

ORDINANCE NO. 17,174

**AN ORDINANCE LEVYING A TAX FOR FISCAL YEAR 2015 FOR THE WEAVERRIDGE
SPECIAL SERVICE AREA PARCEL A-GOLF COURSE**

WHEREAS, the City of Peoria, a home rule unit of government pursuant to the provisions of Article VII, sections 6(a) and 6(1) of the Constitution of the State of Illinois, and pursuant to Section 27-10 of the Special Service Tax Law (35 ILCS 200/27-10), to establish special service areas for the procuring of governmental services in the City and to levy or impose a tax to pay for the retirement of bonds to be issued to pay for such services (Bonds).

WHEREAS, prior to the establishment of said special service area, the City of Peoria held a public hearing concerning the provision of governmental services and the construction of public improvements and the levy of a tax for repayment of a portion of the costs associated with said governmental services and public improvements; and

WHEREAS, all owners of record of, and all persons in whose names the general taxes for the last preceding year were paid on, each property lying within the Special Service Area have consented to the creation of the Special Service Area and the manner of imposition of Special Tax as herein described, by executing a Declaration of Consent; and

WHEREAS, the real property within said special service area is the same as identified in said Ordinance No. 14,138 and the amount to be levied has been previously budgeted; and

WHEREAS, the Bonds issued pursuant to Ordinance No. 15,979, remain outstanding and require extension of this special service area tax; and

WHEREAS, in the opinion of the City Council of the City of Peoria, it is necessary for such a tax to be levied.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS that:

Section 1. Pursuant to 35ILCS 200/27-10, there is hereby levied upon all taxable property within the WeaverRidge Special Service Area **Parcel A-Golf Course** created by Ordinance No. 14,138, a direct tax for the purpose of repayment of a portion of the costs associated with the construction of the public improvements and general City services, **\$160,000**. This levy is in addition to any other levy upon the real property in said WeaverRidge Special Service Area **Parcel A-Golf Course**. The Special Tax Requirement for said area is attached hereto as "**Appendix A**".

FILED

DEC 19 2014

R. STEVE SONNEMAKER
PEORIA COUNTY CLERK

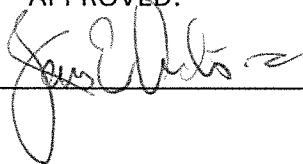
Section 2. The City Clerk of the City of Peoria, Illinois is hereby directed to file a certified copy of this ordinance with the County Clerk of the County of Peoria, Illinois, and that said County Clerk is hereby requested and directed to extend said tax in a manner provided by law.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 9th day of December, 2014.

APPROVED:

Mayor



ATTEST:

Ben Ball
City Clerk

EXAMINED AND APPROVED:

Donald B. Leist
Corporation Counsel

FILED

DEC 19 2014

R. STEVE SONNEMAKER
PEORIA COUNTY CLERK

WEAVERRIDGE SPECIAL SERVICE AREA

AMENDED SPECIAL TAX ROLL FOR 2014
AND EXPLANATION OF THE METHODOLOGY
TO AMEND THE SPECIAL TAX ROLL

Prepared by:

MuniCap, Inc.

December 5, 2014

WEAVERRIDGE SPECIAL SERVICE AREA

EXPLANATION OF THE METHODOLOGY
TO AMEND THE SPECIAL TAX ROLL

Introduction

The \$4,915,000 City of Peoria, Illinois Series 1997 Special Tax Bonds (WeaverRidge Special Service Area) were defeased with the \$4,575,000 City of Peoria, Illinois Series 2006 Special Tax Refunding Bonds (WeaverRidge Special Service Area) on July 18, 2006.

The special tax roll is amended each year to reflect any subdivision of parcels and the special tax to be collected from each parcel in the ensuing year. The amended special tax roll is attached hereto as Appendix A. The special taxes to be collected in 2015 are equal to \$160,000.00. The methodology used to calculate the special taxes and to amend the special tax roll is explained in this report.

Special Tax Requirement

A special tax is to be imposed each year within the WeaverRidge Special Service Area in an amount sufficient to fund the "Special Tax Requirement." The special tax requirement is generally equal to (i) annual debt service and administration expenses, less (ii) investment income and additional tax revenues. As illustrated in Table A below, the special tax requirement for the special tax to be levied in 2014 (and collected in 2015) is \$160,000.00.

Debt Service

Debt service on the refunding bonds includes the semi-annual interest payments due on August 1, 2015 and February 1, 2016. Each semi-annual payment is \$27,000.00 and represents interest at an annual coupon of 5.00 percent on the following term bonds:

- Term 2016 Bonds of \$555,000.00
- Term 2017 Bonds of \$525,000.00

There is a principal payment of \$555,000.00 due on the bonds on February 1, 2016. As a result, total debt service is \$609,000.00.

Table A
Special Tax Requirement

Debt Service:	
Interest on August 1, 2015	\$27,000
Interest on February 1, 2016	\$27,000
Principal on February 1, 2016	\$555,000
Total Debt Service	\$609,000
Administration Expenses	\$16,750
Contingency	\$11,714
Sub-total Expenses	\$637,464
Reserve Fund Investment Income	(\$0)
Additional Tax Revenues	(\$472,971)
Surplus from Prior Year	(\$4,494)
Special Tax Requirement	\$160,000

Administration Expenses

Administration expenses consist of the trustee, the administrator, and the municipality's expenses. The annual charge of the administrator for 2014 is estimated to be \$12,000.00, which includes the annual not to exceed fee and expenses of \$8,000.00 and \$1,500.00, respectively, as well as \$2,500.00 for preparing the annual continuing disclosure report for the Series 2006 Refunding Bonds. The

annual charge of the trustee for 2014 is estimated to be \$2,750.00. The estimated cost of the city for 2014 is estimated to be \$2,000.00. (The City of Peoria has made arrangements with the city's auditor to provide arbitrage rebate services.) Accordingly, total administrative expenses are estimated to be \$16,750.00.

Contingency

A contingency, equal to approximately 1.87 percent of annual expenses, has been added in the event that property taxes are less than estimated, property tax delinquencies or if there are unanticipated expenses.

