

**MOSAIC DISTRICT  
COMMUNITY DEVELOPMENT AUTHORITY  
(FAIRFAX COUNTY, VIRGINIA)**

**PRELIMINARY  
REPORT ON THE COLLECTION OF THE ANNUAL PAYMENT  
AND UPDATE OF THE SPECIAL ASSESSMENT ROLL  
FOR ASSESSMENT YEAR 2023-2024**

**March 3, 2023**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**Mosaic District  
Community Development Authority**

**Preliminary  
Report on the Collection of the Annual Payment  
and Update of the Special Assessment Roll  
For Assessment Year 2023-2024**

**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.

The CDA issued the \$46,980,000 Revenue Bonds, Series 2011A and \$18,670,000 Revenue Bonds, Taxable Series 2011A-T (collectively, the “Series 2011 Bonds”) to finance the costs of improvements for the CDA District, which consisted of the construction of public roads and streetscaping, parks and open space, stormwater system improvements and other utility infrastructure, improvements to the Luther Jackson Middle School, and the construction of retail parking facilities available to the general public. On December 3, 2020, the CDA issued the \$37,765,000 Revenue Refunding Bonds, Series 2020A and the \$17,885,000 Revenue Refunding Bonds, Taxable Series 2020A-T (collectively, the “Series 2020 Bonds”) to defease the outstanding Series 2011 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 2020 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 had they been issued (the “Special Assessment Part B” and, together with the Special Assessment Part A, the “Special Assessment”). The Special Assessment Part B has been discharged. 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 2020 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 2020 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 2023-2024 Assessment Year. The County has not yet adopted the real property tax rate for the 2023 tax year. As a result, this report is to be updated to the extent needed once the County has adopted the real property tax rate for the 2023 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 Appendices 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 2023-2024 Assessment Year. The estimated tax increment revenues (County Advanced Revenues), investment income earned on the Debt Service Reserve Fund in excess of the Debt Service Reserve Requirement, and the available balance of the Interest Account and the Revenue Fund will exceed annual debt service on the Series 2020 Bonds and administrative expenses for 2023-2024 Assessment Year. As a result, no Annual Payment Part A is to be collected on the assessed property within the CDA District for the 2023-2024 Assessment Year.

As mentioned previously, the Special Assessment Part B has been discharged. 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 2023-2024 Assessment Year.

## TRUSTEE ACCOUNTS

The trustee for the Series 2020 Bonds is The Bank of New York Mellon Trust Company, N. A. (the “Trustee”). Table A below shows the fund and account balances as of March 1, 2022, disbursements, additional proceeds, transfers, investment income, and balances as of December 31, 2022.

**Table A**  
**Account Activity**<sup>1</sup>

Fund / Account	Balance 3/1/2022	Disburse- ments	Additional Proceeds	Transfers	Investment Income	Balance 12/31/22
Interest Account	\$13	\$1,866,753	\$0	\$1,881,127	\$101	\$14,488
Principal Account	\$0	\$2,515,000	\$0	\$2,515,000	\$0	\$0
Administrative Expense Fund	\$0	\$34,985	\$0	\$34,985	\$0	\$0
Revenue Fund	\$3,730,092	\$0	\$2,440,718	(\$4,416,738)	\$16,498	\$1,770,570
Delinquent Payments Fund	\$0	\$0	\$0	\$0	\$0	\$0
Rebate Account	\$0	\$0	\$0	\$0	\$0	\$0
Surplus Account	\$2,442,628	\$0	\$0	\$0	\$27,794	\$2,470,422
Debt Service Reserve Fund	\$4,885,519	\$0	\$0	(\$14,374)	\$57,395	\$4,928,540
2020A Bond Fund	\$0	\$0	\$0	\$0	\$0	\$0
2020A Net Proceeds Account	\$0	\$0	\$0	\$0	\$0	\$0
2020A Project Fund	\$34,943	\$0	\$0	\$0	\$411	\$35,354
2020A Redemption Account	\$0	\$0	\$0	\$0	\$0	\$0
2020A Taxable Bond Project Account	\$1	\$0	\$0	\$0	\$0	\$1
2020A Tax Exempt Bond Project Account	\$0	\$0	\$0	\$0	\$0	\$0
2020A Optional Redemption Subaccount	\$0	\$0	\$0	\$0	\$0	\$0
2020A Prepayment Subaccount	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$11,093,196</b>	<b>\$4,416,738</b>	<b>\$2,440,718</b>	<b>\$0</b>	<b>\$102,199</b>	<b>\$9,219,374</b>

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

*Interest Account:*

- Disbursements from the Interest Account represent the payment of interest due on the Series 2020 Bonds.
- Transfers to the Interest Account represent County Advanced Revenues (tax increment revenues) transferred from the Revenue Fund and investment income in excess of the Debt Service Reserve Requirement transferred from the Debt Service Reserve Fund.

*Principal Account:*

- Disbursements from the Principal Account represent the payment of principal due on the Series 2020 Bonds.
- Transfers to the Principal Account represent County Advanced Revenues (tax increment revenues) transferred from the Revenue Fund.

*Administrative Expense Fund:*

- Disbursements from the Administrative Expense Fund represent payments of administrative expenses.
- Transfers to the Administrative Expense Fund represent County Advanced Revenues (tax increment revenues) transferred from the Revenue Fund.

*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 Account, Principal Account, and the Administrative Expense Fund.

*Debt Service Reserve Fund:*

- Transfers from the Debt Service Reserve Fund represent transfers of investment income in excess of the Debt Service Reserve Requirement to the Interest Account.

**ANNUAL BUDGET – 2023-2024 ASSESSMENT YEAR**

A summary of the excess revenues over expenditures for the CDA for the 2023-2024 Assessment Year is provided in Table B on the following page. As more fully described herein, aggregate revenues and available funds are estimated to be equal to \$7,826,517 while the total expenditures are estimated to be equal to \$5,063,852. As a result, it is estimated that revenues will exceed expenses by \$2,762,665 ( $\$7,826,517 - \$5,063,852 = \$2,762,665$ ) for the 2023-2024 Assessment Year.

**Table B**  
**Mosaic District CDA Annual Budget<sup>1</sup>**

<b>Revenues:</b>	
Estimated County Advanced Revenues	\$7,579,936
Available balance of the Surplus Fund as of December 31, 2022	\$0
Surplus from prior year	\$246,581
<b>Total revenues</b>	<b>\$7,826,517</b>
<b>Expenditures:</b>	
Debt service:	
Series 2020A Bonds:	
Interest payment due on September 1, 2023	\$684,700
Interest payment due on March 1, 2024	\$684,700
Principal payment due on March 1, 2024	\$2,060,000
<i>Subtotal Series 2020A Bonds debt service</i>	<i>\$3,429,400</i>
Series 2020A-T Bonds:	
Interest payment due on September 1, 2023	\$185,580
Interest payment due on March 1, 2024	\$185,580
Principal payment due on March 1, 2024	\$1,080,000
<i>Subtotal Series 2020A-T Bonds debt service</i>	<i>\$1,451,161</i>
<i>Total debt service</i>	<i>\$4,880,561</i>
Estimated administrative expenses	\$84,000
Contingency	\$99,291
<b>Total expenditures</b>	<b>\$5,063,852</b>
<b>Excess of revenues over expenditures</b>	<b>\$2,762,665</b>

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

The calculation of the amounts shown in Table B 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 2023-2024 Assessment Year is equal to \$5,223,893 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 2023-2024 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 C on the following page. As shown in Table C, the estimated tax increment revenues (County Advanced Revenues) and available fund balances will exceed annual debt service on the Series 2020 Bonds and administrative expenses for the 2023-2024 Assessment Year. As a result, no Annual Payment Part A is to be collected on the assessed property within the CDA District for the 2023-2024 Assessment Year.

