

**LANDMARK
COMMUNITY DEVELOPMENT AUTHORITY
CITY OF ALEXANDRIA, VIRGINIA**

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

April 9, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**Landmark
Community Development Authority**

**Report on the Collection of the Annual Payment
and Update of the Special Assessment Roll
for Assessment Year 2024**

INTRODUCTION

Pursuant to the Amended and Restated Rate and Method of Apportionment of Special Assessments (the “Rate and Method”), the Board of Directors shall update the Special Assessment Roll each assessment year to reflect:

(i) the current parcels in the CDA District, (ii) the Special Assessment as allocated for each parcel, including any adjustments to the Special Assessment as provided for in Section C of the Rate and Method, (iii) the Principal Portion of the Special Assessment for each parcel; (iv) the Outstanding Principal Portion of the Special Assessment for each parcel, (v) the Annual Installment for each parcel, (vi) the Annual Payment to be collected from each parcel for the current assessment year, (vii) prepayments of the Special Assessment as provided for in Section I of the Rate and Method, and (viii) termination of the Special Assessment as provided for in Section H of the Rate and Method, along with other information helpful to the Board of Directors.

This report explains the methodology used to calculate the Annual Payments to be collected from the taxable property in the CDA District and to update the Special Assessment Roll for Assessment Year 2024.

The Special Assessment Roll and Special Assessment per parcel within the CDA District must be updated to reflect the allocation of assessments due to subdivisions as shown in Appendix A-2.

As shown in the Amended Special Assessment Roll, which is attached hereto as Appendix A-4, the Annual Installment for Assessment Year 2024 was set to be equal to \$2,291,665 at the time the prior Assessment Roll was adopted on January 23, 2024. However, Table A, within, shows that the Annual Revenue Requirement for Assessment Year 2024 is \$0. As a result, the aggregate Annual Payment of Special Assessments to be collected for Assessment Year 2024 is equal to \$0 and the Annual Installment has been reallocated to be made available for collection in future years. The balance of this report describes the methodology used to determine the Annual Payments to be collected in Assessment Year 2024.

OUTSTANDING DEBT OBLIGATIONS

Series 2022 Bonds

On December 8, 2022, the Landmark Community Development Authority (the “Authority”) issued the \$32,485,000 Series 2022 Bonds, bearing an average interest rate of 4.184358%.

Series 2023 Bonds

On December 13, 2023, the Authority issued the \$71,625,000 Series 2023 Bonds, bearing an average interest rate of 4.247809%.

Series 2024 Bonds

On October 29, 2024, the Authority issued the \$30,310,000 Series 2024 Bonds, bearing an average interest rate of 4.153091%.

The Series 2022 Bonds, Series 2023 Bonds, and Series 2024 Bonds, together, shall be referred to as (the “City Bonds”) for the remainder of this report.

ANNUAL INSTALLMENT

The Annual Installment is the portion of the Special Assessment as set forth in the Special Assessment Roll due and payable each assessment year from all the parcels of Assessed Property in the CDA District. The Annual Installment is collected each year as the Annual Payment. The Annual Payment is set to equal the Annual Revenue Requirement due each assessment year. The Board of the CDA District may update the Annual Installments shown for each assessment year in the Special Assessment Roll. Accordingly, the Annual Installment for Assessment Year 2024, as shown in the Special Assessment Roll on Appendix A-1, is set to equal the Annual Payments to be collected. The Annual Installment imposed for collection in Assessment Year 2024 was decreased from \$2,291,665, as shown in the January 2024 Special Assessment Roll on Appendix A-4, to \$0 in the 2024 Special Assessment Roll. The Annual Installment is being decreased to equal the Annual Revenue Requirement for Assessment Year 2024. The Annual Installments may be adjusted year to year. Accordingly, the Annual Installments for subsequent years are increased to offset the decrease from the amount adopted in 2024. The Special Assessment Roll, as revised, is attached hereto as Appendix A-1.