Reserve Fund Investment Income

As of October 31, 2014, the balance in the Reserve Fund was \$469,659.00, which is equal to the reserve requirement. Proceeds in the Reserve Fund are currently invested in a First American Treasury Obligation Class D Money Market Fund currently earning zero percent per annum. It is anticipated that the bond proceeds in the Reserve Fund will be reinvested in a money market fund earning an interest rate greater than zero in the very near future. For purposes of calculating the annual investment income for calendar year 2014, however, the current yield of zero percent is being used to be conservative, resulting in estimated annual investment income of \$0.00 to be used to pay debt service for the bond year ending February 1, 2016.

Additional Tax Revenues

Additional tax revenues available for debt service payments due on August 1, 2015 and February 1, 2016, are estimated to be \$472,970.64. The actual revenues for 2014 (as estimated prior to the end of the year) and budgeted revenues for 2015 are shown in Table B. Sales tax revenues and utility tax revenues available for 2015 are based on estimated actual receipts for 2014.

The real property tax revenues available for 2015 are based on the 2014 assessed values that were used to tax property within the special service area and the Charter Oaks property in 2014 and the proposed property tax rate of \$0.012899.

Table B
Additional Tax Revenues

	2014 Actual	2015 Budget
Real Estate Property Tax	\$413,900	\$419,971
Real Estate Transfer Tax	\$7,000	\$5,000
Municipal Sales Tax (1%)	\$30,000	\$30,000
Utility Tax (electricity)	\$10,500	\$10,000
Utility Tax (telephone)	\$8,000	\$8,000
Total:	\$469,400	\$472,971

Surplus from Prior Year

As shown in Table C below, aggregate available revenues for the special service area exceed aggregate debt service on February 1, 2015 and the balance of administrative expenses for calendar year 2013, resulting in a surplus of \$4,493.84 that may be applied to the special tax requirement for calendar year 2014. As stated above, the balance in the Reserve Fund is equal to the reserve requirement. At the current interest rate of zero percent, no additional investment income will be earned by the next scheduled debt service payment on February 1, 2015. As of October 31, 2014, the balance in the Bond and Interest Fund was \$43,843.84.

As outlined in Table B above, actual real estate property taxes, real estate transfer taxes, sales taxes and utility taxes are \$469,400.00 for 2014. Additional special tax revenues of \$128,000.00 were to be collected in 2014. As of November 24, 2014, the City of Peoria reports that \$128,000.00 in calendar

year 2013 special taxes had been collected. Of these amounts, \$60,000.00 was transferred to the trustee in August 2014 to pay debt service on the refunding bonds on August 1, 2014. According to the City of Peoria, an additional \$9,590.00 has been used to pay administrative expenses for the current year. As a result, aggregate additional tax revenues are equal to \$527,810.00 (\$469,400.00 + \$128,000.00 - \$60,000.00 - \$9,590.00 = \$527,810.00). These funds will be made available to the special service area by December 31, 2014. Accordingly, aggregate estimated funds available to make the debt service payment on February 1, 2015 are equal to \$571,653.84 (\$0.00 + \$43,843.84 + \$527,810.00 = \$571,653.84).

Table C
Surplus from Prior Year

Available funds (account balances):	
Reserve Fund Investment Income through February 1, 2015	(\$0)
Bond Fund	(\$43,844)
Sub-total available funds	(\$43,844)
Additional Tax Revenues (to be transferred by December 31, 2014)	(\$527,810)
Total revenues available for debt service	(\$571,654)
Debt Service February 1, 2015	\$560,000
Outstanding Administrative Expense Balance	\$7,160
Total expenses	\$567,160
Surplus from Prior Year	(\$4,494)

Debt service on the refunding bonds includes the semi-annual interest payment and the Term 2015 principal payment due on February 1, 2015. The semi-annual payment is \$40,000.00 and represents interest at an annual coupon of 5.00 percent on the following term bonds:

- Term 2015 Bonds of \$520,000.00
- Term 2016 Bonds of \$555,000.00
- Term 2017 Bonds of \$525,000.00

There is a principal payment of \$520,000.00 due on the bonds on February 1, 2015. As a result, total debt service is \$560,000.00.

The administrative budget for the prior year was \$16,500.00. As of October 31, 2014, administrative expenses equal to \$9,590.00 had been paid, leaving an outstanding administrative expense balance of \$7,160.00 (\$16,500.00 - \$9,590.00 = \$7,160.00) that must be funded from revenues collected in 2014. Accordingly, aggregate available revenues exceed aggregate debt service on February 1, 2015 and the balance of administrative expenses for calendar year 2013, resulting in a surplus from the prior year of \$4,493.84, which may be applied to the special tax requirement for calendar year 2014.

Subdivision of Parcels

The assessment roll must be amended to reflect (i) subdivisions of parcels and (ii) the special taxes that must be imposed in 2014 for collection in 2015. According to the developer, there have been no other parcel subdivisions in 2014.

Method of Imposing the Special Tax

The assessment roll must also be amended to reflect the special tax to be imposed in 2014 and collected in 2015. The total amount of special taxes to be imposed is equal to the special tax requirement of \$160,000.00. According to the "Rate and Method of Apportionment of Special Tax" for the WeaverRidge Special Service Area, special taxes are to be imposed "proportionately on each Parcel of Golf Course Property and Undeveloped Property up to 100 percent of the Adjusted Special Tax for such property, to the extent necessary to fund the Special Tax Requirement." Proportionately is defined to mean "the ratio of applicable Annual Special Tax to the applicable Maximum Annual Special Tax is equal for each parcel."

There are several concepts that are important to these instructions for imposing the special tax. These concepts are: (i) the identity of the golf course and undeveloped property, (ii) the maximum annual and adjusted annual special tax rate for each parcel and (iii) the proportional special tax necessary to fund the Special Tax Requirement.

Golf Course & Undeveloped Property

The golf course property is identified on the assessment roll as parcel A and lot 140-A. Undeveloped property is defined as residential property owned by the Weaver/Cullinan Residential, L.L.C. or any successor or related entities or parcels of property owned by an entity other than the original owner that have not been subdivided into individual parcels on which dwelling units can be constructed without further subdivision. (Residential property is any taxable property in the special service area other than golf course property.) As shown in Table D below and the special tax roll, attached hereto, there are two undeveloped parcels of residential property. Property is classified based on its status as of October 1st in the year special taxes are to be imposed.