**Table C**  
**Summary of the Annual Revenue Requirement Part A<sup>1</sup>**

<b>Expenses:</b>	
Debt service:	
Series 2020A Bonds:	
Interest payment due on September 1, 2023	\$684,700
Interest payment due on March 1, 2024	\$684,700
Principal payment due on March 1, 2024	\$2,060,000
<i>Subtotal Series 2020A Bonds debt service</i>	<i>\$3,429,400</i>
Series 2020A-T Bonds:	
Interest payment due on September 1, 2023	\$185,580
Interest payment due on March 1, 2024	\$185,580
Principal payment due on March 1, 2024	\$1,080,000
<i>Subtotal Series 2020A-T Bonds debt service</i>	<i>\$1,451,161</i>
<i>Total debt service</i>	<i>\$4,880,561</i>
Periodic costs associated with the Series 2020 Bonds	\$0
Estimated administrative expenses	\$84,000
Contingency	\$99,291
<b>Total expenses</b>	<b>\$5,063,852</b>
<b>Available Funds:</b>	
Estimated County Advanced Revenues	\$7,579,936
Available balance of the Surplus Fund	\$0
Surplus from prior year	\$246,581
<b>Total available funds</b>	<b>\$7,826,517</b>
<b>Annual Revenue Requirement Part A</b>	<b>\$0</b>

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

### *Debt Service*

Debt service includes the interest payments on the Series 2020A Bonds due on September 1, 2023 and March 1, 2024. The interest payments due on September 1, 2023 and March 1, 2024 in the amount of \$684,700 represent six months of interest on the outstanding Series 2020A Bonds of \$34,235,000. There is a principal payment due on the Series 2020A Bonds on March 1, 2024 in the amount of \$2,060,000. As a result, total debt service due on the Series 2020A Bonds is equal to \$3,429,400 ( $\$684,700 + \$684,700 + \$2,060,000 = \$3,429,400$ ).

Debt service also includes the interest payments on the Series 2020A-T Bonds due on September 1, 2023 and March 1, 2024. The interest payments due on September 1, 2023 and March 1, 2024 in the amount of \$185,580 represent six months of interest on the outstanding Series 2020A-T Bonds of \$15,850,000. There is a principal payment due on the Series 2020A-T Bonds on March 1, 2024 in the amount of \$1,080,000. As a result, total debt service due on the Series 2020A-T Bonds is equal to \$1,451,161 ( $\$185,580 + \$185,580 + \$1,080,000 = \$1,451,161$ ).

As outlined above, total debt service to be paid on the Series 2020A Bonds for Assessment Year 2023-2024 is equal to \$3,429,400. Total debt service to be paid on the Series 2020A-T Bonds for



Assessment Year 2023-2024 is equal to \$1,451,161. Accordingly, aggregate debt service due on the Series 2020 Bonds is equal to \$4,880,561 (\$3,429,400 + \$1,451,161 = \$4,880,561).

*Periodic Costs Associated with the Series 2020 Bonds*

The Annual Revenue Requirement Part A includes the periodic costs associated with the Series 2020 Bonds. There are no rebate payments, credit enhancement charges or other periodic costs anticipated to be due on the Series 2020 Bonds for the 2023-2024 Assessment Year.

*Administrative Expenses*

The estimated administrative expenses for Assessment Year 2023-2024 are shown in Table D below. As shown in Table D, administrative expenses for the 2023-2024 Assessment Year are equal to \$84,000.

**Table D**  
**Estimated Administrative Expenses**

Trustee	\$3,000
Construction inspector	\$6,000
CDA counsel	\$10,000
Administrator	\$35,000
Auditor	\$10,000
Contingency	\$20,000
<b>Estimated administrative expenses</b>	<b>\$84,000</b>

*Contingency*

A contingency, equal to 2.0% of annual expenses, or \$99,291, has been included in the Annual Revenue Requirement Part A for the 2023-2024 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 2020 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. 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 2023 aggregate assessed value of

the CDA District is equal to \$721,148,860. As shown in Table E below, the incremental assessed value is, therefore, equal to \$682,877,120 ( $\$721,148,860 - \$38,271,740 = \$682,877,120$ ).

**Table E**  
**Estimated Tax Increment Revenues<sup>1</sup>**

2023 aggregate assessed value	\$721,148,860
Less: base year aggregate assessed value	\$38,271,740
<i>Subtotal incremental assessed value</i>	<i>\$682,877,120</i>
Estimated real property tax rate per \$100 of assessed value <sup>2</sup>	\$1.11
<b>Estimated Tax Increment Revenues for Assessment Year 2023-2024</b>	<b>\$7,579,936</b>

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

<sup>2</sup>The real property tax rate represents an estimate of the real property tax rate for tax year 2023. The above calculation will be updated to the extent needed once the tax year 2023 tax rate is finalized.

According to the Real Estate Division of the County, the real estate tax rate for the 2023 tax year has not yet been finalized. For purposes of preparing the preliminary Annual Assessment Report for the 2023-2024 Assessment Year, a real estate tax rate of \$1.11 per \$100 of assessed value has been used to estimate Tax Increment Revenues for the 2023 tax year. Accordingly, and as shown above in Table E, 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 \$7,579,936 for the 2023-2024 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 2020 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”). Any Surplus shall be deposited to the Surplus Fund to the extent needed to meet the required maximum funding limit for the Surplus Fund at such time. In the event that County Advanced Revenues in any year are less than amounts needed to pay debt service on the Series 2020 Bonds, funds may be withdrawn from the Surplus Fund for payment of debt service on the Series 2020 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 2020 Bonds in the current year (the “Surplus Fund Coverage Ratio”), is at least equal to 1.5 times debt service on the Series 2020 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 C, the aggregate debt service due on the Series 2020 Bonds for Assessment Year 2023-2024 is equal to \$4,880,561. As of December 31, 2022, the balance of the Surplus Fund was equal to \$2,470,422. The Tax Increment Revenues (County Advanced Revenues) are estimated to be equal to \$7,579,936 for Assessment Year 2023-2024. Accordingly, the sum of the available revenues is equal to \$10,050,358 ( $\$2,470,422 + \$7,579,936 = \$10,050,358$ ). As shown in Table F below, this results in a Surplus Fund Coverage Ratio of 2.06x ( $\$10,050,358 \div \$4,880,561 = 2.06x$ ) for the 2023-2024 Assessment Year. As a result, no deposit to the Surplus Fund is required pursuant to the Memorandum of Understanding. Instead, the Assessment Year 2023-2024 Surplus will be retained by the County.

**Table F**  
**Surplus Fund Coverage Ratio<sup>1</sup>**

<b>Refunding Bonds Debt Service:</b>	
Series 2020A Bonds:	
Interest payment due on September 1, 2023	\$684,700
Interest payment due on March 1, 2024	\$684,700
Principal payment due on March 1, 2024	\$2,060,000
<i>Subtotal Series 2020A Bonds debt service</i>	
<i>\$3,429,400</i>	
Series 2020A-T Bonds:	
Interest payment due on September 1, 2023	\$185,580
Interest payment due on March 1, 2024	\$185,580
Principal payment due on March 1, 2024	\$1,080,000
<i>Subtotal Series 2020A-T Bonds debt service</i>	
<i>\$1,451,161</i>	
<b>Total debt service</b>	
<b>\$4,880,561</b>	
<b>Available Funds:</b>	
Balance of the Surplus Fund as of December 31, 2022	\$2,470,422
Estimated Tax Increment Revenues for Assessment Year 2023-2024	\$7,579,936
<b>Total available funds</b>	
<b>\$10,050,358</b>	
<b>Surplus Fund Coverage Ratio</b>	
<b>2.06x</b>	

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

Pursuant to Section 7.7 of the First Supplemental Indenture, at the written request of the CDA, the Trustee shall transfer to the County all or any portion of the amount on deposit in the Surplus Fund in excess of the amount necessary to be on deposit in the Surplus Fund. Such excess shall be equal to (A) the sum of (i) the funds on deposit in the Surplus Fund, plus (ii) the County Advanced Revenues projected to be available debt service on the Series 2020 Bonds in such current year less (B) an amount equal to 1.5 times debt service on the Series 2020 Bonds in the then current year (“Calculation A”). Table G on the following page shows the calculation of the portion of the Surplus Fund available to be transferred to the County.