ANNUAL PAYMENT

Commencing with the Annual Payment to be collected in Assessment Year 2027 and for each following assessment year, the Administrator shall calculate, and the Board of Directors shall confirm, the Annual Payment on each parcel of Assessed Property. Pursuant to the Rate and Method, which was adopted by the City Council and specifies the terms of the Special Assessments, the aggregate amount of the Annual Payment on all of the parcels in any year shall equal the Annual Revenue Requirement for such assessment year.

Annual Revenue Requirement

The Annual Revenue Requirement is defined as follows in the Rate and Method:

For any assessment year, the sum of the following: (1) debt service due on the City Bonds in the Preceding fiscal year; and (2) any Administrative Expenses; less (3) Incremental Tax Revenues collected in the preceding fiscal year, whether or not appropriated by the City Council for the payment of the City Bonds; (4) any funds available to pay expenses of the

Annual Revenue Requirement pursuant to the Memorandum of Understanding, such as capitalized interest or interest earnings on any account balances, and (5) any other funds available to the Authority that may be applied to the Annual Revenue Requirement.

The calculation of the Annual Revenue Requirement is summarized in Table A below. As shown in Table A, available funds are sufficient to pay annual debt service on the City Bonds and administrative expenses for Assessment Year 2024. As a result, the Annual Revenue Requirement for Assessment Year 2024 is equal to \$0.

Table A
Annual Revenue Requirement for Assessment Year 2024

Expenses:	
Debt Service	
Interest due on December 15, 2023	\$704,550.00
Principal due on December 15, 2023	\$0.00
Interest due on June 15, 2024	\$2,300,917.50
<i>Subtotal debt service</i>	<i>\$3,005,467.50</i>
Administrative Expenses	\$0.00
Contingency	\$0.00
<i>Subtotal expenses</i>	<i>\$3,005,467.50</i>
Available Funds:	
Estimated Incremental Tax Revenues	\$0.00
Available Balance of the Capitalized Interest Account	(\$3,005,467.50)
Surplus from Prior Year	\$0.00
<i>Subtotal available funds</i>	<i>(\$3,005,467.50)</i>
(Surplus)/deficit for Assessment Year 2024	\$0.00
Annual Revenue Requirement for Assessment Year 2024	\$0.00

Debt Service

Debt service on the City Bonds for Assessment Year 2024 is equal to \$3,005,467.50 (\$704,550.00 + \$2,300,917.50 = \$3,005,467.50).

Administrative Expenses

The estimated administrative expenses for the CDA for Assessment Year 2024 are \$0.

Estimated Incremental Tax Revenues

Pursuant to the Memorandum of Understanding, dated as of December 14, 2021, the application of Incremental Tax Revenues will commence on July 1, 2025, which include:

1. 100% of the regular ad valorem real property tax revenues (excluding any special tax

revenues) collected for each fiscal year by the City within the CDA District (including payments of any “roll back” taxes) that exceed the regular ad valorem real property tax revenues within the CDA District during fiscal year 2021;

2. 100% of the City’s portion of the retail sales and use tax revenues collected for each fiscal year by the City from retail and other establishments located within the CDA District that exceed the City’s portion of the retail sales and use tax revenues collected by the City within the CDA District during fiscal year 2021;
3. 100% of the meals tax revenues (excluding the portion of such revenues required to be allocated to affordable housing) collected for each fiscal year by the City from restaurants and other establishments located within the CDA District that exceed the meals tax revenues collected by the City within the CDA District during fiscal year 2021; and
4. 100% of the transient lodging tax revenues collected for each fiscal year by the City from hotels and other establishments located within the CDA District (excluding any revenues realized from “short-term residential rentals” as defined in Section 3-2-152 of the City Code of Ordinances) that exceed the transient lodging tax revenues collected by the City within the CDA District during fiscal year 2021.

Capitalized Interest Account and Surplus from Prior Year

The estimated surplus from the prior year that may be applied to reduce the Annual Revenue Requirement for Assessment Year 2024 is \$0 due to the available balance of the Capitalized Interest Account covering 100% of expenses, in the amount of \$3,005,467.50, for Assessment Year 2024.