Maximum Special Tax Rates

As of October 1, 2014, the developer reports that building permits have been issued for all of the residential units to be built within the special service area. As a result, all of the residential units will be classified as developed for calendar year 2014. The remaining undeveloped property is classified into the categories shown in Table D. The categories originally represented the golf course property and the residential property, with the residential property represented by six classes: Low Density, Medium Density, High Density, and Parcels D, E, and F.

According to the "Rate and Method of Apportionment of Special Tax," the maximum annual special tax that can be imposed in 2014 is equal to the 102 percent of the maximum special tax that could be imposed in 2013. The maximum special taxes for parcel A and lot 140-A (the golf course) in 2013 was \$242,971.58 and \$3.40, respectively. Lot 140A was created from the subdivision of Parcel B in 2001. The 2014 maximum special taxes for parcel A and lot 140-A are 102 percent of the 2013 maximum or \$247,831.01 and \$3.47, respectively. The total 2014 special tax for golf course property is \$247,834.48.

Adjusted Special Tax

The adjusted special tax is equal to the maximum special tax for a parcel less the real estate property tax collected and available to the special service area for debt service. As shown in Table D below, the adjusted special tax for Lot 140-A is zero, as the property taxes estimated to be paid from this parcel are greater than the maximum special tax for this parcel. The adjusted special tax for all of the other parcels is less than the maximum special tax.

Proportional Special Tax

The total adjusted special taxes that can be imposed on golf course and undeveloped property in 2014 is \$242,106.83. The special tax requirement for 2014 is \$160,000.00. Accordingly, the proportional special tax on each parcel is equal to 66.09 percent of the adjusted special tax. The maximum special tax, estimated real estate property tax, adjusted special tax and the special tax imposed in 2014 for collection in 2015 on each class of undeveloped property and each parcel of golf course property are shown in Table D below.

Table D
Special Tax Imposed in 2014

	Maximum Special Tax	CY14 Estimated Real Estate Property Taxes	Adjusted Special Tax	Special Tax Imposed
Parcel A (Golf Course)	\$247,831.01	\$5,724.17	\$242,106.83	\$160,000.00
Lot 140-A	\$3.47	\$18.75	\$0.00	\$0.00
Total:	\$247,834.48	\$5,742.92	\$242,106.83	\$160,000.00

Summary

The amended special tax roll for 2014 reflects the special tax amounts illustrated in Table D above, and is consistent with the classification of each parcel of golf course and undeveloped property.

APPENDIX A
 WeaverRidge Special Service Area
 Special Tax Roll
 2014 Calendar Year

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-24-126-007	Parcels A & B (golf course, clubhouse & parking)	Golf Course	\$247,831.01	\$160,000.00
13-24-102-019	Lot A	n/a	\$0.00	\$0.00
13-24-101-001	Part Parcel A	Developed	\$0.00	\$0.00
13-24-127-002	Lot 501	Developed	\$707.75	\$0.00
13-24-127-003	Lot 502	Developed	\$707.75	\$0.00
13-24-127-004	Lot 503	Developed	\$707.75	\$0.00
13-24-127-005	Lot 504	Developed	\$707.75	\$0.00
13-24-127-006	Lot 505	Developed	\$707.75	\$0.00
13-24-127-007	Lot 506	Developed	\$707.75	\$0.00
13-24-127-008	Lot 507	Developed	\$707.75	\$0.00
13-24-127-009	Lot 508	Developed	\$707.75	\$0.00
13-24-127-010	Lot 509	Developed	\$707.75	\$0.00
13-24-127-011	Lot 510	Developed	\$707.75	\$0.00
13-24-127-012	Lot 511	Developed	\$707.75	\$0.00
13-24-128-001	Lot 612	Developed	\$707.75	\$0.00
13-24-129-001	Lot 613	Developed	\$707.75	\$0.00
13-24-129-002	Lot 614	Developed	\$707.75	\$0.00
13-24-129-003	Lot 615	Developed	\$707.75	\$0.00
13-24-129-004	Lot 616	Developed	\$707.75	\$0.00
13-24-129-005	Parcel D (Not developable)	n/a	\$0.00	\$0.00
13-24-130-001	Lot 600	Developed	\$8,492.96	\$0.00
13-24-303-008	Lot 140-A	Golf Course	\$3.47	\$0.00
13-23-428-016	Lot 4 and Parcel C (Pool & Tennis Area)	n/a	\$0.00	\$0.00
13-23-428-017	Lot 1	Developed	\$956.92	\$0.00
13-23-428-018	Lot 2	Developed	\$956.92	\$0.00
13-23-428-019	Lot 3	Developed	\$956.92	\$0.00
13-23-480-001	Unit 101D	Developed	\$956.92	\$0.00
13-23-480-002	Unit 102D	Developed	\$956.92	\$0.00
13-23-480-003	Unit 103D	Developed	\$956.92	\$0.00
13-23-480-004	Unit 104D	Developed	\$956.92	\$0.00
13-23-480-005	Unit 105D	Developed	\$956.92	\$0.00
13-23-480-006	Unit 106D	Developed	\$956.92	\$0.00
13-23-480-007	Unit 201D	Developed	\$956.92	\$0.00
13-23-480-008	Unit 202D	Developed	\$956.92	\$0.00
13-23-480-009	Unit 203D	Developed	\$956.92	\$0.00
13-23-480-010	Unit 204D	Developed	\$956.92	\$0.00
13-23-480-011	Unit 205D	Developed	\$956.92	\$0.00
13-23-480-012	Unit 206D	Developed	\$956.92	\$0.00
13-23-480-013	Unit 207D	Developed	\$956.92	\$0.00
13-23-480-014	Unit 208D	Developed	\$956.92	\$0.00
13-23-480-015	Unit 209D	Developed	\$956.92	\$0.00
13-23-480-016	Unit 210D	Developed	\$956.92	\$0.00
13-23-478-001	Unit 101C	Developed	\$805.33	\$0.00
13-23-478-002	Unit 102C	Developed	\$805.33	\$0.00
13-23-478-003	Unit 103C	Developed	\$805.33	\$0.00
13-23-478-004	Unit 104C	Developed	\$805.33	\$0.00
13-23-478-005	Unit 105C	Developed	\$805.33	\$0.00
13-23-478-006	Unit 106C	Developed	\$805.33	\$0.00
13-23-478-007	Unit 201C	Developed	\$805.33	\$0.00
13-23-478-008	Unit 202C	Developed	\$805.33	\$0.00