As shown in Table F, the debt service due on the Series 2020 Bonds for Assessment Year 2023-2024 is equal to \$4,880,561. As a result, funds in the amount of \$7,320,841 ( $\$4,880,561 \times 1.5x = \$7,320,841$ ) are required to satisfy Calculation A. The sum of the funds on deposit in the Surplus Fund and the estimated County Advanced Revenues is equal to \$10,050,358 for Assessment Year 2023-2024. As a result, funds in the amount of \$2,729,517 would be available for release under Calculation A.

However, the First Supplemental Indenture stipulates that no such transfer from the Surplus Fund shall result in the remaining balance of the Surplus Fund, immediately after such transfer, being less than one-half of the scheduled principal and interest due on the Series 2020 Bonds in the following one-year period (“Calculation B”). To be fiscally conservative, the CDA has elected to base the calculation of Calculation B on the maximum annual debt service due on the Series 2020 Bonds rather than the debt service due for Assessment Year 2023-2024. The maximum annual debt service on the Series 2020 Bonds is equal to \$4,884,821. As a result, the amount required to be retained in the Surplus Fund is \$2,442,411. As mentioned previously, the balance of the Surplus Fund is equal to \$2,470,422. Accordingly, funds in the amount of \$28,011 would be available for release under Calculation B.

In accordance with the methodology outlined in Section 7.7 of the First Supplemental Indenture, the portion of the Surplus Fund balance available for release to the County is equal to the lesser of the amounts calculated in Calculation A and Calculation B. As a result, as shown in Table G below, the portion of the Surplus Fund balance available to be remitted to the County is equal to \$28,011.

**Table G**  
**Surplus Fund Release Amount<sup>1</sup>**

<b>Calculation A - 150% Coverage with County Advanced Revenues and Surplus Fund Balance:</b>	
Available Funds:	
Balance of the Surplus Fund as of December 31, 2022	\$2,470,422
Estimated County Advanced Revenues for Assessment Year 2023-2024	\$7,579,936
<i>Total available funds</i>	<i>\$10,050,358</i>
Required Balance:	
Debt service due on the Series 2020 Bonds for Assessment Year 2023-2024	\$4,880,561
Coverage requirement	1.5x
<i>Required balance</i>	<i>\$7,320,841</i>
<b>Surplus Fund release amount – Calculation A</b>	
<b>\$2,729,517</b>	
<b>Calculation B - 50% Coverage with Surplus Fund Balance:</b>	
Balance of the Surplus Fund as of December 31, 2022	\$2,470,422
Required Balance:	
Maximum annual debt service on the Series 2020 Bonds	\$4,884,821
Portion of the maximum annual debt service required to be retained	50%
<i>Required balance</i>	<i>\$2,442,411</i>
<b>Surplus Fund release amount - Calculation B</b>	
<b>\$28,011</b>	
<b>Surplus Fund release (lesser of Calculations A and B)</b>	
<b>\$28,011</b>	

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

Pursuant to Section 5(j)(3) of the Memorandum of Understanding, any amounts remaining on deposit in the Surplus Fund after the Series 2020 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 CDA’s 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 such CDA bonds. As such, no reimbursement is required at this time.

#### *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) 10.0% of the original stated principal amount of the bonds and (iii) 125.0% 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 2020 Bonds is equal to the maximum annual debt service on the Series 2020 Bonds of \$4,884,821 (the “Debt Service Reserve Requirement”).

As of December 31, 2022, the balance in the Debt Service Reserve Fund was equal to \$4,928,540, which included the Debt Service Reserve Requirement of \$4,884,821 and investment income in excess of the Debt Service Reserve Requirement in the amount of \$43,719. The balance of the Debt Service Reserve Fund is currently invested in a Western Asset Institutional Government money market fund, which was earning a rate of return of 4.23% as of December 31, 2022. At this rate of return, it is estimated that investment income in the amount of \$206,628 will be earned on the Debt Service Reserve Requirement from March 2, 2023 through March 1, 2024. However, to be conservative, no investment income has been included in the calculation of the Annual Revenue Requirement Part A. To the extent that investment income is earned during this period, it will be made available to pay interest due on the Series 2020 Bonds in accordance with Section 7.5(b) of the First Supplemental Trust Indenture.

#### *Surplus from Prior Year*

The surplus from the prior year that may be applied to reduce the Annual Revenue Requirement Part A for the 2023-2024 Assessment Year is shown in Table H on the following page.

**Table H**  
**Surplus from Prior Year<sup>1</sup>**

<b>Expenses:</b>	
Debt service:	
Series 2020A Bonds:	
Interest payment due on March 1, 2023	\$724,300
Principal payment due on March 1, 2023	\$1,980,000
<i>Subtotal Series 2020A Bonds debt service</i>	<i>\$2,704,300</i>
Series 2020A-T Bonds:	
Interest payment due on March 1, 2023	\$191,417
Principal payment due on March 1, 2023	\$1,070,000
<i>Subtotal Series 2020A-T Bonds debt service</i>	<i>\$1,261,417</i>
<i>Total debt service</i>	<i>\$3,965,717</i>
Remaining administrative expenses for the 2022-2023 Assessment Year	\$57,195
<b>Total expenses</b>	<b>\$4,022,912</b>
<b>Available Funds:</b>	
Available balance of the Revenue Fund as of December 31, 2022	(\$1,770,570)
Available balance of the Surplus Fund as of December 31, 2022	\$0
Available balance of the Interest Account as of December 31, 2022	(\$14,488)
Available balance of the Principal Account as of December 31, 2022	\$0
County Advanced Revenues transferred to the Trustee on February 10, 2023	(\$2,440,718)
Available balance of the Debt Service Reserve Fund as of December 31, 2022	(\$43,719)
Available balance of the Administrative Expense Fund as of December 31, 2022	\$0
<b>Total available funds</b>	<b>(\$4,269,494)</b>
<b>Surplus from prior year</b>	<b>(\$246,581)</b>

<sup>1</sup>The calculations are shown rounded to the dollar; however, the calculations are not rounded.

The remaining debt service due for the 2022-2023 Assessment Year includes a semi-annual interest payment of \$724,300 on the Series 2020A Bonds. This payment equals interest for six months on the outstanding Series 2020A Bonds of \$36,215,000. There is a principal payment due on the Series 2020A Bonds on March 1, 2023 in the amount of \$1,980,000. As a result, total debt service due on the Series 2020A Bonds on March 1, 2023 is equal to \$2,704,300 (\$724,300 + \$1,980,000 = \$2,704,300).

Debt service remaining due for the 2022-2023 Assessment Year also includes a semi-annual interest payment of \$191,417 on the Series 2020A-T Bonds. This payment equals interest for six months on the outstanding Series 2020A-T Bonds of \$16,920,000. There is a principal payment due on the Series 2020A-T Bonds on March 1, 2023 in the amount of \$1,070,000. As a result, total debt service on the Series 2020A-T Bonds on March 1, 2023 is equal to \$1,261,417 (\$191,417 + \$1,070,000 = \$1,261,417).

Administrative expenses for the 2022-2023 Assessment Year were estimated to be \$84,000. As of December 31, 2022, administrative expenses totaling \$26,805 have been paid by the Trustee for the 2022-2023 Assessment Year. Accordingly, as of December 31, 2022, there is an estimated

\$57,195 ( $\$84,000 - \$26,805 = \$57,195$ ) in unpaid administrative expenses remaining for the 2022-2023 Assessment Year.