Summary of the Annual Revenue Requirement

As shown in Table A, the annual expenses for the CDA for Assessment Year 2024 are equal to \$3,005,467.50. The available funds to offset these expenses are equal to \$3,005,467.50. As a result, the Annual Revenue Requirement is equal to \$0 for Assessment Year 2024.

Summary of the Annual Payment

The Annual Payment for Assessment Year 2024 is set to equal the Annual Revenue Requirement of \$0. Such amount will be levied on the parcels within the CDA District as shown in Appendix A-2.

REAPPORTIONMENT OF THE SPECIAL ASSESSMENT UPON PARCEL SUBDIVISION

According to the Rate and Method, upon the subdivision of any parcel, the Special Assessment for the parcel prior to the subdivision shall be allocated to each new parcel in proportion to the Equivalent Units of each parcel and the Special Assessment for the undivided parcel prior to the subdivision. The allocation of the Special Assessment shall be made pursuant to the following formula:

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

Where the terms have the following meaning:

- A = the Special Assessment for a new or remainder Parcel related to the subdivision
- B = the Special Assessment for the Parcel or Parcels existing immediately prior to the subdivision from which a Parcel was subdivided
- C = the Equivalent Units of the new Parcel; and
- D = the sum of the Equivalent Units for all of the new Parcels that result from the subdivision.

In all cases, the sum of the Special Assessment after the subdivision of a parcel shall equal the total of the Special Assessment before the subdivision of the parcel.

Pursuant to the Rate and Method of Apportionment, Equivalent Units are defined as for Land Use Class 1, 2 and 3, and 4, the number of dwelling units built or that are expected to be built on a Parcel, for Land Use Class 5 the Gross Floor Area in 1,000s of square feet built or that are expected to be built on a Parcel, and for Land Use Class 6, the number of rooms built or that are expected to be built on a Parcel, multiplied by the factors of for each Land Used Class shown below:

Land Use Class 1	0.38 per Unit
Land Use Class 2	1.00 per Unit
Land Use Class 3	1.32 per Unit
Land Use Class 4	2.07 per Unit
Land Use Class 5	0.94 per 1,000 SF of GFA
Land Use Class 6	0.37 per Hotel Room

There has been one subdivision requested within the CDA District since the prior Assessment Roll was adopted on January 23, 2024. As shown in Exhibit A, attached hereto, parcel 047.02-0A-00 shall be subdivided pursuant to the method provided for in the Rate and Method.

As shown in Appendix A-2, attached hereto, there are a total of 21 parcels in the CDA District, of which 13 are taxable and 8 are considered non-benefitted property.

SPECIAL ASSESSMENT ROLL

The Special Assessment Roll, including the updated Appendix A-1, A-2, A-3, and A-4, is attached hereto. Appendix A-1 includes the Assessment Year, principal, interest, administrative expenses, Adjusted Annual Installment, and Annual Payment. Appendix A-2 includes the parcels in the CDA District, the Special Assessment, the Principal Portion of the Special Assessment, the Outstanding Principal Portion of the Special Assessment, the Annual Installment, the Annual Credit and the Annual Payment for each parcel. Appendix A-3 includes the allocation of assessments and calculation for Equivalent Units among the parcels within the District prior to the aforementioned subdivision of parcel 047.02-0A-00. Appendix A-4 compares the prior adopted Appendix A-1 to the Adjusted Appendix A-1.