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-23-478-009	Unit 203C	Developed	\$805.33	\$0.00
13-23-478-010	Unit 204C	Developed	\$805.33	\$0.00
13-23-478-011	Unit 205C	Developed	\$805.33	\$0.00
13-23-478-012	Unit 206C	Developed	\$805.33	\$0.00
13-23-478-013	Unit 207C	Developed	\$805.33	\$0.00
13-23-478-014	Unit 208C	Developed	\$805.33	\$0.00
13-23-478-015	Unit 209C	Developed	\$805.33	\$0.00
13-23-478-016	Unit 210C	Developed	\$805.33	\$0.00
13-23-477-017	Unit 101B	Developed	\$805.33	\$0.00
13-23-477-018	Unit 102B	Developed	\$805.33	\$0.00
13-23-477-019	Unit 103B	Developed	\$805.33	\$0.00
13-23-477-020	Unit 104B	Developed	\$805.33	\$0.00
13-23-477-021	Unit 105B	Developed	\$805.33	\$0.00
13-23-477-022	Unit 106B	Developed	\$805.33	\$0.00
13-23-477-023	Unit 201B	Developed	\$805.33	\$0.00
13-23-477-024	Unit 202B	Developed	\$805.33	\$0.00
13-23-477-025	Unit 203B	Developed	\$805.33	\$0.00
13-23-477-026	Unit 204B	Developed	\$805.33	\$0.00
13-23-477-027	Unit 205B	Developed	\$805.33	\$0.00
13-23-477-028	Unit 206B	Developed	\$805.33	\$0.00
13-23-477-029	Unit 207B	Developed	\$805.33	\$0.00
13-23-477-030	Unit 208B	Developed	\$805.33	\$0.00
13-23-477-031	Unit 209B	Developed	\$805.33	\$0.00
13-23-477-032	Unit 210B	Developed	\$805.33	\$0.00
13-23-477-001	Unit 101, Bldg A	Developed	\$805.33	\$0.00
13-23-477-002	Unit 102, Bldg A	Developed	\$805.33	\$0.00
13-23-477-003	Unit 103, Bldg A	Developed	\$805.33	\$0.00
13-23-477-004	Unit 104, Bldg A	Developed	\$805.33	\$0.00
13-23-477-005	Unit 105, Bldg A	Developed	\$805.33	\$0.00
13-23-477-006	Unit 106, Bldg A	Developed	\$805.33	\$0.00
13-23-477-007	Unit 201, Bldg A	Developed	\$805.33	\$0.00
13-23-477-008	Unit 202, Bldg A	Developed	\$805.33	\$0.00
13-23-477-009	Unit 203, Bldg A	Developed	\$805.33	\$0.00
13-23-477-010	Unit 204, Bldg A	Developed	\$805.33	\$0.00
13-23-477-011	Unit 205, Bldg A	Developed	\$805.33	\$0.00
13-23-477-012	Unit 206, Bldg A	Developed	\$805.33	\$0.00
13-23-477-013	Unit 207, Bldg A	Developed	\$805.33	\$0.00
13-23-477-014	Unit 208, Bldg A	Developed	\$805.33	\$0.00
13-23-477-015	Unit 209, Bldg A	Developed	\$805.33	\$0.00
13-23-477-016	Unit 210, Bldg A	Developed	\$805.33	\$0.00
13-24-303-007	Parcel 136B (Part of Parcel E)	Developed	\$51.45	\$0.00
13-23-428-020	Lot 299	Developed	\$805.33	\$0.00
13-23-428-021	Lot 300	Developed	\$805.33	\$0.00
13-23-428-022	Lot 301	Developed	\$805.33	\$0.00
13-23-430-001	Lot 298	Developed	\$805.33	\$0.00
13-23-430-002	Lot 297	Developed	\$805.33	\$0.00
13-23-430-003	Lot 296	Developed	\$805.33	\$0.00
13-23-430-004	Lot 295	Developed	\$805.33	\$0.00
13-23-430-005	Lot 294	Developed	\$805.33	\$0.00
13-23-430-006	Lot 293	Developed	\$805.33	\$0.00
13-23-430-007	Lot 292	Developed	\$805.33	\$0.00
13-23-430-008	Lot 291	Developed	\$805.33	\$0.00
13-23-430-009	Lot 290	Developed	\$805.33	\$0.00
13-23-430-010	Lot 289	Developed	\$805.33	\$0.00
13-23-430-011	Lot 288	Developed	\$805.33	\$0.00