According to the County Department of Tax Administration, actual Tax Increment Revenues collected for the 2022 tax year were equal to \$7,189,599. From this amount, the County transferred to the Trustee an amount equal to \$2,440,718 on August 12, 2022 and an amount equal to \$2,440,718 on February 10, 2023 as County Advanced Revenues available for the payment of debt service. As of December 31, 2022, the balance in the Revenue Fund was equal to \$1,770,570. 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 2022-2023 Assessment Year and a portion of the Annual Revenue Requirement Part A for the 2023-2024 Assessment Year.

As mentioned above, as of December 31, 2022, the balance in the Debt Service Reserve Fund was equal to \$4,928,540, which included the Debt Service Reserve Requirement of \$4,884,821 and investment income in excess of the Debt Service Reserve Requirement in the amount of \$43,719. 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, 2023 or, at the option of the CDA, be transferred to the Administrative Expense Fund.

As of December 31, 2022, the balance in the Interest Account was equal to \$14,488. These funds will be made available to pay a portion of the remaining debt service for the 2022-2023 Assessment Year.

As of December 31, 2022, the balance in the Administrative Expense Fund was equal to \$0. Accordingly, there are no funds in the Administrative Expense Fund available to pay a portion of the remaining administrative expenses for the 2022-2023 Assessment Year. The Administrative Expense Fund is expected to be funded from funds on deposit in the Revenue Fund.

As shown in Table H, subtracting the available funds from the remaining expenses for Assessment Year 2022-2023 results in a surplus from the prior year of \$246,581 ( $\$4,269,494 - \$4,022,912 = \$246,581$ ) that may be applied to reduce the Annual Revenue Requirement Part A for the 2023-2024 Assessment Year.

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

As shown in Table C, the estimated annual expenses for the CDA for the 2023-2024 Assessment Year are equal to \$5,063,852. The available funds, including estimated Tax Increment Revenues, are estimated to be equal to \$7,826,517. As a result, the Annual Revenue Requirement Part A is \$0 for the 2023-2024 Assessment Year.

### **SPECIAL ASSESSMENT ROLL**

Pursuant to the Rate and Method, the Board of Directors of the CDA shall update the Special Assessment Roll from time to time in accordance with the provisions of the Rate and Method in order to maintain records for the collection of Special Assessments. The Special Assessment Roll shall be updated 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.

### ***Reduction in the Special Assessment***

Pursuant to the Rate and Method, if the Board of Directors of the CDA resolves that the total actual costs to be incurred by the CDA, including the costs related to the issuance and repayment of the bonds, including refunding bonds, and administrative expenses are less than the total amount of Special Assessments, then the Board of Directors of the CDA shall reduce the Special Assessments such that the sum of the Special Assessments equals the total costs incurred or to be incurred.

The Rate and Method provides for the Special Assessments to be reduced by an equal percentage such that the sum of the resulting Special Assessments for every parcel equals the actual costs to be incurred by the CDA. The Principal Portion of Special Assessments shall be reduced in the same manner as the reduction in the Special Assessments such that the total of the Principal Portion of the Assessments is equal to the total principal of the outstanding related bonds and any bonds to be issued, including refunding bonds.

The Series 2011 Bonds were refunded by the Series 2020 Bonds to realize cost savings resulting from a reduction in interest rates. Following the refunding, the Special Assessment Part A and the Principal Portion of the Special Assessment Part A were reduced. The total Special Assessment Part A levy was reduced to reflect the actual principal and interest on the Series 2020 Bonds, including a 5.0% contingency included in the administrative expenses component, following the refunding. Administrative expenses were adjusted to reflect actual estimated annual expenditures increasing at 2.0% per year. The Assessment Roll, attached hereto as Appendix A-1, reflects the reduction on the Series 2020 Bonds and adjustments to administrative expenses approved by the CDA on March 14, 2022. The Special Assessment Part A was reduced to \$78,915,592 to reflect the cost savings. The Special Assessment Part A and Principal Portion of the Special Assessment Part A per parcel have been reduced by an equal percentage to reflect the decrease in costs in accordance with the provisions of the Rate and Method.

### ***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 following formula; 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 \$7,579,936. 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 2023-2024 Assessment Year is equal to \$5,223,893. 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 \$374,244 for the 2023-2024 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 C, the Annual Revenue Requirement Part A for the 2023-2024 Assessment Year is equal to \$0. As shown in Appendix A-2, the aggregate Adjusted Annual Installment Part A for all of the parcels for the 2023-2024 Assessment Year is equal to \$374,244. As a result, the Annual Payment Part A for the 2023-2024 Assessment Year is \$0.

### *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 2022. As a result, and as shown in Exhibit A and Appendix A-2, there are 159 parcels within the CDA District.

***Summary of the 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  
Tax Year 2023**

<b>Tax Parcel Number</b>	<b>Parcel ID</b>	<b>Unit</b>	<b>Equivalent Units</b>	<b>Base Year Assessed Value</b>	<b>Tax Year 2023 Assessed Value</b>	<b>Tax Year 2023 Incremental Value</b>	<b>Estimated Tax Increment Revenues</b>
0493 380001	A-1	C1	22.91	\$1,787,799.64	\$33,687,250.00	\$31,899,450.36	\$354,083.90
0493 380002	A-1	C2	8.80	\$46,808.19	\$882,000.00	\$835,191.81	\$9,270.63
0493 380003	A-1	C3	10.76	\$26,747.54	\$504,000.00	\$477,252.46	\$5,297.50
0493 380004	A-1	H	97.68	\$863,531.55	\$16,271,400.00	\$15,407,868.45	\$171,027.34
0493 37H	A-2	0	137.72	\$2,453,544.82	\$46,231,790.00	\$43,778,245.18	\$485,938.52
0493 38020001	A-3	G1	0.00	\$115.16	\$2,170.00	\$2,054.84	\$22.81
0493 38020002	A-3	G2	0.00	\$115.16	\$2,170.00	\$2,054.84	\$22.81
0493 38020003	A-3	G3	0.00	\$57.85	\$1,090.00	\$1,032.15	\$11.46
0493 38020004	A-3	G4	0.00	\$115.16	\$2,170.00	\$2,054.84	\$22.81
0493 37J	1	Roads	0.00	\$627.29	\$11,820.00	\$11,192.71	\$124.24
0493 37K	2	Roads	0.00	\$98.18	\$1,850.00	\$1,751.82	\$19.45
0493 37N	3	Roads	0.00	\$708.49	\$13,350.00	\$12,641.51	\$140.32
0493 38010001	B	T	Prepaid	\$2,608,872.65	\$49,158,610.00	\$46,549,737.35	\$516,702.08
0493 38010002	B	TG	0.00	\$148.60	\$2,800.00	\$2,651.40	\$29.43
0493 38010003	B	TL	0.00	\$37.15	\$700.00	\$662.85	\$7.36
0493 38010004	B	R1	35.24	\$31,651.25	\$596,400.00	\$564,748.75	\$6,268.71
0493 38010005	B	R2	16.65	\$46,696.74	\$879,900.00	\$833,203.26	\$9,248.56
0493 38010006	B	R3	18.88	\$25,855.95	\$487,200.00	\$461,344.05	\$5,120.92
0493 38010007	B	R4	37.18	\$46,696.74	\$879,900.00	\$833,203.26	\$9,248.56
0493 38010008	B	D1	0.00	\$0.53	\$10.00	\$9.47	\$0.11
0493 38010009	B	D2	0.00	\$0.53	\$10.00	\$9.47	\$0.11
0493 38010010	B	DG	0.00	\$52.01	\$980.00	\$927.99	\$10.30
0493 38010011	B	DL	0.00	\$12.21	\$230.00	\$217.79	\$2.42
0493 38040001	CE	S	97.70	\$2,087,069.57	\$39,326,350.00	\$37,239,280.43	\$413,356.01
0493 38040002	CE	SG	0.00	\$31.31	\$590.00	\$558.69	\$6.20
0493 38040003	CE	M	236.11	\$4,237,471.37	\$79,846,060.00	\$75,608,588.63	\$839,255.33
0493 38040004	CE	MG	0.00	\$126.84	\$2,390.00	\$2,263.16	\$25.12
0493 38040005	CE	MG1	0.00	\$1.59	\$30.00	\$28.41	\$0.32
0493 38040006	CE	MG2	0.00	\$1.06	\$20.00	\$18.94	\$0.21
0493 37D	D	0	99.58	\$1,518,071.94	\$28,604,810.00	\$27,086,738.06	\$300,662.79
0493 38050001	F	S	64.95	\$864,112.67	\$16,282,350.00	\$15,418,237.33	\$171,142.43