**Landmark Community Development Authority
City of Alexandria, Virginia**

Exhibit A

Subdivision and Reallocation of Special Assessments¹

Parent Parcel Prior to Subdivision

Equivalent Units

Tax Number	Address	Account Number	Block	Class 1	Class 2	Class 5	Total EU	Special Assessment	Principal Portion of Special Assessment
047.02-0A-00	5875 Duke St	60048700	E,G, Eye, S, F, N	12	749	327	1,088	\$110,292,112	\$56,314,235
<i>Subtotal Parent Parcel</i>				<i>12</i>	<i>749</i>	<i>327</i>	<i>1,088</i>	<i>\$110,292,112</i>	<i>\$56,314,235</i>

Child Parcels

Equivalent Units

Tax Number	Address	Account Number	Block	Class 1	Class 2	Class 5	Total EU	Special Assessment	Principal Portion of Special Assessment
047.02-0A-01	5875 Duke St, Unit 1	60048710	Garage (S)	0	0	0	0	\$0	\$0
047.02-0A-02	5875 Duke St, Unit 2	60048720	E1	2	140	89	232	\$23,477,753	\$11,987,545
047.02-0A-03	5875 Duke St, Unit 3	60048730	Central Plaza Open Space (F)	0	0	0	0	\$0	\$0
047.02-0A-04	5875 Duke St, Unit 4	60048740	G	4	234	28	266	\$26,967,278	\$13,769,268
047.02-0A-05	5875 Duke St, Unit 5	60048750	I	6	375	85	465	\$47,172,461	\$24,085,866
047.02-0A-06	5875 Duke St, Unit 6	60048760	Central Plaza Open Space (N)	0	0	0	0	\$0	\$0
047.02-0A-07	5875 Duke St, Unit 7	60048770	Terrace Park Open Space (P)	0	0	0	0	\$0	\$0
047.02-0A-08	5875 Duke St, Unit 8	60048780	Paseo Open Space (R)	0	0	0	0	\$0	\$0
047.02-0A-09	5875 Duke St, Unit 9	60048790	Road 7	0	0	0	0	\$0	\$0
047.02-0A-10	5875 Duke St, Unit 10	60048800	Road 4 and 1	0	0	0	0	\$0	\$0
047.02-0A-11	5875 Duke St, Unit 11	60048810	E2	0	0	115	115	\$11,626,344	\$5,936,314
047.02-0A-12	5875 Duke St, Unit 12	60048820	Pavilion 1 (F)	0	0	7	7	\$667,085	\$340,608
047.02-0A-13	5875 Duke St, Unit 13	60048830	Pavilion 2 (N)	0	0	4	4	\$381,192	\$194,633
<i>Subtotal Child Parcels</i>				<i>12</i>	<i>749</i>	<i>327</i>	<i>1088</i>	<i>\$110,292,112</i>	<i>\$56,314,235</i>

¹Calculated pursuant to Section C2(a) of the Amended and Restated Rate and Method of Apportionment of Special Assessments