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-23-430-012	Lot 287	Developed	\$805.33	\$0.00
13-23-476-006	Lot 302	Developed	\$805.33	\$0.00
13-23-476-027	Lot 303A	Developed	\$805.33	\$0.00
13-23-476-028	Lot 303B	Developed	\$805.33	\$0.00
13-23-476-025	Lot 304A	Developed	\$805.33	\$0.00
13-23-476-026	Lot 304B	Developed	\$805.33	\$0.00
13-23-476-021	Lot 305A	Developed	\$805.33	\$0.00
13-23-476-022	Lot 305B	Developed	\$805.33	\$0.00
13-24-351-003	Lot 3	Developed	\$613.18	\$0.00
13-24-351-008	Lot 6	Developed	\$613.18	\$0.00
13-24-351-006	Private Roads	Developed	\$0.00	\$0.00
13-24-351-001	Lot 2	Developed	\$613.18	\$0.00
13-24-351-016	Lot 11	Developed	\$613.18	\$0.00
13-24-351-004	Lot 4	Developed	\$613.18	\$0.00
13-24-351-009	Lot 7	Developed	\$613.18	\$0.00
13-24-351-007	Lot 5	Developed	\$613.18	\$0.00
13-24-351-010	Lot 8	Developed	\$613.18	\$0.00
13-24-351-017	Lot 12	Developed	\$613.18	\$0.00
13-24-351-012	Lot 10	Developed	\$613.18	\$0.00
13-24-351-005	Outlot A	Developed	\$0.00	\$0.00
13-24-351-011	Lot 9	Developed	\$613.18	\$0.00
13-24-351-002	Lot 1	Developed	\$613.18	\$0.00
13-23-479-001	Unit 101	Developed	\$805.33	\$0.00
13-23-479-002	Unit 102	Developed	\$805.33	\$0.00
13-23-479-003	Unit 103	Developed	\$805.33	\$0.00
13-23-479-004	Unit 104	Developed	\$805.33	\$0.00
13-23-479-005	Unit 105	Developed	\$805.33	\$0.00
13-23-479-006	Unit 106	Developed	\$805.33	\$0.00
13-23-479-007	Unit 201	Developed	\$805.33	\$0.00
13-23-479-008	Unit 202	Developed	\$805.33	\$0.00
13-23-479-009	Unit 203	Developed	\$805.33	\$0.00
13-23-479-010	Unit 204	Developed	\$805.33	\$0.00
13-23-479-011	Unit 205	Developed	\$805.33	\$0.00
13-23-479-012	Unit 206	Developed	\$805.33	\$0.00
13-23-479-013	Unit 207	Developed	\$805.33	\$0.00
13-23-479-014	Unit 208	Developed	\$805.33	\$0.00
13-23-479-015	Unit 209	Developed	\$805.33	\$0.00
13-23-479-016	Unit 209	Developed	\$805.33	\$0.00
13-24-178-020	Lots 87 & 88	Developed	\$1,321.13	\$0.00
13-23-426-010	Lot 1	Developed	\$1,940.99	\$0.00
13-23-426-013	Lot 2	Developed	\$1,940.99	\$0.00
13-23-426-012	Lot 3	Developed	\$1,940.99	\$0.00
13-23-426-011	Lot 4	Developed	\$1,940.99	\$0.00
13-23-426-006	Lot 5	Developed	\$1,940.99	\$0.00
13-23-426-005	Lot 6	Developed	\$1,940.99	\$0.00
13-23-426-004	Lot 7	Developed	\$1,940.99	\$0.00
13-23-426-003	Lot 8	Developed	\$1,940.99	\$0.00
13-23-426-002	Lot 9	Developed	\$1,940.99	\$0.00
13-23-277-015	Lots 10 & 11	Developed	\$1,940.99	\$0.00
13-23-277-002	Lot 12	Developed	\$1,940.99	\$0.00
13-23-277-003	Lot 13	Developed	\$1,940.99	\$0.00
13-23-277-004	Lot 14	Developed	\$1,940.99	\$0.00
13-23-277-005	Lot 15	Developed	\$1,940.99	\$0.00
13-23-277-006	Lot 16	Developed	\$1,940.99	\$0.00
13-23-277-007	Lot 17	Developed	\$1,940.99	\$0.00

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-23-277-008	Lot 18	Developed	\$1,940.99	\$0.00
13-23-277-009	Lot 19	Developed	\$1,940.99	\$0.00
13-23-277-010	Lot 20	Developed	\$1,940.99	\$0.00
13-23-277-011	Lot 21	Developed	\$1,940.99	\$0.00
13-23-277-012	Lot 22	Developed	\$1,940.99	\$0.00
13-23-277-013	Lot 23	Developed	\$1,940.99	\$0.00
13-23-277-014	Lot 24	Developed	\$1,940.99	\$0.00
13-24-151-001	Lot 25	Developed	\$1,940.99	\$0.00
13-24-151-002	Lot 26	Developed	\$1,940.99	\$0.00
13-24-151-003	Lot 27	Developed	\$1,940.99	\$0.00
13-24-151-004	Lot 28	Developed	\$1,940.99	\$0.00
13-24-301-001	Lot 29	Developed	\$1,321.13	\$0.00
13-24-301-002	Lot 30	Developed	\$1,321.13	\$0.00
13-24-301-003	Lot 31	Developed	\$1,321.13	\$0.00
13-24-301-004	Lot 32	Developed	\$1,321.13	\$0.00
13-24-152-001	Lot 33	Developed	\$1,321.13	\$0.00
13-24-152-002	Lot 34	Developed	\$1,321.13	\$0.00
13-24-152-003	Lot 35	Developed	\$1,321.13	\$0.00
13-24-152-004	Lot 36	Developed	\$1,321.13	\$0.00
13-24-152-005	Lot 37	Developed	\$1,321.13	\$0.00
13-24-152-006	Lot 38	Developed	\$1,321.13	\$0.00
13-24-152-007	Lot 39	Developed	\$1,321.13	\$0.00
13-24-152-008	Lot 40	Developed	\$1,321.13	\$0.00
13-24-152-009	Lot 41	Developed	\$1,321.13	\$0.00
13-24-152-010	Lot 42	Developed	\$1,321.13	\$0.00
13-24-152-011	Lot 43	Developed	\$1,321.13	\$0.00
13-24-152-012	Lot 44	Developed	\$1,321.13	\$0.00
13-24-152-013	Lot 45	Developed	\$1,321.13	\$0.00
13-24-152-014	Lot 46	Developed	\$1,321.13	\$0.00
13-24-153-001	Lot 47	Developed	\$1,321.13	\$0.00
13-24-153-002	Lot 48	Developed	\$1,321.13	\$0.00
13-24-153-003	Lot 49	Developed	\$1,321.13	\$0.00
13-24-153-004	Lot 50	Developed	\$1,321.13	\$0.00
13-24-153-005	Lot 51	Developed	\$1,321.13	\$0.00
13-24-153-006	Lot 52	Developed	\$1,321.13	\$0.00
13-24-153-007	Lot 53	Developed	\$1,321.13	\$0.00
13-24-153-008	Lot 54	Developed	\$1,321.13	\$0.00
13-24-153-009	Lot 55	Developed	\$1,321.13	\$0.00
13-24-153-010	Lot 56	Developed	\$1,321.13	\$0.00
13-24-154-005	Lot 57	Developed	\$1,321.13	\$0.00
13-24-154-004	Lot 58	Developed	\$1,321.13	\$0.00
13-24-154-003	Lot 59	Developed	\$1,321.13	\$0.00
13-24-154-002	Lot 60	Developed	\$1,321.13	\$0.00
13-24-154-001	Lot 61	Developed	\$1,321.13	\$0.00
13-24-154-006	Lot 62	Developed	\$1,321.13	\$0.00
13-24-154-007	Lot 63	Developed	\$1,321.13	\$0.00
13-24-154-008	Lot 64	Developed	\$1,321.13	\$0.00
13-24-154-009	Lot 65	Developed	\$1,321.13	\$0.00
13-24-154-010	Lot 66	Developed	\$1,321.13	\$0.00
13-24-176-001	Lot 67	Developed	\$1,321.13	\$0.00
13-24-176-002	Lot 68	Developed	\$1,321.13	\$0.00
13-24-176-003	Lot 69	Developed	\$1,321.13	\$0.00
13-24-176-004	Lot 70	Developed	\$1,321.13	\$0.00
13-24-176-005	Lot 71	Developed	\$1,321.13	\$0.00
13-24-178-019	Lot 72	Developed	\$1,321.13	\$0.00