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	Tax Year 2023 Assessed Value	Tax Year 2023 Incremental Value	Estimated Tax Increment Revenues
0493 38050002	F	SG	0.00	\$11.68	\$220.00	\$208.32	\$2.31
0493 38050003	F	M	116.58	\$2,037,617.41	\$38,394,530.00	\$36,356,912.59	\$403,561.73
0493 38050004	F	MG	0.00	\$35.56	\$670.00	\$634.44	\$7.04
0493 38060001	G	S	41.40	\$554,954.11	\$10,456,920.00	\$9,901,965.89	\$109,911.82
0493 38060002	G	M	95.63	\$1,760,632.32	\$33,175,340.00	\$31,414,707.68	\$348,703.26
0493 38060003	G	MG	0.00	\$57.32	\$1,080.00	\$1,022.68	\$11.35
0493 38030001A	H	C	93.54	\$1,338,727.04	\$25,225,440.00	\$23,886,712.96	\$265,142.51
0493 38030002A	H	CG	0.00	\$14.33	\$270.00	\$255.67	\$2.84
0493 38030003A	H	R	500.91	\$10,774,053.43	\$203,013,930.00	\$192,239,876.57	\$2,133,862.63
0493 38030004A	H	RG1	0.00	\$175.13	\$3,300.00	\$3,124.87	\$34.69
0493 38030005A	H	RG2	0.00	\$10.61	\$200.00	\$189.39	\$2.10
0493 38030006A	H	RG3	0.00	\$7.96	\$150.00	\$142.04	\$1.58
0493 38030007A	H	RG4	0.00	\$5.31	\$100.00	\$94.69	\$1.05
0493 37Q1	Park H	0	0.00	\$59.44	\$1,120.00	\$1,060.56	\$11.77
0493 3702B	I	61	0.00	\$0.00	\$0.00	\$0.00	\$0.00
0493 37020055	I	55	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 37020056	I	56	2.25	\$42,572.10	\$802,180.00	\$759,607.90	\$8,431.65
0493 37020057	I	57	2.25	\$42,572.10	\$802,180.00	\$759,607.90	\$8,431.65
0493 37020058	I	58	2.25	\$48,645.49	\$916,620.00	\$867,974.51	\$9,634.52
0493 37020059	I	59	2.25	\$43,385.68	\$817,510.00	\$774,124.32	\$8,592.78
0493 37020060	I	60	2.25	\$55,039.43	\$1,037,100.00	\$982,060.57	\$10,900.87
0493 37020062	I	62	2.78	\$50,208.95	\$946,080.00	\$895,871.05	\$9,944.17
0493 37020063	I	63	2.53	\$42,572.10	\$802,180.00	\$759,607.90	\$8,431.65
0493 37020064	I	64	2.25	\$49,420.85	\$931,230.00	\$881,809.15	\$9,788.08
0493 37020065	I	65	2.25	\$48,645.49	\$916,620.00	\$867,974.51	\$9,634.52
0493 37020066	I	66	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020067	I	67	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020068	I	68	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020069	I	69	2.25	\$47,870.66	\$902,020.00	\$854,149.34	\$9,481.06
0493 37020070	I	70	2.25	\$48,934.73	\$922,070.00	\$873,135.27	\$9,691.80
0493 37020071	I	71	2.25	\$42,828.43	\$807,010.00	\$764,181.57	\$8,482.42
0493 37020072	I	72	2.25	\$42,862.40	\$807,650.00	\$764,787.60	\$8,489.14
0493 37020073	I	73	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 37020074	I	74	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 37020075	I	75	2.25	\$42,572.10	\$802,180.00	\$759,607.90	\$8,431.65
0493 37020076	I	76	2.25	\$42,589.09	\$802,500.00	\$759,910.91	\$8,435.01
0493 37020077	I	77	2.25	\$49,032.91	\$923,920.00	\$874,887.09	\$9,711.25
0493 37020078	I	78	2.25	\$49,032.91	\$923,920.00	\$874,887.09	\$9,711.25
0493 37020079	I	79	2.25	\$42,775.89	\$806,020.00	\$763,244.11	\$8,472.01
0493 37020080	I	80	2.25	\$43,128.81	\$812,670.00	\$769,541.19	\$8,541.91

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	Tax Year 2023 Assessed Value	Tax Year 2023 Incremental Value	Estimated Tax Increment Revenues
0493 37020081	I	81	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020082	I	82	2.25	\$49,032.91	\$923,920.00	\$874,887.09	\$9,711.25
0493 37020083	I	83	2.25	\$48,841.85	\$920,320.00	\$871,478.15	\$9,673.41
0493 37020084	I	84	2.25	\$42,484.54	\$800,530.00	\$758,045.46	\$8,414.30
0493 37020085	I	85	2.53	\$50,822.98	\$957,650.00	\$906,827.02	\$10,065.78
0493 37020086	I	86	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 37020087	I	87	2.25	\$42,775.89	\$806,020.00	\$763,244.11	\$8,472.01
0493 37020088	I	88	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020089	I	89	2.53	\$48,355.73	\$911,160.00	\$862,804.27	\$9,577.13
0493 37020090	I	90	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020091	I	91	2.78	\$55,864.68	\$1,052,650.00	\$996,785.32	\$11,064.32
0493 37020093	I	93	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 37020094	I	94	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020095	I	95	2.53	\$48,453.91	\$913,010.00	\$864,556.09	\$9,596.57
0493 37020096	I	96	2.53	\$48,747.92	\$918,550.00	\$869,802.08	\$9,654.80
0493 37020097	I	97	2.25	\$43,163.84	\$813,330.00	\$770,166.16	\$8,548.84
0493 37020098	I	98	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020099	I	99	2.25	\$42,484.54	\$800,530.00	\$758,045.46	\$8,414.30
0493 37020100	I	100	2.25	\$49,032.91	\$923,920.00	\$874,887.09	\$9,711.25
0493 37020101	I	101	2.25	\$48,548.37	\$914,790.00	\$866,241.63	\$9,615.28
0493 37020102	I	102	2.25	\$42,863.46	\$807,670.00	\$764,806.54	\$8,489.35
0493 37020103	I	103	2.25	\$42,775.89	\$806,020.00	\$763,244.11	\$8,472.01
0493 37020104	I	104	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 37020105	I	105	2.53	\$50,822.98	\$957,650.00	\$906,827.02	\$10,065.78
0493 37020106	I	106	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37020107	I	107	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37020108	I	108	2.25	\$48,743.67	\$918,470.00	\$869,726.33	\$9,653.96
0493 37020109	I	109	2.25	\$48,743.67	\$918,470.00	\$869,726.33	\$9,653.96
0493 37020110	I	110	2.25	\$42,774.83	\$806,000.00	\$763,225.17	\$8,471.80
0493 37020111	I	111	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37020112	I	112	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37020113	I	113	2.53	\$48,841.85	\$920,320.00	\$871,478.15	\$9,673.41
0493 37020114	I	114	2.53	\$48,355.73	\$911,160.00	\$862,804.27	\$9,577.13
0493 37020115	I	115	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37020116	I	116	2.53	\$50,435.03	\$950,340.00	\$899,904.97	\$9,988.95
0493 3701A	J	7	0.00	\$0.00	\$0.00	\$0.00	\$0.00
0493 37010001	J	1	2.53	\$50,444.58	\$950,520.00	\$900,075.42	\$9,990.84
0493 37010002	J	2	2.25	\$42,634.73	\$803,360.00	\$760,725.27	\$8,444.05
0493 37010003	J	3	2.25	\$42,401.75	\$798,970.00	\$756,568.25	\$8,397.91
0493 37010004	J	4	2.25	\$49,054.14	\$924,320.00	\$875,265.86	\$9,715.45