**Landmark Community Development Authority
City of Alexandria, Virginia**

**APPENDIX A
SPECIAL ASSESSMENT ROLL**

**As Amended
04.09.2025**

**Landmark Community Development Authority
City of Alexandria, Virginia**

APPENDIX A-1

**ANNUAL INSTALLMENTS &
TOTAL SPECIAL ASSESSMENTS
AS AMENDED
ASSESSMENT YEAR 2024**

Assessment Year Beginning	Principal	Interest	Administrative Expense¹	Adjusted Annual Installment²	Annual Payment³
2021	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$731,949	\$10,000	\$0	\$0
2024	\$0	\$3,005,468	\$30,400	\$0	\$0
2025	\$0	\$5,387,146	\$680,211	\$6,067,357	
2026	\$0	\$5,873,575	\$681,031	\$6,554,606	
2027	\$615,000	\$5,858,200	\$681,868	\$7,155,068	
2028	\$2,000,000	\$5,792,825	\$682,721	\$8,475,546	
2029	\$2,685,000	\$5,675,700	\$683,591	\$9,044,291	
2030	\$2,820,000	\$5,538,075	\$684,479	\$9,042,554	
2031	\$2,960,000	\$5,393,575	\$685,385	\$9,038,960	
2032	\$3,115,000	\$5,241,700	\$686,308	\$9,043,008	
2033	\$3,265,000	\$5,082,200	\$687,250	\$9,034,450	
2034	\$3,430,000	\$4,914,825	\$688,211	\$9,033,036	
2035	\$3,605,000	\$4,738,950	\$689,192	\$9,033,142	
2036	\$3,790,000	\$4,554,075	\$690,191	\$9,034,266	
2037	\$3,975,000	\$4,359,950	\$691,211	\$9,026,161	
2038	\$4,180,000	\$4,156,075	\$692,251	\$9,028,326	
2039	\$4,390,000	\$3,941,825	\$693,312	\$9,025,137	
2040	\$4,600,000	\$3,722,925	\$694,394	\$9,017,319	
2041	\$4,815,000	\$3,499,475	\$695,498	\$9,009,973	
2042	\$5,045,000	\$3,270,850	\$696,624	\$9,012,474	
2043	\$5,280,000	\$3,050,925	\$697,773	\$9,028,698	
2044	\$5,490,000	\$2,835,525	\$698,944	\$9,024,469	
2045	\$5,715,000	\$2,611,425	\$700,139	\$9,026,564	
2046	\$5,940,000	\$2,379,128	\$701,357	\$9,020,485	
2047	\$6,185,000	\$2,138,266	\$702,601	\$9,025,867	
2048	\$6,425,000	\$1,887,766	\$703,868	\$9,016,634	
2049	\$6,680,000	\$1,627,431	\$705,162	\$9,012,593	
2050	\$6,950,000	\$1,356,666	\$706,481	\$9,013,147	
2051	\$7,225,000	\$1,074,100	\$707,827	\$9,006,927	
2052	\$7,515,000	\$779,300	\$709,199	\$9,003,499	
2053	\$7,825,000	\$472,500	\$674,372	\$8,971,872	
2054	\$6,085,000	\$194,300	\$656,961	\$6,936,261	
2055	\$1,815,000	\$36,300	\$649,203	\$2,500,503	
Total⁴	\$134,420,000	\$107,445,577	\$21,397,622	\$263,263,199	\$0

¹The administrative expense column includes reallocated annual installment capacity that has not been levied by the CDA.

²The annual installment is the portion of the special assessment as set forth in the special assessment roll due and payable each assessment year from all the parcels of assessed property in the CDA district. The annual installment is collected each year as the annual payment and the annual payment is set to equal the annual revenue requirement due each assessment year. The total annual installment represents the maximum levy permissible in the aggregate. The CDA may reallocate annual installments to maintain assessment capacity if the maximum levy in a given year will not be required to pay expenses of the bonds.

³Annual payment represents the amount of special assessment levied on the CDA District in a given year. For years where the annual payment is equal to zero, the annual installment capacity is pushed out to later years, where it may be levied only in such amount that is needed to meet the annual revenue requirement as defined by the Amended and Restated Rate and Method of Apportionment of Special Assessments.

⁴Total represents total remaining principal, interest, administrative expense, and annual installment for assessment years 2025-2055; whereas, total annual payment will be beginning with assessment year 2021. The sum of the annual payment and the annual installment should always equal the maximum assessment capacity of the CDA of \$263,263,199, although this amount may not need to be levied in full to repay the bonds.