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-24-178-018	Lot 73	Developed	\$1,321.13	\$0.00
13-24-178-017	Lot 74	Developed	\$1,321.13	\$0.00
13-24-178-016	Lot 75	Developed	\$1,321.13	\$0.00
13-24-178-021	Lot 76 & 77	Developed	\$1,321.13	\$0.00
13-24-178-013	Lot 78	Developed	\$1,321.13	\$0.00
13-24-178-012	Lot 79	Developed	\$1,321.13	\$0.00
13-24-178-011	Lot 80	Developed	\$1,321.13	\$0.00
13-24-178-010	Lot 81	Developed	\$1,321.13	\$0.00
13-24-178-009	Lot 82	Developed	\$1,321.13	\$0.00
13-24-178-008	Lot 83	Developed	\$1,321.13	\$0.00
13-24-178-007	Lot 84	Developed	\$1,321.13	\$0.00
13-24-178-006	Lot 85	Developed	\$1,321.13	\$0.00
13-24-178-005	Lot 86	Developed	\$1,321.13	\$0.00
13-24-178-002	Lot 89	Developed	\$1,321.13	\$0.00
13-24-178-001	Lot 90	Developed	\$1,321.13	\$0.00
13-24-156-005	Lot 91	Developed	\$1,321.13	\$0.00
13-24-156-004	Lot 92	Developed	\$1,321.13	\$0.00
13-24-156-001	Lot 93	Developed	\$1,321.13	\$0.00
13-24-156-002	Lot 94	Developed	\$1,321.13	\$0.00
13-24-156-003	Lot 95	Developed	\$1,321.13	\$0.00
13-24-326-001	Lot 96	Developed	\$1,321.13	\$0.00
13-24-326-002	Lot 97	Developed	\$1,321.13	\$0.00
13-24-326-003	Lot 98	Developed	\$1,321.13	\$0.00
13-24-326-004	Lot 99	Developed	\$1,321.13	\$0.00
13-24-304-010	Lot 100	Developed	\$1,321.13	\$0.00
13-24-304-009	Lot 101	Developed	\$1,321.13	\$0.00
13-24-304-008	Lot 102	Developed	\$1,321.13	\$0.00
13-24-304-007	Lot 103	Developed	\$1,321.13	\$0.00
13-24-155-003	Lot 104	Developed	\$1,321.13	\$0.00
13-24-155-002	Lot 105	Developed	\$1,321.13	\$0.00
13-24-155-001	Lot 106	Developed	\$1,321.13	\$0.00
13-24-304-006	Lot 107	Developed	\$1,321.13	\$0.00
13-24-304-014	Lot 108	Developed	\$1,321.13	\$0.00
13-24-304-013	Lot 109	Developed	\$1,321.13	\$0.00
13-24-304-003	Lot 110	Developed	\$1,321.13	\$0.00
13-24-304-012	Lot 111	Developed	\$1,321.13	\$0.00
13-24-304-011	Lot 112	Developed	\$1,321.13	\$0.00
13-24-305-023	Lot 113	Developed	\$1,321.13	\$0.00
13-24-305-022	Lot 114	Developed	\$1,321.13	\$0.00
13-24-305-021	Lot 115	Developed	\$1,321.13	\$0.00
13-24-305-020	Lot 116	Developed	\$1,321.13	\$0.00
13-24-305-024	Lots 117 & 118	Developed	\$2,642.26	\$0.00
13-24-305-017	Lot 119	Developed	\$1,321.13	\$0.00
13-24-305-016	Lot 120	Developed	\$1,321.13	\$0.00
13-24-305-015	Lot 121	Developed	\$1,321.13	\$0.00
13-24-305-014	Lot 122	Developed	\$1,321.13	\$0.00
13-24-305-013	Lot 123	Developed	\$1,321.13	\$0.00
13-24-305-012	Lot 124	Developed	\$1,321.13	\$0.00
13-24-305-011	Lot 125	Developed	\$1,321.13	\$0.00
13-24-305-010	Lot 126	Developed	\$1,321.13	\$0.00
13-24-305-009	Lot 127	Developed	\$1,321.13	\$0.00
13-24-305-008	Lot 128	Developed	\$1,321.13	\$0.00
13-24-305-007	Lot 129	Developed	\$1,321.13	\$0.00
13-24-305-006	Lot 130	Developed	\$1,321.13	\$0.00
13-24-305-005	Lot 131	Developed	\$1,321.13	\$0.00