Tax Parcel Number	Parcel ID	Unit	Equivalent Units	Base Year Assessed Value	Tax Year 2023 Assessed Value	Tax Year 2023 Incremental Value	Estimated Tax Increment Revenues
0493 37010005	J	5	2.25	\$42,826.84	\$806,980.00	\$764,153.16	\$8,482.10
0493 37010006	J	6	2.78	\$54,629.72	\$1,029,380.00	\$974,750.28	\$10,819.73
0493 37010008	J	8	2.53	\$49,579.53	\$934,220.00	\$884,640.47	\$9,819.51
0493 37010009	J	9	2.25	\$42,634.73	\$803,360.00	\$760,725.27	\$8,444.05
0493 37010010	J	10	2.25	\$42,634.73	\$803,360.00	\$760,725.27	\$8,444.05
0493 37010011	J	11	2.25	\$48,670.44	\$917,090.00	\$868,419.56	\$9,639.46
0493 37010012	J	12	2.25	\$48,383.86	\$911,690.00	\$863,306.14	\$9,582.70
0493 37010013	J	13	2.25	\$42,453.23	\$799,940.00	\$757,486.77	\$8,408.10
0493 37010014	J	14	2.25	\$42,453.23	\$799,940.00	\$757,486.77	\$8,408.10
0493 37010015	J	15	2.25	\$42,251.03	\$796,130.00	\$753,878.97	\$8,368.06
0493 37010016	J	16	2.25	\$42,634.73	\$803,360.00	\$760,725.27	\$8,444.05
0493 37010017	J	17	2.53	\$50,060.88	\$943,290.00	\$893,229.12	\$9,914.84
0493 37010018	J	18	2.53	\$49,963.23	\$941,450.00	\$891,486.77	\$9,895.50
0493 37010019	J	19	2.25	\$42,452.16	\$799,920.00	\$757,467.84	\$8,407.89
0493 37010020	J	20	2.25	\$42,835.86	\$807,150.00	\$764,314.14	\$8,483.89
0493 37010021	J	21	2.25	\$48,480.98	\$913,520.00	\$865,039.02	\$9,601.93
0493 37010022	J	22	2.25	\$48,286.74	\$909,860.00	\$861,573.26	\$9,563.46
0493 37010023	J	23	2.25	\$42,740.34	\$805,350.00	\$762,609.66	\$8,464.97
0493 37010024	J	24	2.25	\$42,740.34	\$805,350.00	\$762,609.66	\$8,464.97
0493 37010025	J	25	2.25	\$42,804.55	\$806,560.00	\$763,755.45	\$8,477.69
0493 37010026	J	26	2.25	\$42,538.67	\$801,550.00	\$759,011.33	\$8,425.03
0493 37010027	J	27	2.53	\$50,346.93	\$948,680.00	\$898,333.07	\$9,971.50
0493 37010028	J	28	2.53	\$50,060.88	\$943,290.00	\$893,229.12	\$9,914.84
0493 37010029	J	29	2.25	\$42,539.73	\$801,570.00	\$759,030.27	\$8,425.24
0493 37010030	J	30	2.25	\$42,453.23	\$799,940.00	\$757,486.77	\$8,408.10
0493 37010031	J	31	2.53	\$48,864.67	\$920,750.00	\$871,885.33	\$9,677.93
0493 37010032	J	32	2.25	\$42,539.73	\$801,570.00	\$759,030.27	\$8,425.24
0493 37010033	J	33	2.78	\$55,037.84	\$1,037,070.00	\$982,032.16	\$10,900.56
0493 37010035	J	35	2.53	\$50,822.98	\$957,650.00	\$906,827.02	\$10,065.78
0493 37010036	J	36	2.25	\$43,541.70	\$820,450.00	\$776,908.30	\$8,623.68
0493 37010037	J	37	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37010038	J	38	2.53	\$48,552.09	\$914,860.00	\$866,307.91	\$9,616.02
0493 37010039	J	39	2.53	\$48,743.67	\$918,470.00	\$869,726.33	\$9,653.96
0493 37010040	J	40	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37010041	J	41	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37010042	J	42	2.25	\$43,153.76	\$813,140.00	\$769,986.24	\$8,546.85
0493 37010043	J	43	2.25	\$42,862.40	\$807,650.00	\$764,787.60	\$8,489.14
0493 37010044	J	44	2.53	\$50,724.80	\$955,800.00	\$905,075.20	\$10,046.33
0493 37010045	J	45	2.53	\$50,326.24	\$948,290.00	\$897,963.76	\$9,967.40
0493 37010046	J	46	2.25	\$42,539.73	\$801,570.00	\$759,030.27	\$8,425.24



<b>Tax Parcel Number</b>	<b>Parcel ID</b>	<b>Unit</b>	<b>Equivalent Units</b>	<b>Base Year Assessed Value</b>	<b>Tax Year 2023 Assessed Value</b>	<b>Tax Year 2023 Incremental Value</b>	<b>Estimated Tax Increment Revenues</b>
0493 37010047	J	47	2.25	\$42,922.90	\$808,790.00	\$765,867.10	\$8,501.12
0493 37010048	J	48	2.53	\$47,810.69	\$900,890.00	\$853,079.31	\$9,469.18
0493 37010049	J	49	2.53	\$48,864.67	\$920,750.00	\$871,885.33	\$9,677.93
0493 37010050	J	50	2.25	\$42,539.73	\$801,570.00	\$759,030.27	\$8,425.24
0493 37010051	J	51	2.25	\$42,539.73	\$801,570.00	\$759,030.27	\$8,425.24
0493 37010052	J	52	2.25	\$42,539.73	\$801,570.00	\$759,030.27	\$8,425.24
0493 37010053	J	53	2.25	\$42,548.22	\$801,730.00	\$759,181.78	\$8,426.92
0493 37010054	J	54	2.53	\$50,326.24	\$948,290.00	\$897,963.76	\$9,967.40
<b>Total</b>			<b>1,994.74</b>	<b>\$38,271,740.00</b>	<b>\$721,148,860.00</b>	<b>\$682,877,120.00</b>	<b>\$7,579,936.03</b>

