

***PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT***

***SPECIAL ASSESSMENT METHODOLOGY REPORT***

***FOR***

***SERIES 2007 BONDS***

Prepared By:



**DMS**

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**JUNE 20, 2007**

**SPECIAL ASSESSMENT METHODOLOGY REPORT**  
**FOR**  
**PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY:

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**TABLE OF CONTENTS**

**SECTION**

- I. OVERVIEW
- II. FINANCIAL COMPUTATIONS
- III. ALLOCATION METHODOLOGY

**TABLE**

- 1 PRODUCT TYPES
- 2 SERIES 2007 BOND REFUNDING COSTS
- 3 ALLOCATION METHODOLOGY

**EXHIBIT**

- A ASSESSMENT PLAT & ASSESSMENT ROLL



## **I. OVERVIEW**

The District is located in south east Hillsborough County along the 301 corridor and contains 289 acres, with 751 platted residential units varying in lot size from 40 to 70 feet. The Benefiting Properties are platted residential lots within the District, whose properties could not have been developed or improved if it was not for the construction of the Districts Capital Improvement Plan ("CIP") as originally described within the Engineers Report dated April 2002. The Special Assessment Methodology Report ("SAMR") details the basis of the assessment methodology and financing plan applied proportionately across the Benefiting Properties within the District. The SAMR identifies the benefit basis received from the issuance of the 2007 Special Assessment Revenue Refunding Bonds ("Series 2007 Bonds") for the purpose of refinancing the Series 2002A Special Assessment Revenue Bonds ("Series 2002A Bonds"). The refinancing will take advantage of lower interest rates, resulting in annual debt service reduction which will lower annual debt assessments charged to the property owners within the assessment area. No additional assessments will be levied against property owners who have previously prepaid their total assessment lien in full.

## **II. FINANCIAL COMPUTATIONS**

The Series 2007 Bonds required to refund the Series 2002A Bonds will require a par amount of \$4,745,000, which includes reserves and issuance cost.

The total annual assessment revenues required to amortize the Series 2007 Bonds are shown on Table 3 of Exhibit A. In summation, the Series 2007 Bonds would mature May 1, 2033 and require a Maximum Annual Debt Service of \$322,718.75, with an average coupon rate of 4.83%. In comparison, the Series 2002A Bonds mature on the same date and have a Maximum Annual Debt Service requirement of \$369,743.75, with an interest rate of 7.25%. The Maximum Annual Debt Service is increased by 8% to account for early payment discount and collection fees for the Property Appraiser and Tax Collector.

## **III. ALLOCATION METHODOLOGY**

All assessable parcels within the District are subject to Special Assessments as they receive a direct and specific benefit from the Capital Improvement Plan ("CIP") in part originally financed by the Series 2002A Bonds, refinanced by the Series 2007 Bonds. The specific benefit of the CIP is greater than the cost of the assessments levied on the property. Property within the District that will not be subject to the Special Assessments includes publicly owned (County/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas and other non assessable property.



## Determination of Assessments

The requirements for a valid Special Assessment are three-fold:

- 1) Improvements to Benefited Properties that the Special Assessments encompass must be for an approved and assessable purpose. (F.S. 170.01)
- 2) Special Assessments can only be levied on those properties directly and specifically benefiting from the improvements. (F.S. 170.01)
- 3) Special Assessments allocated to each Benefited Property cannot exceed the proportional benefit to each parcel. (F.S. 170.02)

In the case of the District, the Series 2007 Bonds refinance the Series 2002A Bonds, which were utilized to construct a portion of the District CIP and is an approved and assessable purpose (F.S. 170.01), which satisfies the first requirement for a valid Special Assessment above. Additionally, the CIP resulted in certain properties within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

While the first requirement for a valid Special Assessment is seemingly tangible, and can easily be satisfied by ensuring that the improvements are allowed in the list provided in F.S. 170.01, the second and third requirements for a valid Special Assessment are somewhat intangible, and involve identifying specific benefits to properties and assigning value to these benefits, to ensure the value of the benefits exceed the cost of providing the improvements. The second and third requirements are the key necessities for a valid Special Assessment, and due to their subjective nature, their importance is discussed in more detail below.