**Landmark Community Development Authority
City of Alexandria, Virginia**

**APPENDIX A-2
SPECIAL ASSESSMENTS
ASSESSMENT YEAR 2024**

Tax Parcel Number	Equivalent Units	Special Assessment	Principal Portion of Special Assessment	Annual Installment (2024 Assessment Year)		
				Annual Parcel Installments	Annual Credit	Annual Payment
047.02-03-10	0	\$0	\$0	\$0	\$0	\$0
047.02-03-12	354	\$35,877,808	\$18,318,910	\$0	\$0	\$0
047.02-03-13	226	\$22,890,609	\$11,687,755	\$0	\$0	\$0
047.02-03-20	358	\$36,344,280	\$18,557,087	\$0	\$0	\$0
047.02-03-15	88	\$8,936,596	\$4,562,952	\$0	\$0	\$0
047.02-03-16	257	\$26,041,326	\$13,296,484	\$0	\$0	\$0
047.02-03-21	137	\$13,854,229	\$7,073,854	\$0	\$0	\$0
047.02-0A-01	0	\$0.00	\$0.00	\$0	\$0	\$0
047.02-0A-02	232	\$23,477,753	\$11,987,545	\$0	\$0	\$0
047.02-0A-03	0	\$0	\$0	\$0	\$0	\$0
047.02-0A-04	266	\$26,967,278	\$13,769,268	\$0	\$0	\$0
047.02-0A-05	465	\$47,172,461	\$24,085,866	\$0	\$0	\$0
047.02-0A-06	0	\$0	\$0	\$0	\$0	\$0
047.02-0A-07	0	\$0	\$0	\$0	\$0	\$0
047.02-0A-08	0	\$0	\$0	\$0	\$0	\$0
047.02-0A-09	0	\$0	\$0	\$0	\$0	\$0
047.02-0A-10	0	\$0	\$0	\$0	\$0	\$0
047.02-0A-11	115	\$11,626,344	\$5,936,314	\$0	\$0	\$0
047.02-0A-12	7	\$667,085	\$340,608	\$0	\$0	\$0
047.02-0A-13	4	\$381,192	\$194,633	\$0	\$0	\$0
047.02-03-19	91	\$9,026,240	\$4,608,723	\$0	\$0	\$0
Total	2,598	\$263,263,199	\$134,420,000	\$0	\$0	\$0

**Landmark Community Development Authority
City of Alexandria, Virginia**

SPECIAL ASSESSMENT WORKSHEET

Appendix A-3¹

Proposed Development

Tax Parcel Number	Land Use Class						Total
	Class 1 (MF Affordable)	Class 2 (Multi-Family)	Class 3 (Stacked Flats)	Class 4 (Townhomes)	Class 5 (Commercial)	Class 6 (Hotel)	
047.02-03-10	0	0	0	0	0	0	0
047.02-03-12	0	335	0	0	20	0	355
047.02-03-13	0	0	109	0	30	145	284
047.02-03-20	14	323	0	0	32	0	369
047.02-03-15	200	0	0	0	13	0	213
047.02-03-16	0	238	0	0	20	0	258
047.02-03-21	0	0	0	66	0	0	66
047.02-0A-00	31	749	0	0	348	0	1,128
047.02-03-19	0	0	0	44	0	0	44
Total units	245	1,645	109	110	463	145	2,717
Equivalent unit factor	0.38	1.00	1.32	2.07	0.94	0.37	
Equivalent units	93	1,645	144	228	434.844	54	2,598

Equivalent Units

Tax Parcel Number	Land Use Class						Total
	Class 1 (MF Affordable)	Class 2 (Multi-Family)	Class 3 (Stacked Flats)	Class 4 (Townhomes)	Class 5 (Commercial)	Class 6 (Hotel)	
047.02-03-10	0	0	0	0	0	0	0
047.02-03-12	0	335	0	0	19	0	354
047.02-03-13	0	0	144	0	28	54	226
047.02-03-20	5	323	0	0	30	0	358
047.02-03-15	76	0	0	0	12	0	88
047.02-03-16	0	238	0	0	19	0	257
047.02-03-21	0	0	0	137	0	0	137
047.02-0A-00	12	749	0	0	327	0	1,088
047.02-03-19	0	0	0	91	0	0	91
Total equivalent units	93	1,645	144	228	435	54	2,598

