



Rizzetta & Company



# Bexley Community Development District

Final Amended and Restated Supplemental  
Special Assessment Allocation Report

Special Assessment Revenue Bonds,  
Series 2016

November 2, 2016

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## I. INTRODUCTION

This Final Amended and Restated Supplemental Special Assessment Allocation Report is being presented in order to amend the District's Capital Improvement Program to include costs associated with lands that have been added to the District's boundaries<sup>1</sup>. The Bexley Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, previously retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments related to the District's infrastructure project.

## II. DEFINED TERMS

**"Capital Improvement Program"** – (CIP) Construction and/or acquisition of public infrastructure planned for the District. The cost for the CIP is estimated to be \$74,014,350, as specified in the Engineer's Report dated March 15, 2016, as revised November 2, 2016.

**"Developer"** – NNP-Bexley, LLC, a Florida limited liability company and the landowner and developer of unplatted parcels within the District, and its successors and assigns.

**"District"** – Bexley Community Development District.

**"Equivalent Assessment Unit"** – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

**"Indentures"** – Collectively, the Master Trust Indenture and the First Supplemental Trust Indenture, both dated as of April 1, 2016, between the District and U.S. Bank, National Association, as trustee.

**"Master Report"** – The Master Special Assessment Allocation Report originally dated July 22, 2015, as amended October 28, 2015.

**"Platted Units"** – Lands configured into their intended end-use and subject to a recorded plat.

**"Series 2016 Assessments"** – Special assessments, as contemplated by Chapter 190 and Chapter 170, Florida Statutes, levied to secure repayment of the District's Series 2016 Bonds.

**"Series 2016 Bonds"** - \$23,955,000 Bexley Community Development District Special Assessment Revenue Bonds, Series 2016.

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1. The boundary amendment is anticipated to be finalized before final adoption of this report. All references to the boundary amendment are as if it has been approved.



**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

### **III. DISTRICT INFORMATION**

Bexley Community Development District was established on May 19, 2015, pursuant to Pasco County Ordinance No. 15-13, which became effective May 26, 2015. On August 18, 2015, the Sixth Judicial Court of Florida (Pasco County, Florida) validated the issuance of District bonds in an amount not to exceed \$80,000,000.00.

Following a publicly noticed hearing on July 22, 2015 the District approved the Master Report, amended on October 28, 2015, which specifies the allocation methodology to be used for the District’s bond assessments. The District previously issued its Series 2016 Bonds, and were issued in the amount of \$23,955,000. After the issuance, the District amended its boundaries to include an Expansion Parcel, adjacent to the northeast boundary of the District (the “Expansion Parcel”), making the total acreage of the District 1,042.178 acres.

Table 1 illustrates the District’s current development plan.

### **IV. CAPITAL IMPROVEMENT PROGRAM**

As described in the Master Report, the District’s CIP is estimated to cost \$74,014,350, shown in detail on Table 2. The District issued the Series 2016 Bonds to fund a portion of the District’s Capital Improvement Program in the amount of \$16,392,118, which was not inclusive of the \$3,523,613 that was deposited into the Retainage Subaccount of the Acquisition and Construction Account and to be released to acquire and/or construct a portion of the CIP upon the District amending its boundaries to include the Expansion Parcel therein. At this time, Pasco County has approved the boundary amendment petition and the \$3,525,613 will be released to the District. The balance of the CIP will be funded by the Developer, future bonds, or other sources. For additional detail on the Capital Improvement Program, see the District Engineer’s Report dated March 15, 2015, as revised November 2, 2016 and Table 2.

### **V. SERIES 2016 BONDS AND ASSESSMENTS**

In order to provide for a portion of the CIP funding described in Section IV above, the District issued Series 2016 Bonds in the estimated principal amount of \$23,955,000. The Series 2016 Bonds were sized under the assumption that the District would expand its boundaries to include the Expansion Parcel following its purchase by the Developer. The Series 2016 Bonds were structured as amortizing current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest. Interest payment dates commenced November 1, 2016, and will occur every May 1 and November 1 thereafter, until final maturity on May 1, 2047. Interest will be capitalized through the November 1, 2017 interest payment date, with the first installment of principal due on May 1, 2018. The annual principal payment will be due each May 1 thereafter until



final maturity. The maximum annual debt service (MADS) is estimated to be \$1,504,753. The general financing terms of the Series 2016 Bonds are summarized on Table 3.