## Allocation of Assessments

The portion of the CIP funded by the assessments is allocated to each property based on the estimated special benefit received. The method of benefit allocation is based on the relative special benefit in relation to the property use. According to F.S. 170.02, the methodology by which valid Special Assessments are allocated to specifically benefited property must be determined and prorated according to foot frontage of said property, *or by such other method as the governing body of the District may prescribe* (F.S. 170.02). Florida law gives the District latitude in determining how Special Assessments will be allocated to specifically benefited properties.

## Panther Trace Benefit Allocation

It was determined in the original Assessment Methodology Report dated April 2002 that property within the District will receive benefit from the CIP funded with the Series 2002A Bonds refinanced with the Series 2007 Bonds. The determination and use of Equivalent Assessment Units (EAU) was apportioned against the Benefited Property. This methodology is used when it is determined that, due to the nature of the improvements being funded, properties of different sizes receive different



specific benefits from the construction of the improvements. Typically, EAU factors are based on a relationship of front footage and square footage of the lot. The product type is determined by the Engineer and is a direct calculation and comparison of square footage and front footage. This calculation becomes more evident in wedge- and odd-shaped lots. The EAU reflects an estimate of the relationship of specific benefit received by the construction of the improvements.

For purposes of the Series 2007 Bonds, the allocation of benefits is consistent with previous allocations as follows:

- 1.00 EAU per 40 foot single-family residential lot
- 1.25 EAU per 50 foot single-family residential lot
- 1.50 EAU per 60 foot single-family residential lot
- 1.75 EAU per 70 foot single-family residential lot

The assessments levied in connection with the issuance of the proposed Series 2007 Bonds will be levied against all assessable lots within the District, described within Table 3. Assessments will be assigned to the platted lots based upon the Special Assessment Methodology Report allocation tables, in an amount not to exceed the total benefit received as identified within the Special Assessment Methodology Report. Currently, all lots are platted and no changes to lot quantities or product types are contemplated.



**PANTHER TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

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**June 20, 2007**

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<u>Product</u>	<u>Units</u>
Single Family 40's	195
Single Family 50's	353
Single Family 60's	99
Single Family 70's	104
<sup>(1)</sup> Total:	<u>751</u>

Notations:

<sup>(1)</sup> All assessable lots have been completed and platted.

**A Bond Debt**

(1) Coupon Rate - Serial Bonds to 5/1/2016	4.00%
(1) Coupon Rate - Term Bonds to 5/1/2021	4.25%
(1) Coupon Rate - Term Bonds to 5/1/2026	5.00%
(1) Coupon Rate - Term Bonds to 5/1/2033	5.00%
Term (Years)	26
Principal Amortization Installments	26

**ISSUE SIZE \$4,745,000**

2006 Assessment Revenues	(\$36,765)
Liquidation of 2002A Revenue Account	(\$228,021)
Liquidation of 2002 Acq/Const Account	(\$60)
Liquidation of 2002A Reserve Fund	(\$371,041)
SLG Purchases	\$4,805,868
Capitalized Interest (Months)	\$36,765
Debt Service Reserve Fund <span style="float: right;">3.40%</span>	\$161,359
Underwriter's Discount	\$94,900
+ Premium / - Discount	\$21,783
Cost of Issuance	\$150,000
Bond Insurance/DSRF Surety Policy	\$109,786
Rounding	\$426

**ANNUAL ASSESSMENT**

Max Annual Debt Service (Principal plus Interest)	\$322,719
Collection Costs	\$25,818
<b>TOTAL ANNUAL ASSESSMENT</b>	<b>\$348,537</b>

**Notations:**

(1) Series 2007 Bonds are stratified into four term bonds, with varying coupon rates and maturity dates.

**A Bond Debt Allocation**

**Fiscal Year 2007 Assessment Roll**

	Unit Count	EAU Factor	Total EAUs	Per Product Type		Per Unit	
				Total Principal	Total Annual Assmt. <sup>(1)</sup>	Total Principal	Total DS Annual Assmt. <sup>(1)</sup>
Single Family 40's	195	1.00	195.00	\$866,330	\$81,065	\$4,443	\$416
Single Family 50's	353	1.25	441.25	\$1,960,350	\$183,435	\$5,553	\$520
Single Family 60's	99	1.50	148.50	\$659,744	\$61,734	\$6,664	\$624
Single Family 70's	104	1.75	182.00	\$808,575	\$75,661	\$7,775	\$728
	<u>751</u>		<u>966.75</u>	<u>\$4,295,000</u>	<u>\$401,895</u>		