Assessment Allocation

Tax Parcel Number	Total Equivalent Units	Percentage of Total	Allocation of Special Assessment ²	
			Special Assessments	Principal Portion
047.02-03-10	0	0%	\$0	\$0
047.02-03-12	354	14%	\$35,877,808	\$18,318,910
047.02-03-13	226	9%	\$22,890,609	\$11,687,755
047.02-03-20	358	14%	\$36,344,280	\$18,557,087
047.02-03-15	88	3%	\$8,936,596	\$4,562,952
047.02-03-16	257	10%	\$26,041,326	\$13,296,484
047.02-03-21	137	5%	\$13,854,229	\$7,073,854
047.02-0A-00	1,088	42%	\$110,292,112	\$56,314,235
047.02-03-19	91	3%	\$9,026,240	\$4,608,723
Total	2,598	100%	\$263,263,199	\$134,420,000

¹Commercial equivalent units are shown per 1,000 square feet. Hotel equivalent units are shown per room. MF Affordable, Multi-Family, Stacked Flats, and Townhomes are shown per unit.

²The allocation of the special assessment is not a function of current equivalent units. Rather, the assessments as adopted among the parcels at issuance creates the pro-rata share for the parcels in present day. The developer(s) may adjust development density for the parcels that they own by reallocating assessments per Section C2(c) of the Amended and Restated Rate and Method of Apportionment of Special Assessments. However, once the initial assessment allocation is adopted at issuance, those assessments may not be shifted to other parcels without the request and consent of the owners thereof. Because of this the allocation of special assessments may not align with the percentage of equivalent units as calculated within this table.

