0493 37010022	J	22	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$8,942.12)	\$0.00	\$0.00
0493 37010023	J	23	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.26)	\$0.00	\$0.00
0493 37010024	J	24	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,842.26)	\$0.00	\$0.00
0493 37010025	J	25	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,806.36)	\$0.00	\$0.00
0493 37010026	J	26	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,806.36)	\$0.00	\$0.00
0493 37010027	J	27	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,343.51)	\$0.00	\$0.00
0493 37010028	J	28	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,288.74)	\$0.00	\$0.00
0493 37010029	J	29	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,786.30)	\$0.00	\$0.00
0493 37010030	J	30	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,770.03)	\$0.00	\$0.00
0493 37010031	J	31	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,053.61)	\$0.00	\$0.00
0493 37010032	J	32	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,786.30)	\$0.00	\$0.00
0493 37010033	J	33	2.78	\$198,772.37	\$94,297.61	\$7,974.61	(\$10,281.45)	\$0.00	\$0.00

Tax Parcel Number	Parcel	Unit	Equivalent Units	Special Assessment Part A	Principal Portion of Special Assessment Part A	Annual Installment Part A (2020-2021 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 37010035	J	35	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,428.87)	\$0.00	\$0.00
0493 37010036	J	36	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,988.79)	\$0.00	\$0.00
0493 37010037	J	37	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37010038	J	38	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$8,989.73)	\$0.00	\$0.00
0493 37010039	J	39	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,025.30)	\$0.00	\$0.00
0493 37010040	J	40	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37010041	J	41	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37010042	J	42	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,915.69)	\$0.00	\$0.00
0493 37010043	J	43	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,862.98)	\$0.00	\$0.00
0493 37010044	J	44	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,410.43)	\$0.00	\$0.00
0493 37010045	J	45	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,288.74)	\$0.00	\$0.00
0493 37010046	J	46	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,786.30)	\$0.00	\$0.00
0493 37010047	J	47	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,858.64)	\$0.00	\$0.00
0493 37010048	J	48	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$8,853.18)	\$0.00	\$0.00
0493 37010049	J	49	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,053.61)	\$0.00	\$0.00
0493 37010050	J	50	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,786.30)	\$0.00	\$0.00
0493 37010051	J	51	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,786.30)	\$0.00	\$0.00
0493 37010052	J	52	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,786.30)	\$0.00	\$0.00
0493 37010053	J	53	2.25	\$160,876.92	\$76,320.01	\$6,454.27	(\$7,790.09)	\$0.00	\$0.00
0493 37010054	J	54	2.53	\$180,897.16	\$85,817.61	\$7,257.47	(\$9,215.43)	\$0.00	\$0.00
Total			1,994.74	\$138,385,326.43	\$65,650,000.00	\$5,722,034.28	(\$7,294,760.50)	\$366,048.58	\$0.00