**Post Series 2007 Bond Refunding**

**SERIES 2007 BONDS Assessment Roll**

	Unit Count	EAU Factor	Total EAUs	Per Product Type		Per Unit		
				Total Principal	Total Annual Assmt. <sup>(1)</sup>	Total Principal	Total DS Annual Assmt. <sup>(1)</sup>	Annual Reductions Post Bond Refunding
Single Family 40's	195	1.00	195.00	\$957,099	\$70,302	\$4,908	\$361	\$55
Single Family 50's	353	1.25	441.25	\$2,165,742	\$159,081	\$6,135	\$451	\$69
Single Family 60's	99	1.50	148.50	\$728,867	\$53,538	\$7,362	\$541	\$83
Single Family 70's	104	1.75	182.00	\$893,292	\$65,615	\$8,589	\$631	\$97
	<u>751</u>		<u>966.75</u>	<u>\$4,745,000</u>	<u>\$348,537</u>			

**Notations:**

<sup>(1)</sup> Annual Assessments include an 8% charge for early prepayment discount and the administration fees by the County Tax Collector/Property Appraiser.

**PANTHER TRACE CDD  
SERIES 2007 BONDS  
PRELIMINARY ASSESSMENT ROLL**

FOLIO NUMBER	PRODUCT TYPE	ANNUAL DEBT SERVICE ASSESSMENT (Payable in 26 Installments)	TOTAL PRINCIPAL PER UNIT
0774524492, 0774525536, 0774525508, 0774525550, 0774524414, 0774524330, 0774524316, 0774525486, 0774524332, 0774524400, 0774524410, 0774524482, 0774524438, 0774524476, 0774524470, 0774525506, 0774525388, 0774525496, 0774525428, 0774525368, 0774524456, 0774524394, 0774524496, 0774524402, 0774524440, 0774524328, 0774524364, 0774525382, 0774525442, 0774525424, 0774524458, 0774525420, 0774525396, 0774524386, 0774525406, 0774524378, 0774524376, 0774525362, 0774524308, 0774524484, 0774525516, 0774525436, 0774524358, 0774524390, 0774525370, 0774525412, 0774524448, 0774524450, 0774525364, 0774525542, 0774525522, 0774524424, 0774524412, 0774525524, 0774525432, 0774525448, 0774525540, 0774524336, 0774525374, 0774524356, 0774525472, 0774524392, 0774525456, 0774525454, 0774524312, 0774524366, 0774525452, 0774525476, 0774524416, 0774525504, 0774524488, 0774524372, 0774525510, 0774524464, 0774525512, 0774525538, 0774524418, 0774525378, 0774524334, 0774524432, 0774524326, 0774525464, 0774524430, 0774524436, 0774525358, 0774525520, 0774524320, 0774525410, 0774524452, 0774524444, 0774525490, 0774524370, 0774524426, 0774524408, 0774524462, 0774524382, 0774525480, 0774525430, 0774525356, 0774525386, 0774525528, 0774524420, 0774525500, 0774525498, 0774524318, 0774525402, 0774524480, 0774525530, 0774524360, 0774524368, 0774525422, 0774525544, 0774524442, 0774524388, 0774524310, 0774524404, 0774524398, 0774525426, 0774524508, 0774524384, 0774524314, 0774525366, 0774524454, 0774524474, 0774525470, 0774524406, 0774524362, 0774525526, 0774524380, 0774524428, 0774525548, 0774525532, 0774525404, 0774524494, 0774525390, 0774524466, 0774525484, 0774524434, 0774525446, 0774524504, 0774525384, 0774525458, 0774525488, 0774524324, 0774525450, 0774524500, 0774524446, 0774524460, 0774524422, 0774524338, 0774524506, 0774525492, 0774525414, 0774524502, 0774525380, 0774525372, 0774525444, 0774524478, 0774525392, 0774525478, 0774525394, 0774525514, 0774525466, 0774525398, 0774525416, 0774524354, 0774525438, 0774525546, 0774525360, 0774525518, 0774525500, 0774524688, 0774524472, 0774524498, 0774525434, 0774524490, 0774525474, 0774525462, 0774525408, 0774525494, 0774525460, 0774525418, 0774524374, 0774524486, 0774525502, 0774525534, 0774525376, 0774524322, 0774525482, 0774524302, 0774524304, 0774524306, 0774524396, 0774524468	40	\$361	\$4,908