**Landmark Community Development Authority
City of Alexandria, Virginia**

APPENDIX A-4

ADJUSTED ANNUAL INSTALLMENTS - AMENDED ASSESSMENT ROLL

Assessment Year Beginning	Adopted Roll As Amended 1.15.2024				Adjusted Annual Installments ¹				
	Principal	Interest	Administrative Expense	Annual Installment	Principal ²	Interest ²	Administrative Expense ³	Annual Installment ⁴	Annual Payment ⁵
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$731,949	\$10,000	\$741,949	\$0	\$731,949	\$10,000	\$0	\$0
2024	\$0	\$2,261,265	\$30,400	\$2,291,665	\$0	\$3,005,468	\$30,400	\$0	\$0
2025	\$0	\$5,182,969	\$41,008	\$5,223,977	\$0	\$5,387,146	\$680,211	\$6,067,357	
2026	\$0	\$6,278,596	\$41,828	\$6,320,424	\$0	\$5,873,575	\$681,031	\$6,554,606	
2027	\$615,000	\$6,263,221	\$42,665	\$6,920,886	\$615,000	\$5,858,200	\$681,868	\$7,155,068	
2028	\$2,139,000	\$6,198,106	\$43,518	\$8,380,624	\$2,000,000	\$5,792,825	\$682,721	\$8,475,546	
2029	\$2,881,000	\$6,081,844	\$44,388	\$9,007,232	\$2,685,000	\$5,675,700	\$683,591	\$9,044,291	
2030	\$3,015,000	\$5,945,696	\$45,276	\$9,005,972	\$2,820,000	\$5,538,075	\$684,479	\$9,042,554	
2031	\$3,154,000	\$5,803,231	\$46,182	\$9,003,413	\$2,960,000	\$5,393,575	\$685,385	\$9,038,960	
2032	\$3,302,000	\$5,654,121	\$47,105	\$9,003,226	\$3,115,000	\$5,241,700	\$686,308	\$9,043,008	
2033	\$3,454,000	\$5,498,061	\$48,047	\$9,000,108	\$3,265,000	\$5,082,200	\$687,250	\$9,034,450	
2034	\$3,613,000	\$5,334,804	\$49,008	\$8,996,812	\$3,430,000	\$4,914,825	\$688,211	\$9,033,036	
2035	\$3,782,000	\$5,163,954	\$49,989	\$8,995,943	\$3,605,000	\$4,738,950	\$689,192	\$9,033,142	
2036	\$3,960,000	\$4,985,059	\$50,988	\$8,996,047	\$3,790,000	\$4,554,075	\$690,191	\$9,034,266	
2037	\$4,140,000	\$4,797,871	\$52,008	\$8,989,879	\$3,975,000	\$4,359,950	\$691,211	\$9,026,161	
2038	\$4,336,000	\$4,601,974	\$53,048	\$8,991,022	\$4,180,000	\$4,156,075	\$692,251	\$9,028,326	
2039	\$4,538,000	\$4,396,847	\$54,109	\$8,988,956	\$4,390,000	\$3,941,825	\$693,312	\$9,025,137	
2040	\$4,742,000	\$4,188,171	\$55,191	\$8,985,362	\$4,600,000	\$3,722,925	\$694,394	\$9,017,319	
2041	\$4,948,000	\$3,976,108	\$56,295	\$8,980,403	\$4,815,000	\$3,499,475	\$695,498	\$9,009,973	
2042	\$5,165,000	\$3,754,766	\$57,421	\$8,977,187	\$5,045,000	\$3,270,850	\$696,624	\$9,012,474	
2043	\$5,397,000	\$3,523,583	\$58,570	\$8,979,153	\$5,280,000	\$3,050,925	\$697,773	\$9,028,698	
2044	\$5,635,000	\$3,282,101	\$59,741	\$8,976,842	\$5,490,000	\$2,835,525	\$698,944	\$9,024,469	
2045	\$5,882,000	\$3,029,981	\$60,936	\$8,972,917	\$5,715,000	\$2,611,425	\$700,139	\$9,026,564	
2046	\$6,137,000	\$2,766,841	\$62,154	\$8,965,995	\$5,940,000	\$2,379,128	\$701,357	\$9,020,485	
2047	\$6,411,000	\$2,492,099	\$63,398	\$8,966,497	\$6,185,000	\$2,138,266	\$702,601	\$9,025,867	
2048	\$6,689,000	\$2,205,248	\$64,665	\$8,958,913	\$6,425,000	\$1,887,766	\$703,868	\$9,016,634	
2049	\$6,984,000	\$1,905,818	\$65,959	\$8,955,777	\$6,680,000	\$1,627,431	\$705,162	\$9,012,593	
2050	\$7,292,000	\$1,593,159	\$67,278	\$8,952,437	\$6,950,000	\$1,356,666	\$706,481	\$9,013,147	
2051	\$7,612,000	\$1,266,719	\$68,624	\$8,947,343	\$7,225,000	\$1,074,100	\$707,827	\$9,006,927	
2052	\$7,948,000	\$925,881	\$69,996	\$8,943,877	\$7,515,000	\$779,300	\$709,199	\$9,003,499	
2053	\$8,300,000	\$569,951	\$35,169	\$8,905,120	\$7,825,000	\$472,500	\$674,372	\$8,971,872	
2054	\$6,615,000	\$239,288	\$17,758	\$6,872,046	\$6,085,000	\$194,300	\$656,961	\$6,936,261	
2055	\$2,010,000	\$45,225	\$9,969	\$2,065,194	\$1,815,000	\$36,300	\$649,203	\$2,500,503	
Total	\$140,696,000	\$120,944,507	\$1,622,692	\$263,263,199	\$134,420,000	\$107,445,577	\$21,397,622	\$263,263,199	\$0

¹The adjusted annual installments aim to match the debt service curve while maintaining assessment capacity of \$263,263,199.

²Principal and interest have been revised to match the debt service curve, including the overall reduction of principal, and thereby interest.

³Administrative expenses have absorbed the principal and interest savings, as well as the unbilled annual installments via reallocation, causing the significant increase. These reallocated annual installments may only be levied on the District if the expenses of the bonds less available funds call for it.

⁴The annual installment column is set to equal the annual payment for assessment years 2021-2024 and to the sum of expenses for assessment years 2025-2055.

⁵The annual payment column represents amounts levied by the CDA on the CDA District. This column is summed through assessment year 2024 and the total of this column, representing annual payments levied, and the annual installment column, representing remaining assessments, should always be equal to \$263,263,199, representing the maximum assessment levy. The annual payment may not exceed the annual revenue requirement as defined by the Amended and Restated Rate and Method of Apportionment of Special Assessments.