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-24-305-004	Lot 132	Developed	\$1,321.13	\$0.00
13-24-305-003	Lot 133	Developed	\$1,321.13	\$0.00
13-24-305-002	Lot 134	Developed	\$1,321.13	\$0.00
13-24-305-001	Lot 135	Developed	\$1,321.13	\$0.00
13-24-303-005	Lot 136	Developed	\$1,321.13	\$0.00
13-24-303-004	Lot 137	Developed	\$1,321.13	\$0.00
13-24-303-003	Lot 138	Developed	\$1,321.13	\$0.00
13-24-303-002	Lot 139	Developed	\$1,321.13	\$0.00
13-24-303-001	Lot 140	Developed	\$1,321.13	\$0.00
13-24-302-004	Lot 141	Developed	\$1,321.13	\$0.00
13-24-302-003	Lot 142	Developed	\$1,321.13	\$0.00
13-24-302-002	Lot 143	Developed	\$1,321.13	\$0.00
13-24-302-001	Lot 144	Developed	\$1,321.13	\$0.00
13-23-427-020	Lot 145	Developed	\$956.92	\$0.00
13-23-427-019	Lot 146	Developed	\$956.92	\$0.00
13-23-427-018	Lot 147	Developed	\$956.92	\$0.00
13-23-427-017	Lot 148	Developed	\$956.92	\$0.00
13-23-427-016	Lot 149	Developed	\$956.92	\$0.00
13-23-427-015	Lot 150	Developed	\$956.92	\$0.00
13-23-427-014	Lot 151	Developed	\$956.92	\$0.00
13-23-427-013	Lot 152	Developed	\$956.92	\$0.00
13-23-427-012	Lot 153	Developed	\$956.92	\$0.00
13-23-427-011	Lot 154	Developed	\$956.92	\$0.00
13-23-427-010	Lot 155	Developed	\$956.92	\$0.00
13-23-427-009	Lot 156	Developed	\$956.92	\$0.00
13-23-427-008	Lot 157	Developed	\$956.92	\$0.00
13-23-427-007	Lot 158	Developed	\$956.92	\$0.00
13-23-427-006	Lot 159	Developed	\$956.92	\$0.00
13-23-427-005	Lot 160	Developed	\$956.92	\$0.00
13-23-427-004	Lot 161	Developed	\$956.92	\$0.00
13-23-427-003	Lot 162	Developed	\$956.92	\$0.00
13-23-427-002	Lot 163	Developed	\$956.92	\$0.00
13-23-427-001	Lot 164	Developed	\$956.92	\$0.00
13-23-428-001	Lot 165	Developed	\$956.92	\$0.00
13-23-428-002	Lot 166	Developed	\$956.92	\$0.00
13-23-428-003	Lot 167	Developed	\$956.92	\$0.00
13-23-428-004	Lot 168	Developed	\$956.92	\$0.00
13-23-428-005	Lot 169	Developed	\$956.92	\$0.00
13-23-428-006	Lot 170	Developed	\$956.92	\$0.00
13-23-428-007	Lot 171	Developed	\$956.92	\$0.00
13-23-428-008	Lot 172	Developed	\$956.92	\$0.00
13-23-428-009	Lot 173	Developed	\$956.92	\$0.00
13-24-303-006	Lot 136 (E 1/2 Sec 23 & W 1/2 Sec 24)	Developed	\$956.92	\$0.00
13-23-428-012	Lot 175	Developed	\$956.92	\$0.00
13-23-428-013	Lot 176	Developed	\$956.92	\$0.00
13-23-428-014	Lot 177	Developed	\$956.92	\$0.00
13-23-429-001	Lot 178	Developed	\$956.92	\$0.00
13-23-429-002	Lot 179	Developed	\$956.92	\$0.00
13-23-429-003	Lot 180	Developed	\$956.92	\$0.00
13-23-429-004	Lot 181	Developed	\$956.92	\$0.00
13-23-429-005	Lot 182	Developed	\$956.92	\$0.00
13-23-429-006	Lot 183	Developed	\$956.92	\$0.00
13-23-429-007	Lot 184	Developed	\$956.92	\$0.00
13-23-429-008	Lot 185	Developed	\$956.92	\$0.00
13-23-429-009	Lot 186	Developed	\$956.92	\$0.00

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-23-429-010	Lot 187	Developed	\$956.92	\$0.00
13-23-429-011	Lot 188	Developed	\$956.92	\$0.00
13-23-429-012	Lot 189	Developed	\$956.92	\$0.00
13-23-226-020	Lot 190	Developed	\$1,940.99	\$0.00
13-23-226-019	Lot 191	Developed	\$1,940.99	\$0.00
13-23-226-018	Lot 192	Developed	\$1,940.99	\$0.00
13-23-226-017	Lot 193	Developed	\$1,940.99	\$0.00
13-23-226-016	Lot 194	Developed	\$1,940.99	\$0.00
13-23-226-015	Lot 195	Developed	\$1,940.99	\$0.00
13-23-226-014	Lot 196	Developed	\$1,940.99	\$0.00
13-23-226-013	Lot 197	Developed	\$1,940.99	\$0.00
13-23-226-012	Lot 198	Developed	\$1,940.99	\$0.00
13-23-226-011	Lot 199	Developed	\$1,940.99	\$0.00
13-23-226-010	Lot 200	Developed	\$1,940.99	\$0.00
13-23-226-009	Lot 201	Developed	\$1,940.99	\$0.00
13-23-226-008	Lot 202	Developed	\$1,940.99	\$0.00
13-23-226-007	Lot 203	Developed	\$1,940.99	\$0.00
13-23-226-006	Lot 204	Developed	\$1,940.99	\$0.00
13-23-226-005	Lot 205	Developed	\$1,940.99	\$0.00
13-23-226-004	Lot 206	Developed	\$1,940.99	\$0.00
13-23-226-003	Lot 207	Developed	\$1,940.99	\$0.00
13-23-226-002	Lot 208	Developed	\$1,940.99	\$0.00
13-23-226-001	Lot 209	Developed	\$1,940.99	\$0.00
13-23-276-001	Lot 210	Developed	\$1,940.99	\$0.00
13-23-276-002	Lot 211	Developed	\$1,940.99	\$0.00
13-23-276-003	Lot 212	Developed	\$1,940.99	\$0.00
13-23-276-004	Lot 213	Developed	\$1,940.99	\$0.00
13-23-276-005	Lot 214	Developed	\$1,940.99	\$0.00
13-23-276-006	Lot 215	Developed	\$1,940.99	\$0.00
13-23-276-007	Lot 216	Developed	\$1,940.99	\$0.00
13-23-276-008	Lot 217	Developed	\$1,940.99	\$0.00
13-23-276-009	Lot 218	Developed	\$1,940.99	\$0.00
13-23-276-010	Lot 219	Developed	\$1,940.99	\$0.00
13-23-276-011	Private Roads	Developed	\$0.00	\$0.00
13-24-102-045	Lot 286A	Developed	\$920.06	\$0.00
13-24-102-046	Lot 286B	Developed	\$920.06	\$0.00
13-24-102-047	Lot 285A	Developed	\$920.06	\$0.00
13-24-102-048	Lot 285B	Developed	\$920.06	\$0.00
13-24-102-049	Lot 284A	Developed	\$920.06	\$0.00
13-24-102-050	Lot 284B	Developed	\$920.06	\$0.00
13-24-102-051	Lot 283A	Developed	\$920.06	\$0.00
13-24-102-052	Lot 283B	Developed	\$920.06	\$0.00
13-24-102-053	Lot 282A	Developed	\$920.06	\$0.00
13-24-102-054	Lot 282B	Developed	\$920.06	\$0.00
13-24-102-055	Lot 281A	Developed	\$920.06	\$0.00
13-24-102-056	Lot 281B	Developed	\$920.06	\$0.00
13-24-102-057	Lot 280A	Developed	\$920.06	\$0.00
13-24-102-058	Lot 280A	Developed	\$920.06	\$0.00
13-24-102-028	Lot 229	Developed	\$1,431.22	\$0.00
13-24-102-027	Lot 230	Developed	\$1,431.22	\$0.00
13-24-102-026	Lot 231	Developed	\$1,431.22	\$0.00
13-24-102-025	Lot 232	Developed	\$1,431.22	\$0.00
13-24-102-024	Lot 233	Developed	\$1,431.22	\$0.00
13-24-102-023	Lot 234	Developed	\$1,431.22	\$0.00
13-24-102-022	Lot 235	Developed	\$1,431.22	\$0.00