0774524512, 0774524650, 0774524696, 0774525112, 0774525134, 0774525150, 0774524850, 0774524774, 0774525238, 0774524758, 0774525638, 0774524838, 0774525584, 0774524514, 0774525104, 0774525102, 0774524542, 0774525812, 0774525590, 0774525702, 0774525208, 0774524682, 0774524800, 0774524646, 0774524636, 0774525228, 0774525602, 0774525700, 0774525732, 0774524688, 0774524796, 0774524598, 0774525760, 0774524624, 0774525644, 0774524610, 0774525714, 0774524752, 0774524674, 0774524760, 0774524678, 0774524560, 0774525124, 0774524768, 0774525774, 0774524730, 0774525258, 0774524576, 0774524706, 0774524802, 0774524722, 0774524808, 0774524662, 0774525140, 0774525772, 0774525604, 0774524548, 0774524836, 0774524810, 0774524844, 0774525694, 0774525176, 0774525196, 0774525612, 0774524510, 0774524552, 0774524558, 0774524822, 0774525198, 0774525712, 0774524544, 0774524840, 0774525642, 0774525180, 0774524710, 0774525728, 0774525616, 0774524618, 0774524604, 0774524572, 0774524702, 0774525222, 0774525606, 0774525230, 0774525246, 0774524828, 0774524614, 0774525764, 0774525600, 0774524784, 0774524586, 0774524724, 0774525154, 0774525598, 0774524550, 0774524782, 0774525216, 0774525250, 0774524746, 0774524648, 0774524630, 0774524546, 0774524770, 0774525218, 0774525596, 0774525114, 0774524556, 0774524690, 0774524666, 0774525698, 0774524856, 0774525254, 0774525192, 0774524846, 0774524642, 0774525634, 0774524524, 0774525730, 0774524732, 0774525824, 0774525704, 0774524694, 0774524346, 0774525816, 0774525244, 0774524812, 0774525106, 0774525156, 0774524776, 0774525614, 0774524528, 0774524664, 0774524568, 0774525632, 0774525752, 0774524854, 0774524750, 0774524700, 0774524686, 0774525708, 0774525756, 0774524718, 0774524590, 0774525718, 0774525754, 0774525820, 0774525750, 0774525770, 0774525126, 0774524532, 0774525170, 0774524780, 0774525716, 0774524842, 0774524584, 0774524670, 0774524348, 0774524602, 0774525744, 0774525476, 0774525442, 0774524806, 0774524772, 0774524762, 0774525226, 0774525108, 0774524704, 0774524676, 0774525738, 0774525586, 0774524554, 0774524786, 0774524786, 0774525136, 0774525120, 0774525734, 0774525206, 0774524526, 0774524848, 0774524824, 0774525722, 0774524728, 0774524714, 0774525724, 0774525688, 0774525818, 0774525164, 0774524738, 0774524834, 0774524538, 0774525224, 0774524712, 0774525582, 0774525194, 0774525174, 0774524734, 0774525622, 0774524596, 0774524530, 0774525610, 0774525220, 0774525260, 0774524518, 0774524692, 0774525248, 0774525692, 0774525236, 0774525810, 0774525204, 0774525234, 0774524638, 0774525116, 0774524778, 0774524644, 0774524600, 0774524818, 0774524516, 0774525138, 0774525168, 0774525580, 0774524608, 0774525232, 0774525624, 0774524708, 0774525160, 0774524606, 0774524580, 0774524566, 0774524794, 0774524792, 0774525172, 0774525628, 0774525190, 0774525706, 0774524578, 0774525186, 0774524612, 0774524588, 0774524616, 0774524788, 0774525242, 0774524790, 0774525262, 0774524830, 0774525212, 0774525740, 0774524562, 0774525726, 0774524564, 0774524634, 0774524626, 0774524832, 0774524660, 0774524826, 0774525766, 0774524742, 0774525132, 0774525748, 0774525736, 0774525640, 0774525182, 0774524756, 0774525768, 0774524766, 0774524656, 0774524716, 0774524726, 0774525118, 0774524744, 0774524654, 0774524680, 0774525618, 0774525200, 0774524622, 0774525264, 0774524672, 0774524522, 