The Series 2016 Bonds are secured by the pledged revenues from the Series 2016 Assessments which will be levied and imposed on the various benefiting land uses in the District. The Series 2016 Assessments were initially be levied in an estimated like principal amount of \$23,955,000, and are structured in the same manner as the Series 2016 Bonds, so that revenues from the Series 2016 Assessments are sufficient to fulfill the debt service requirements for the Series 2016 Bonds. Table 4 reflects the general financing terms for the Series 2016 Assessments.

It is expected that the Series 2016 Assessment installments assigned to Platted Units will be collected via the Pasco County property tax bill process (Uniform Method)<sup>2</sup>. Accordingly, the Series 2016 Assessments may need to be adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

## **VI. SERIES 2016 ASSESSMENT ALLOCATION**

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's CIP. As stated therein, the CIP cost per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

The Series 2016 Bonds will fund a portion of the District's CIP, and it is expected that the improvements funded by the Series 2016 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper after platting to impose Series 2016 Assessments on the units specified in Table 1, as well as the District's Series 2016 Assessment Roll.

Table 5 reflects the Series 2016 Assessments per Platted Unit. The Series 2016 Assessments are allocated based on target annual assessment installments provided by the Developer, which conform to the current market. The District will recognize in-kind contributions of infrastructure by the Developer in the total amount of \$1,767,699 as an assessment credit corresponding to the aggregate difference for all product types between the target assessments and a baseline EAU allocation. Please see Table 6 for the contribution calculation. As allocated, the Series 2016 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report, and are fairly and reasonably allocated among the different product types. The District will also recognize a contribution of infrastructure in lieu of assessments by the Developer in the total amount of \$101,564 as an assessment credit towards the Daycare/Residential Support unit.

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<sup>2</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indenture, Florida law, assessment resolutions, and/or other applicable agreements.



The Series 2016 Assessment Roll is located at page A-5.

Some of the lands subject to the Series 2016 Assessments are Unplatted Parcels. Series 2016 Assessments will be initially levied on the unplatted parcels in the District on an equal assessment per acre basis over all acreage within the District. At the time parcels are platted or otherwise subdivided into Platted Units, individual Series 2016 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5 on a first platted – first assessed basis, thereby reducing the Series 2016 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Series 2016 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Series 2016 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, Series 2016 Assessments will be allocated to such lands, pursuant to the methodology described herein.

## **VII. PREPAYMENT AND TRUE UP OF SERIES 2016 ASSESSMENTS**

The Series 2016 Assessments encumbering a parcel may be prepaid in full or in part at anytime, without penalty, together with interest at the rate on the Series 2016 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2016 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in the net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. At the time that any residential plat is presented to the District, the District shall determine if the par debt of all outstanding bonds can be assigned to the total number of Units to be developed, taking into account the submitted plat. If not, the District shall determine the remaining par debt of all outstanding bonds unassigned to Units and



the total number of developable acres owned by the Landowner remaining to be platted. At this time, a debt reduction payment will be required in the amount equal to the par debt that is not capable of being assigned to the total number of developable acres, plus any applicable interest charges and collection fees (the "True-Up Payment") shall become due and payable prior to the District's approval of the plat, in addition to the regular assessment installment payable for lands owned by the Landowner for that tax year. However, such determinations shall not be required for any re-plat. When the final plat is prepared for lands within the District and presented to the District for review, approval, and reallocation of the Series 2016 Assessments, the above-described process for determining whether a final True-Up Payment is due and owing, shall be adhered to. For further detail on the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties

### **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc. is not a licensed Municipal Advisor or Securities Broker, nor is it serving in any capacity that can be construed as providing financial advice or recommendations on the feasibility, marketability, or structure of the financial model and costs provided by others in this report. Rizzetta & Company, Inc.'s scope is limited to the language and allocation of the methodology within this report only. For additional information about the Series 2016 Bond structure and related items, please refer to the Indenture.



**EXHIBIT A:**

**ALLOCATION METHODOLOGY**



Rizzetta & Company



**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016**

**TABLE 1: PRELIMINARY DEVELOPMENT PLAN**

PRODUCT (1)	PHASE I	FUTURE DEVELOPMENT	TOTAL UNITS (2)	
Townhome	91	99	190	Lots
30 Series	64	40	104	Lots
Duplex/Villa	44	48	92	Lots
40 Series	53	88	141	Lots
50 Series	137	159	296	Lots
60 Series	32	210	242	Lots
Courtyard	28	48	76	Lots
70 Series	33	120	153	Lots
80 Series	0	66	66	Lots
90 Series	0	12	12	Lots
100 Series	0	10	10	Lots
Daycare/Residential Support	1	0	1	Unit
Recreation Center	1	0	1	Unit
<b>SUBTOTAL DISTRICT:</b>	<b>484</b>	<b>900</b>	<b>1,384</b>	
<b>EXPANSION PARCEL</b>				
40 Series	0	143	143	
50 Series	0	113	113	
<b>SUBTOTAL EXPANSION PARCEL (3):</b>	<b>0</b>	<b>256</b>	<b>256</b>	
<b>TOTAL DEVELOPMENT:</b>			<b>1,640</b>	