# Appendices

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

**Appendix A-1**

**Special Assessment Roll A  
2023-2024 Assessment Year**

<b>Assessment Year Beginning</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expense</b>	<b>Annual Installment Part A</b>	<b>Annual Payment Part A</b>
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	\$0
2021	\$2,515,000	\$2,367,022	\$330,000	\$5,212,022	\$0
2022	\$3,050,000	\$1,831,435	\$336,600	\$5,218,035	\$0
2023	\$3,140,000	\$1,740,561	\$343,332	\$5,223,893	\$0
2024	\$3,235,000	\$1,643,700	\$350,199	\$5,228,898	
2025	\$3,340,000	\$1,541,795	\$357,203	\$5,238,998	
2026	\$3,445,000	\$1,433,717	\$364,347	\$5,243,064	
2027	\$3,560,000	\$1,320,088	\$371,634	\$5,251,722	
2028	\$3,680,000	\$1,199,055	\$379,066	\$5,258,121	
2029	\$3,810,000	\$1,072,512	\$386,648	\$5,269,159	
2030	\$3,940,000	\$939,488	\$394,381	\$5,273,869	
2031	\$4,085,000	\$799,821	\$402,268	\$5,287,090	
2032	\$4,225,000	\$653,600	\$410,314	\$5,288,914	
2033	\$4,380,000	\$500,891	\$418,520	\$5,299,411	
2034	\$4,540,000	\$341,093	\$426,890	\$5,307,983	
2035	\$4,705,000	\$173,987	\$435,428	\$5,314,415	
<b>Total</b>	<b>\$55,650,000</b>	<b>\$17,558,765</b>	<b>\$5,706,828</b>	<b>\$78,915,592</b>	<b>\$0</b>