0774525690, 0774525256, 0774524570, 0774524640, 0774525274, 0774525646, 0774525166, 0774524814, 0774524592, 0774524820, 0774524536, 0774525178, 0774525240, 0774524520, 0774524736, 0774525650, 0774524658, 0774525128, 0774525630, 0774525210, 0774524852, 0774524740, 0774525152, 0774525594, 0774525148, 0774524684, 0774524748, 0774525202, 0774525188, 0774525636, 0774524540, 0774524764, 0774524632, 0774525814, 0774525822, 0774524798, 0774525758, 0774524668, 0774525144, 0774525252, 0774524628, 0774525142, 0774524534, 0774525592, 0774525608, 0774525130, 0774525588, 0774524582, 0774525626, 0774524620, 0774524860, 0774524340, 0774524342, 0774524344, 0774524350, 0774524352, 0774525648, 0774525710, 0774524754, 0774525158, 0774524816, 0774524720, 0774524804, 0774524698, 0774525720, 0774525184, 0774525214, 0774524574, 0774525146, 0774525110, 0774524652, 0774525162, 0774525762	50	\$451	\$6,135
0774524252, 0774524290, 0774525570, 0774525568, 0774524230, 0774524226, 0774525652, 0774524280, 0774524278, 0774524214, 0774525776, 0774524242, 0774525798, 0774524206, 0774524220, 0774524258, 0774524234, 0774524232, 0774524298, 0774525554, 0774525680, 0774524256, 0774524284, 0774524264, 0774525676, 0774524250, 0774525794, 0774524248, 0774524236, 0774525574, 0774525662, 0774524268, 0774524218, 0774525684, 0774525660, 0774525572, 0774524216, 0774524212, 0774524246, 0774524204, 0774524244, 0774524254, 0774525682, 0774525790, 0774525786, 0774524240, 0774524260, 0774525792, 0774525686, 0774525788, 0774524274, 0774525678, 0774525562, 0774525808, 0774525778, 0774524296, 0774525670, 0774525666, 0774524210, 0774525552, 0774525672, 0774525556, 0774524288, 0774524276, 0774525666, 0774525578, 0774524228, 0774524208, 0774525800, 0774525668, 0774525674, 0774525780, 0774525656, 0774524222, 0774525802, 0774524224, 0774524294, 0774525796, 0774524286, 0774525782, 0774525558, 0774524270, 0774524202, 0774524300, 0774524292, 0774525784, 0774524238, 0774525564, 0774525804, 0774524272, 0774524266, 0774525658, 0774525806, 0774524262, 0774525664, 0774524282, 0774525654, 0774525576, 0774525560	60	\$541	\$7,362
0774525306, 0774524910, 0774525332, 0774524922, 0774524936, 0774524926, 0774525298, 0774524870, 0774524868, 0774524900, 0774524948, 0774524894, 0774525320, 0774525286, 0774524974, 0774524952, 0774525344, 0774524944, 0774524920, 0774524928, 0774525324, 0774525346, 0774524912, 0774525292, 0774525322, 0774525288, 0774525294, 0774525338, 0774525272, 0774524924, 0774525352, 0774524942, 0774524940, 0774525270, 0774524886, 0774524892, 0774524934, 0774525348, 0774524970, 0774524898, 0774524980, 0774524960, 0774524902, 0774524864, 0774525296, 0774525280, 0774525268, 0774524946, 0774524904, 0774524896, 0774524978, 0774525308, 0774524962, 0774524958, 0774525276, 0774525300, 0774525312, 0774524876, 0774525282, 0774525266, 0774524916, 0774524966, 0774525302, 0774525310, 0774524932, 0774525278, 0774525330, 0774524866, 0774524964, 0774525340, 0774525284, 0774525336, 0774525342, 0774524878, 0774524930, 0774525290, 0774525316, 0774524950, 0774524976, 0774525314, 0774525334, 0774524882, 0774525326, 0774524918, 0774524874, 0774524954, 0774524956, 0774524968, 0774524888, 0774525274, 0774524906, 0774524890, 0774524914, 0774524972, 0774525350, 0774525304, 0774525318, 0774524884, 0774525328, 0774524908, 0774525354, 0774524872, 0774524938	70	\$631	\$8,589