(1) "Series" denotes all lots within that front footage range (i.e. 30 Series = 30' - 39')

(2) Product Totals are shown for illustrative purposes and not fixed per product type. Development plan is subject to change with land platting.

(3) Included as part of the additional 101 acre parcel of land added to the District.

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016**

**TABLE 2: TOTAL CIP COST DETAIL**

DESCRIPTION	PHASE I	FUTURE DEVELOPMENT	BOUDNARY AMENMENT	TOTAL ESTIMATED COST
Collector Roadways	\$4,442,000	\$2,250,000	\$1,800,000	\$8,492,000
Residential Roadways/Alleys	\$3,498,000	\$1,956,000	\$0	\$5,454,000
Residential Roadways (Includes Earthwork, Drainage & Utilites)	\$0	\$0	\$6,912,000	\$6,912,000
Water/Wastewater/Reclaimed Water	\$5,543,000	\$3,100,000	\$0	\$8,643,000
Stormwater Management, Drainage and Earthwork (Excluding	\$18,936,000	\$10,589,000	\$0	\$29,525,000
Landscape and Hardscape	\$2,087,000	\$984,000	\$750,000	\$3,821,000
Passive Recreational Facilities	\$712,000	\$85,000	\$500,000	\$1,297,000
Professional Services (5%)	\$1,761,000	\$948,000	\$747,150	\$3,456,150
Contingency (10%)	\$3,522,000	\$1,896,000	\$996,200	\$6,414,200
<b>Total Costs</b>	<b>\$40,501,000</b>	<b>\$21,808,000</b>	<b>\$11,705,350</b>	<b>\$74,014,350</b>
Total CIP Construction Costs Funded by Series 2016 Bonds				\$19,915,731
Recognized Contribution of Infrastructure in Lieu of Assessments for the Daycare/Residential Support unit.				\$101,564
Recognized Contribution of Infrastructure to Achieve Series 2016 Assessment Levels				\$1,767,699
Additional CIP Construction Costs Funded by Developer or Future Bonds				\$52,229,356
<b>Total CIP Costs</b>				<b>\$74,014,350</b>

SOURCE: District Engineer's report dated March 15, 2016, as revised November 2, 2016

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016**

**TABLE 3: FINANCING INFORMATION - SERIES 2016 BONDS**

Issue Date		April 22, 2016
Final Maturity		May 1, 2047
Average Coupon Rate		4.784%
MADS		\$1,504,753
<b>SOURCES:</b>		
	<b>INITIAL PRINCIPAL AMOUNT</b>	<b>\$23,955,000.00</b>
	Original Issue Discount	<u>(\$151,561.50)</u>
	Total Net Proceeds	\$23,803,438.50
<b>USES:</b>		
	Construction/Acquisition Fund	(\$16,392,118.37)
	Retainage Subaccount	(\$3,523,612.69)
	Capitalized Interest through 11/1/2017	(\$1,697,854.94)
	DSRF	(\$1,504,752.50)
	Underwriter's Discount	(\$479,100.00)
	Cost of Issuance	<u>(\$206,000.00)</u>
	Total Uses	(\$23,803,438.50)

Source: District Underwriter

**TABLE 4: FINANCING INFORMATION - SERIES 2016 ASSESSMENTS**

Average Interest Rate		4.784%
<b>Aggregate Initial Principal Amount</b>		<b>\$23,955,000.00</b>
Net Annual Assessment Revenue		\$1,504,752.50 (2)
Estimated County Collection Costs	2.00%	\$30,709.23 (3)
Maximum Early Payment Discounts	4.00%	<u>\$63,977.57 (3)</u>
Estimated Aggregate Annual Installment		\$1,599,439.31

(1) Ultimate collection schedule at the District's discretion.

(2) Based on target annual installments.

(3) May vary as provided by law.