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

**APPENDIX A-2**

**Special Assessment Roll A  
2023-2024 Assessment Year**

Tax Parcel Number	Parcel	Unit	Equivalent Units	Special Assessment Part A	Principal Portion of Special Assessment Part A	Annual Installment Part A (2023-2024 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	\$928,495.27	\$654,759.86	\$59,986.80	(\$354,083.90)	\$0.00	\$0.00
0493 380002	A-1	C2	8.80	\$356,657.08	\$251,508.81	\$23,042.35	(\$9,270.63)	\$13,771.73	\$0.00
0493 380003	A-1	C3	10.76	\$436,199.30	\$307,600.70	\$28,181.30	(\$5,297.50)	\$22,883.79	\$0.00
0493 380004	A-1	H	97.68	\$3,959,478.48	\$2,792,160.22	\$255,807.92	(\$171,027.34)	\$84,780.58	\$0.00
0493 37H	A-2	0	137.72	\$5,582,580.91	\$3,936,745.82	\$360,670.84	(\$485,938.52)	\$0.00	\$0.00
0493 38020001	A-3	G1	0.00	\$0.00	\$0.00	\$0.00	(\$22.81)	\$0.00	\$0.00
0493 38020002	A-3	G2	0.00	\$0.00	\$0.00	\$0.00	(\$22.81)	\$0.00	\$0.00
0493 38020003	A-3	G3	0.00	\$0.00	\$0.00	\$0.00	(\$11.46)	\$0.00	\$0.00
0493 38020004	A-3	G4	0.00	\$0.00	\$0.00	\$0.00	(\$22.81)	\$0.00	\$0.00
0493 37J	1	Roads	0.00	\$0.00	\$0.00	\$0.00	(\$124.24)	\$0.00	\$0.00
0493 37K	2	Roads	0.00	\$0.00	\$0.00	\$0.00	(\$19.45)	\$0.00	\$0.00
0493 37N	3	Roads	0.00	\$0.00	\$0.00	\$0.00	(\$140.32)	\$0.00	\$0.00
0493 38010001	B	T	Prepaid	\$0.00	\$0.00	\$0.00	(\$516,702.08)	\$0.00	\$0.00
0493 38010002	B	TG	0.00	\$0.00	\$0.00	\$0.00	(\$29.43)	\$0.00	\$0.00
0493 38010003	B	TL	0.00	\$0.00	\$0.00	\$0.00	(\$7.36)	\$0.00	\$0.00
0493 38010004	B	R1	35.24	\$1,428,306.47	\$1,007,218.63	\$92,277.84	(\$6,268.71)	\$86,009.13	\$0.00
0493 38010005	B	R2	16.65	\$674,825.98	\$475,876.37	\$43,598.12	(\$9,248.56)	\$34,349.57	\$0.00
0493 38010006	B	R3	18.88	\$765,487.01	\$539,809.07	\$49,455.41	(\$5,120.92)	\$44,334.49	\$0.00
0493 38010007	B	R4	37.18	\$1,507,025.83	\$1,062,730.25	\$97,363.62	(\$9,248.56)	\$88,115.06	\$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	(\$10.30)	\$0.00	\$0.00
0493 38010011	B	DL	0.00	\$0.00	\$0.00	\$0.00	(\$2.42)	\$0.00	\$0.00
0493 38040001	CE	S	97.70	\$3,997,494.97	\$2,818,968.84	\$255,868.94	(\$413,356.01)	\$0.00	\$0.00
0493 38040002	CE	SG	0.00	\$0.00	\$0.00	\$0.00	(\$6.20)	\$0.00	\$0.00
0493 38040003	CE	M	236.11	\$9,660,354.75	\$6,812,326.01	\$618,333.42	(\$839,255.33)	\$0.00	\$0.00
0493 38040004	CE	MG	0.00	\$0.00	\$0.00	\$0.00	(\$25.12)	\$0.00	\$0.00
0493 38040005	CE	MG1	0.00	\$0.00	\$0.00	\$0.00	(\$0.32)	\$0.00	\$0.00
0493 38040006	CE	MG2	0.00	\$0.00	\$0.00	\$0.00	(\$0.21)	\$0.00	\$0.00
0493 37D	D	0	99.58	\$4,036,491.31	\$2,846,468.43	\$260,783.45	(\$300,662.79)	\$0.00	\$0.00
0493 38050001	F	S	64.95	\$5,270,427.43	\$3,716,620.23	\$170,104.52	(\$171,142.43)	\$0.00	\$0.00
0493 38050002	F	SG	0.00	\$0.00	\$0.00	\$0.00	(\$2.31)	\$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 (2023-2024 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 38050003	F	M	116.58	\$5,776,706.26	\$4,073,639.87	\$305,303.93	(\$403,561.73)	\$0.00	\$0.00
0493 38050004	F	MG	0.00	\$0.00	\$0.00	\$0.00	(\$7.04)	\$0.00	\$0.00
0493 38060001	G	S	41.40	\$0.00	\$0.00	\$108,415.11	(\$109,911.82)	\$0.00	\$0.00
0493 38060002	G	M	95.63	\$3,406,917.67	\$2,402,503.27	\$250,439.31	(\$348,703.26)	\$0.00	\$0.00
0493 38060003	G	MG	0.00	\$0.00	\$0.00	\$0.00	(\$11.35)	\$0.00	\$0.00
0493 38030001A	H	C	93.54	\$20,424,136.28	\$14,402,770.75	\$244,961.78	(\$265,142.51)	\$0.00	\$0.00
0493 38030002A	H	CG	0.00	\$0.00	\$0.00	\$0.00	(\$2.84)	\$0.00	\$0.00
0493 38030003A	H	R	500.91	\$0.00	\$0.00	\$1,311,801.26	(\$2,133,862.63)	\$0.00	\$0.00
0493 38030004A	H	RG1	0.00	\$0.00	\$0.00	\$0.00	(\$34.69)	\$0.00	\$0.00
0493 38030005A	H	RG2	0.00	\$0.00	\$0.00	\$0.00	(\$2.10)	\$0.00	\$0.00
0493 38030006A	H	RG3	0.00	\$0.00	\$0.00	\$0.00	(\$1.58)	\$0.00	\$0.00
0493 38030007A	H	RG4	0.00	\$0.00	\$0.00	\$0.00	(\$1.05)	\$0.00	\$0.00
0493 37Q1	Park H	0	0.00	\$0.00	\$0.00	\$0.00	(\$11.77)	\$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	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$0.00	\$0.00
0493 37020056	I	56	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,431.65)	\$0.00	\$0.00
0493 37020057	I	57	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,431.65)	\$0.00	\$0.00
0493 37020058	I	58	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,634.52)	\$0.00	\$0.00
0493 37020059	I	59	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,592.78)	\$0.00	\$0.00
0493 37020060	I	60	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$10,900.87)	\$0.00	\$0.00
0493 37020062	I	62	2.78	\$113,351.90	\$79,933.93	\$7,280.36	(\$9,944.17)	\$0.00	\$0.00
0493 37020063	I	63	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$8,431.65)	\$0.00	\$0.00
0493 37020064	I	64	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,788.08)	\$0.00	\$0.00
0493 37020065	I	65	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,634.52)	\$0.00	\$0.00
0493 37020066	I	66	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020067	I	67	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020068	I	68	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020069	I	69	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,481.06)	\$0.00	\$0.00
0493 37020070	I	70	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,691.80)	\$0.00	\$0.00
0493 37020071	I	71	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,482.42)	\$0.00	\$0.00
0493 37020072	I	72	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.14)	\$0.00	\$0.00
0493 37020073	I	73	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$0.00	\$0.00
0493 37020074	I	74	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$0.00	\$0.00
0493 37020075	I	75	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,431.65)	\$0.00	\$0.00
0493 37020076	I	76	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,435.01)	\$0.00	\$0.00
0493 37020077	I	77	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,711.25)	\$0.00	\$0.00
0493 37020078	I	78	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,711.25)	\$0.00	\$0.00
0493 37020079	I	79	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,472.01)	\$0.00	\$0.00
0493 37020080	I	80	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,541.91)	\$0.00	\$0.00
0493 37020081	I	81	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020082	I	82	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,711.25)	\$0.00	\$0.00
0493 37020083	I	83	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,673.41)	\$0.00	\$0.00
0493 37020084	I	84	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,414.30)	\$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 (2023-2024 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 37020085	I	85	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$10,065.78)	\$0.00	\$0.00
0493 37020086	I	86	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$0.00	\$0.00
0493 37020087	I	87	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,472.01)	\$0.00	\$0.00
0493 37020088	I	88	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020089	I	89	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,577.13)	\$0.00	\$0.00
0493 37020090	I	90	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020091	I	91	2.78	\$113,351.90	\$79,933.93	\$7,280.36	(\$11,064.32)	\$0.00	\$0.00
0493 37020093	I	93	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$0.00	\$0.00
0493 37020094	I	94	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020095	I	95	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,596.57)	\$0.00	\$0.00
0493 37020096	I	96	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,654.80)	\$0.00	\$0.00
0493 37020097	I	97	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,548.84)	\$0.00	\$0.00
0493 37020098	I	98	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020099	I	99	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,414.30)	\$0.00	\$0.00
0493 37020100	I	100	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,711.25)	\$0.00	\$0.00
0493 37020101	I	101	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,615.28)	\$0.00	\$0.00
0493 37020102	I	102	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.35)	\$0.00	\$0.00
0493 37020103	I	103	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,472.01)	\$0.00	\$0.00
0493 37020104	I	104	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$0.00	\$0.00
0493 37020105	I	105	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$10,065.78)	\$0.00	\$0.00
0493 37020106	I	106	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37020107	I	107	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37020108	I	108	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,653.96)	\$0.00	\$0.00
0493 37020109	I	109	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,653.96)	\$0.00	\$0.00
0493 37020110	I	110	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,471.80)	\$0.00	\$0.00
0493 37020111	I	111	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37020112	I	112	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37020113	I	113	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,673.41)	\$0.00	\$0.00
0493 37020114	I	114	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,577.13)	\$0.00	\$0.00
0493 37020115	I	115	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37020116	I	116	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,988.95)	\$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	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,990.84)	\$0.00	\$0.00
0493 37010002	J	2	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,444.05)	\$0.00	\$0.00
0493 37010003	J	3	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,397.91)	\$0.00	\$0.00
0493 37010004	J	4	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,715.45)	\$0.00	\$0.00
0493 37010005	J	5	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,482.10)	\$0.00	\$0.00
0493 37010006	J	6	2.78	\$113,351.90	\$79,933.93	\$7,280.36	(\$10,819.73)	\$0.00	\$0.00
0493 37010008	J	8	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,819.51)	\$0.00	\$0.00
0493 37010009	J	9	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,444.05)	\$0.00	\$0.00
0493 37010010	J	10	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,444.05)	\$0.00	\$0.00
0493 37010011	J	11	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,639.46)	\$0.00	\$0.00
0493 37010012	J	12	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,582.70)	\$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 (2023-2024 Assessment Year)			
						Annual Parcel Installment A	Annual Part A Credit	Adjusted Annual Installment Part A	Annual Payment Part A
0493 37010013	J	13	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,408.10)	\$0.00	\$0.00
0493 37010014	J	14	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,408.10)	\$0.00	\$0.00
0493 37010015	J	15	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,368.06)	\$0.00	\$0.00
0493 37010016	J	16	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,444.05)	\$0.00	\$0.00
0493 37010017	J	17	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,914.84)	\$0.00	\$0.00
0493 37010018	J	18	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,895.50)	\$0.00	\$0.00
0493 37010019	J	19	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,407.89)	\$0.00	\$0.00
0493 37010020	J	20	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,483.89)	\$0.00	\$0.00
0493 37010021	J	21	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,601.93)	\$0.00	\$0.00
0493 37010022	J	22	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$9,563.46)	\$0.00	\$0.00
0493 37010023	J	23	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,464.97)	\$0.00	\$0.00
0493 37010024	J	24	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,464.97)	\$0.00	\$0.00
0493 37010025	J	25	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,477.69)	\$0.00	\$0.00
0493 37010026	J	26	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.03)	\$0.00	\$0.00
0493 37010027	J	27	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,971.50)	\$0.00	\$0.00
0493 37010028	J	28	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,914.84)	\$0.00	\$0.00
0493 37010029	J	29	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.24)	\$0.00	\$0.00
0493 37010030	J	30	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,408.10)	\$0.00	\$0.00
0493 37010031	J	31	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,677.93)	\$0.00	\$0.00
0493 37010032	J	32	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.24)	\$0.00	\$0.00
0493 37010033	J	33	2.78	\$113,351.90	\$79,933.93	\$7,280.36	(\$10,900.56)	\$0.00	\$0.00
0493 37010035	J	35	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$10,065.78)	\$0.00	\$0.00
0493 37010036	J	36	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,623.68)	\$0.00	\$0.00
0493 37010037	J	37	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37010038	J	38	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,616.02)	\$0.00	\$0.00
0493 37010039	J	39	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,653.96)	\$0.00	\$0.00
0493 37010040	J	40	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37010041	J	41	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37010042	J	42	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,546.85)	\$0.00	\$0.00
0493 37010043	J	43	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,489.14)	\$0.00	\$0.00
0493 37010044	J	44	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$10,046.33)	\$0.00	\$0.00
0493 37010045	J	45	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,967.40)	\$0.00	\$0.00
0493 37010046	J	46	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.24)	\$0.00	\$0.00
0493 37010047	J	47	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,501.12)	\$0.00	\$0.00
0493 37010048	J	48	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,469.18)	\$0.00	\$0.00
0493 37010049	J	49	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,677.93)	\$0.00	\$0.00
0493 37010050	J	50	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.24)	\$0.00	\$0.00
0493 37010051	J	51	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.24)	\$0.00	\$0.00
0493 37010052	J	52	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,425.24)	\$0.00	\$0.00
0493 37010053	J	53	2.25	\$91,741.64	\$64,694.72	\$5,892.38	(\$8,426.92)	\$0.00	\$0.00
0493 37010054	J	54	2.53	\$103,158.38	\$72,745.62	\$6,625.66	(\$9,967.40)	\$0.00	\$0.00
<b>Total</b>		<b>0</b>	<b>1,994.74</b>	<b>\$78,915,592.23</b>	<b>\$55,650,000.00</b>	<b>\$5,223,892.80</b>	<b>(\$7,579,936.03)</b>	<b>\$374,244.35</b>	<b>\$0.00</b>