ORDINANCE NO. 17,174

Parcel Identification Number	Lot or Parcel	Property Classification	2014 Maximum Special Tax	2014 Special Tax Levied
13-24-102-021	Lot 236	Developed	\$1,431.22	\$0.00
13-24-102-020	Lot 237	Developed	\$1,431.22	\$0.00
13-24-102-003	Lot 240	Developed	\$1,431.22	\$0.00
13-24-102-004	Lot 241	Developed	\$1,431.22	\$0.00
13-24-102-005	Lot 242	Developed	\$1,431.22	\$0.00
13-24-102-006	Lot 243	Developed	\$1,431.22	\$0.00
13-24-102-007	Lot 244	Developed	\$1,431.22	\$0.00
13-24-102-008	Lot 245	Developed	\$1,431.22	\$0.00
13-24-102-009	Lot 246	Developed	\$1,431.22	\$0.00
13-24-102-010	Lot 247	Developed	\$1,431.22	\$0.00
13-24-102-011	Lot 248	Developed	\$1,431.22	\$0.00
13-24-102-012	Lot 249	Developed	\$1,431.22	\$0.00
13-24-102-013	Lot 250	Developed	\$1,431.22	\$0.00
13-24-102-014	Lot 251	Developed	\$1,431.22	\$0.00
13-24-102-015	Lot 252	Developed	\$1,431.22	\$0.00
13-24-102-016	Lot 253	Developed	\$1,431.22	\$0.00
13-24-102-017	Lot 254	Developed	\$1,431.22	\$0.00
13-24-102-018	Lot 255	Developed	\$1,431.22	\$0.00
13-24-104-012	Lot 256	Developed	\$1,431.22	\$0.00
13-24-104-011	Lot 257	Developed	\$1,431.22	\$0.00
13-24-104-010	Lot 258	Developed	\$1,431.22	\$0.00
13-24-104-009	Lot 259	Developed	\$1,431.22	\$0.00
13-24-104-008	Lot 260	Developed	\$1,431.22	\$0.00
13-24-104-007	Lot 261	Developed	\$1,431.22	\$0.00
13-24-104-001	Lot 262	Developed	\$1,431.22	\$0.00
13-24-104-002	Lot 263	Developed	\$1,431.22	\$0.00
13-24-104-003	Lot 264	Developed	\$1,431.22	\$0.00
13-24-104-004	Lot 265	Developed	\$1,431.22	\$0.00
13-24-104-005	Lot 266	Developed	\$1,431.22	\$0.00
13-24-104-006	Lot 267	Developed	\$1,431.22	\$0.00
13-24-103-012	Lot 268	Developed	\$1,431.22	\$0.00
13-24-103-011	Lot 269	Developed	\$1,431.22	\$0.00
13-24-103-010	Lot 270	Developed	\$1,431.22	\$0.00
13-24-103-009	Lot 271	Developed	\$1,431.22	\$0.00
13-24-103-008	Lot 272	Developed	\$1,431.22	\$0.00
13-24-103-007	Lot 273	Developed	\$1,431.22	\$0.00
13-24-103-001	Lot 274	Developed	\$1,431.22	\$0.00
13-24-103-002	Lot 275	Developed	\$1,431.22	\$0.00
13-24-103-003	Lot 276	Developed	\$1,431.22	\$0.00
13-24-103-004	Lot 277	Developed	\$1,431.22	\$0.00
13-24-103-005	Lot 278	Developed	\$1,431.22	\$0.00
13-24-103-006	Lot 279	Developed	\$1,431.22	\$0.00
13-23-476-005	Southwest Corner of Lot 301 (Private Road)	Developed	\$0.00	\$0.00
13-23-476-015	Lot 306A	Developed	\$805.33	\$0.00
13-23-476-016	Lot 306B	Developed	\$805.33	\$0.00
13-23-476-017	Lot 307A	Developed	\$805.33	\$0.00
13-23-476-018	Lot 307B	Developed	\$805.33	\$0.00
13-24-102-059	Lot 238	Developed	\$1,431.22	\$0.00
13-24-102-060	Part of Lot 238 and all of 239	Developed	\$1,431.22	\$0.00
13-24-179-001	Part of Parcel A (Outlot)	Developed	\$0.00	\$0.00
Total			<u>\$755,902.05</u>	<u>\$160,000.00</u>