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016**

**TABLE 5: ASSESSMENT ALLOCATION - SERIES 2016 ASSESSMENTS** <sup>(1)(2)</sup>

<b>PRODUCT</b>	<b>UNITS</b> <sup>(3)</sup>	<b>PRODUCT TOTAL PRINCIPAL</b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSLMT.</b> <sup>(4)</sup>	<b>PER UNIT ANNUAL INSLMT.</b> <sup>(4)</sup>
Townhome	190	\$1,634,731	\$8,604	\$109,250	\$575
30 Series	104	\$1,322,748	\$12,719	\$88,400	\$850
Duplex/Villa	92	\$1,238,954	\$13,467	\$82,800	\$900
40 Series	141	\$1,898,832	\$13,467	\$126,900	\$900
50 Series	296	\$4,185,511	\$14,140	\$279,720	\$945
60 Series	242	\$3,946,997	\$16,310	\$263,780	\$1,090
Courtyard	76	\$1,239,553	\$16,310	\$82,840	\$1,090
70 Series	153	\$2,918,949	\$19,078	\$195,075	\$1,275
80 Series	66	\$1,446,793	\$21,921	\$96,690	\$1,465
90 Series	12	\$280,111	\$23,343	\$18,720	\$1,560
100 Series	10	\$247,641	\$24,764	\$16,550	\$1,655
Recreation Center	1	\$70,567	\$70,567	\$4,716	\$4,716
<b>SUBTOTAL DISTRICT:</b>	<b>1,383</b>	<b>\$20,431,387</b>		<b>\$1,365,441</b>	
40 Series	143	\$1,925,766	\$13,467	\$128,700	\$900
50 Series	113	\$1,597,847	\$14,140	\$106,785	\$945
<b>SUBTOTAL EXPANSION PARCEL</b> <sup>(5)</sup> :	<b>256</b>	<b>3,523,613</b>		<b>\$235,485</b>	
<b>TOTAL:</b>	<b>1,639</b>	<b>23,955,000</b>		<b>1,600,926</b>	

(1) District will recognize in-kind contributions of infrastructure by the Developer in the total amount of \$1,767,699 as an assessment credit corresponding to the aggregate difference for all product types between the target assessments and a baseline EAU allocation.

(2) Allocation of Series 2016 Assessments based on target assessments.

(3) There is a recognized contribution of infrastructure in lieu of assessments for the Daycare/Residential Support unit in the amount of \$101,564.

(4) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

(5) Included as part of the 101 acre Expansion Parcel added to the District.



**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016**

**TABLE 6: CALCULATION OF SERIES 2016 ASSESSMENT CONTRIBUTION**

<b>PRODUCT</b>	<b>UNITS</b>	<b>PER UNIT COST BY EAU</b>	<b>PER UNIT COST AS ALLOCATED</b>	<b>PER UNIT DEVIATION</b>	<b>AGGREGATE CONTRIBUTION (1)</b>
Townhome	190	\$29,626	\$26,547	(\$3,079)	\$0
30 Series	104	\$33,272	\$39,243	\$5,971	\$620,980
Duplex/Villa	92	\$39,654	\$41,552	\$1,898	\$174,651
40 Series	284	\$39,654	\$41,552	\$1,898	\$539,139
50 Series	409	\$45,579	\$43,629	(\$1,949)	\$0
60 Series	242	\$51,504	\$50,324	(\$1,180)	\$0
Courtyard	76	\$51,504	\$50,324	(\$1,180)	\$0
70 Series	153	\$57,885	\$58,865	\$980	\$149,965
80 Series	66	\$63,810	\$67,637	\$3,827	\$252,582
90 Series	12	\$69,735	\$72,023	\$2,288	\$27,453
100 Series	10	\$76,117	\$76,409	\$293	\$2,928
Recreation Center	1	\$227,894	\$217,732	(\$10,162)	\$0
<b>TOTAL</b>	<b><u>1,639</u></b>				<b><u>\$1,767,699</u></b>

(1) District will recognize in-kind contributions of infrastructure by the Developer in the total amount of \$1,767,699 as an assessment credit corresponding to the aggregate difference for all product types between the target assessments and a baseline EAU allocation.

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT LIEN ROLL**

PARCEL	OWNER	LU	Series 2016 Principal (1)	Series 2016 Annual (1)
1726180120000000E0	NNP BEXLEY LTD	Daycare	\$0.00	\$0.00
0726180000001000011	NNP BEXLEY LTD	Unplatted	\$175,777.17	\$11,747.29
1626180000001000011	NNP BEXLEY LTD	Unplatted	\$656,879.83	\$43,899.65
1726180000001000011	NNP BEXLEY LTD	Unplatted	\$4,403,836.36	\$294,310.84
1726180120012000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000050	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000060	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000070	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000080	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000090	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000100	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000110	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120012000120	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000170	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000180	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000190	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000200	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000210	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000220	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120013000230	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000050	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000060	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120017000070	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120017000080	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120017000090	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120017000100	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120017000110	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000120	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000130	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000140	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120017000150	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120018000010	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120018000020	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120018000030	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120018000040	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120018000050	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120019000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000050	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000060	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000070	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000080	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000090	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000100	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000110	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000120	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000130	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000140	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000150	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000160	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000170	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
1726180120019000180	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000190	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000200	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000210	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120019000220	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
1726180120020000010	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000020	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000030	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000040	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000050	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000060	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000070	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
1726180120020000080	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00











**BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT LIEN ROLL**

PARCEL	OWNER	LU	Series 2016 Principal (1)	Series 2016 Annual (1)
1926180010007000290	NNP-BEXLEY LLC	Townhome	\$8,603.85	\$575.00
1926180010007000300	NNP-BEXLEY LLC	Townhome	\$8,603.85	\$575.00
1926180010007000310	NNP-BEXLEY LLC	Townhome	\$8,603.85	\$575.00
1926180010007000320	NNP-BEXLEY LLC	Townhome	\$8,603.85	\$575.00
2026180120013000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000050	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000060	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000070	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000080	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000090	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000100	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000110	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000120	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000130	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000140	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000150	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120013000160	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120014000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120014000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120014000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120014000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120014000050	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120014000060	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120015000010	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
2026180120015000020	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
2026180120015000030	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
2026180120015000040	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
2026180120015000050	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
2026180120015000060	NNP BEXLEY LTD	40 Series	\$13,466.89	\$900.00
2026180120016000010	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000020	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000030	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000040	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000050	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000060	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000070	NNP BEXLEY LTD	30 Series	\$12,718.73	\$850.00
2026180120016000080	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120016000090	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120016000100	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120016000110	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
2026180120016000120	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000E000010	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000020	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000030	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000040	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000050	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000060	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000070	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000E000080	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000A000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000A000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000B000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000B000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000B000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000B000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000C000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000C000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000C000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000C000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000D000010	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000D000020	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000D000030	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000D000040	NNP BEXLEY LTD	50 series	\$14,140.24	\$945.00
192618012000F000010	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000F000020	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000F000030	NNP BEXLEY LTD	70 Series	\$19,078.10	\$1,275.00
192618012000F000040	NNP BEXLEY LTD	70 Series	\$19,078.10	\$1,275.00
192618012000F000050	NNP BEXLEY LTD	70 Series	\$19,078.10	\$1,275.00
192618012000F000060	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000F000070	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
2016 ASSESSMENT LIEN ROLL**

PARCEL	OWNER	LU	Series 2016 Principal (1)	Series 2016 Annual (1)
192618012000G000010	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000020	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000030	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000040	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000050	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000060	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000070	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000G000080	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000010	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000020	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000030	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000040	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000050	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000060	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000070	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000080	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000090	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000100	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000110	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000120	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000130	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000140	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000150	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000160	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000170	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000180	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000190	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000200	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000210	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000220	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000230	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000240	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000250	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000260	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000H000270	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000010	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000020	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000030	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000040	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000050	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000060	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000070	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000080	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000090	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000100	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000110	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000120	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000130	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000140	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
192618012000I000150	NNP BEXLEY LTD	60 Series	\$16,309.90	\$1,090.00
1926180120B16000000	NNP BEXLEY LTD	Recreation Center	\$70,566.52	\$4,716.00
			<b>\$20,431,387.31</b>	<b>\$1,365,441.00</b>
1726180000001000020	NNP BEXLEY LTD	U	\$2,612,273.58	\$174,579.70
1626180000001000020	NNP BEXLEY LTD	U	\$911,339.12	\$60,905.30
1726180120B12000000	BEXLEY COMMUNITY DEVELOPMENT DISTRICT	0	\$0.00	\$0.00
1726180120499000020	PASCO COUNTY FACILITIES MANAGEMENT DEPT	0	\$0.00	\$0.00
1726180120499000030	PASCO COUNTY FACILITIES MANAGEMENT DEPT	0	\$0.00	\$0.00
			<b>\$3,523,612.69</b>	<b>\$235,485.00</b>
			<b>\$23,955,000.00</b>	<b>\$1,600,926.00</b>