

**PALMS OF TERA CEIA
COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS
SPECIAL ASSESSMENT METHODOLOGY REPORT**

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Prepared by



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PALMS OF TERA CEIA COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS ASSESSMENT METHODOLOGY

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Purpose of the District and this Report

The District is a local unit special-purpose government of the State of Florida, created and established in accordance with Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District.

This assessment methodology report describes and explains the special assessments for capital projects (the “**CP Assessments**”) levied in connection with the Palms of Tera Ceia Bay Community Development District (the “**District**”) providing, operating and maintaining infrastructure improvements, facilities and services.

Capital Projects Fund Activities

The Board of Supervisors (“**Board**”) of the District determines to undertake various capital projects and other activities described in the District’s capital projects fund budget (the “**Budget**”) for the current Fiscal Year, attached hereto as **Exhibit “A”**. The District must obtain sufficient funds to provide for the capital projects, services and facilities provided by the District as described in the District’s Budget. The provision of such capital projects is a benefit to lands within the District. The District may impose CP Assessments on benefitted lands within the District. It is in the best interest of the District to proceed with the imposition of the CP Assessments in the amount set forth in the Budget and the ultimate CP Assessment amount will be determined based on the annual Budget. The Board adopts its budget each year in accordance to a process outlined in the Florida Statutes, and so amounts are subject to change each year. The following table summarizes the total proposed Budget for the upcoming fiscal year.

Table 1 - Total District Net Expenditures

Proposed Budget	Total Net Expenditures¹
Fiscal Year 2016-17	\$48,000

Assessable Property

As noted above, the District will fund the provisions of operation and maintenance services by imposing CP Assessments on benefitted land, or parcels (“**Assessable Property**”). The CP Assessments will be levied on these parcels on an equal assessment per unit square footage basis (as further described below). Each fiscal year, the District will certify for collection the CP Assessments on all Assessable Property, apportioned proportionately to the Assessable Property, until the aggregate amount of the CP Assessments equals the total net expenditures in the Budget. The following tables summarize the Assessable Property and CP Assessments for

¹ Excluding early payment discounts and County collection charges.

the current fiscal year.

Table 2 - Assessable Property within the District

Land Use Type	Total Parcel Count	Total Unit Square Footage (SFLA)
Condominia Improved (Condo)	550	782,524
Single Family Residential (SFR)	40	63,644
Clubhouse & Golf	2	17,225
Total	592	863,393

Table 3 – CP Assessments per SFLA

Net Expenditures	Total Unit Square Footage (SFLA)	Net Expenditures/Unit Square Foot²
\$48,000	863,393	\$0.055

Assessment Allocation and Benefits

The net expenditures identified in the Budget are used as a proxy for benefit, and are the basis upon which to assign and adjust the CP Assessments to the proposed lots. The District utilizes residential unit square foot of air conditioned space (“SFLA”) as designated by the Manatee County Property Appraiser’s records as a proxy value for benefit and method for allocating the CP Assessments to the Assessable Property.

In terms of allocation, the CP Assessments are initially allocated to all developed property on a per SFLA basis. As additional units are constructed, the CP Assessments are assigned to such newly built units on a per SFLA basis. The CP Assessments would attach and be collected from the individual units, benefitted parcels identified in the Manatee County Property Appraiser’s non-ad valorem assessment roll. Manatee County’s assessment roll contains property

² Excluding early payment discounts and County collection charges.

information for each parcel within the District; it also contains the information needed by the Manatee County Tax Collector to apply the CP Assessment on each property's tax bill. Refer to the Assessment Roll attached hereto as **Exhibit B**.

In terms of benefit, the Budget functions as a spending plan to expand, upgrade and/or adjust the system of improvements owned and operated by the District. The benefits are, of course, the capital projects described in the Budget with estimated net expenditures in the amount of \$48,000, excluding early payment discounts and County collection charges, for the current fiscal year.

As articulated previously herein, since it is expected that constructed residential property will have peculiar benefits from the Budget at the time that such individual units are built, that are in excess of the benefits that will be conferred on the balance of property in the District, such as vacant un-platted land, grazing land, golf course range property and other non-residential land, the CP Assessments will attach to constructed buildings only.

CP Assessment Standard

To fund the Budget, the District levies special assessments, which are pledged to fund capital project expenditures identified in the Budget. Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the improvement or service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. See Sections 170.01 – 170.02 of Florida Statutes.

Although the general public outside the District will benefit from the Budget expenditures, such benefits are incidental. The Budget meets the needs of the developed property within the District, as well as provides benefit to all residential property within the District. Since the Budget expenditures are not necessary for neighboring developments, the property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents. The benefits are quantified and assigned to parcels based on SFLA.

Preliminary Assessment Roll and Collection

A Preliminary Assessment Roll is attached. The District expects to bill and collect via the County's property tax bill.

Conclusion

The Budget will be utilized for common District purposes. These CP Assessments will be levied over all Assessable Property on a fair and equitable basis as described herein. The Assessable Property will receive benefits in excess of the allocated CP Assessments. Accordingly, this is an appropriate District approach that will significantly benefit the Assessable Property and

enhance the District.

Special Benefit

The Budget will provide special benefit to parcels within the District. The Budget adds to the entire development. The Budget yields benefits to parcel owners in terms of meeting maintenance and operational needs and increasing property values.

Assessment Apportionment

The assessments are fairly and equally apportioned over all Assessable Property. The benefits are quantified and assigned to parcels based on SFLA.

Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the Budget against lands in the District. As a result of the Budget, properties in the District receive special benefit and increase in value. Based on the premise that the Budget makes the properties more valuable, in return it is reasonable for the District to levy the CP assessments against the Assessable Property within the District. The benefits will be equal to or in excess of the assessments thereon when allocated.

Best Interest

The District provides for delivering capital projects in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a mechanism to (i) fund the Budget at a relatively low cost and (ii) on a timely, “pay for itself” type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

Exhibit A - Preliminary Capital Projects Fund Budget

PALMS OF TERRA CEIA BAY CDD
POPOSED CAPITAL PROJECTS FUND BUDGET FY2017 (NON AD VALOREM)

	CAPITAL PROJECTS FUND				
	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2017 PROPOSED	VARIANCE 2016 TO 2017
REVENUE					
ASSESSMENT	\$ -	\$ -	\$ -	\$ -	\$ -
ASSESSMENT - CAPITAL IMPROVEMENTS	-	-	-	48,000	48,000
ASSESSMENT - PRIOR YEARS	-	-	-	-	-
INTEREST REVENUE	-	-	-	-	-
ELECTRIC SERVICE FEES	-	-	-	-	-
GATE DECAL FEES, RENTAL FEE, AD SALES	-	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-	-
APPROPRIATED FUND BALANCE	-	-	-	-	-
SERVICE	-	-	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Roads Improvement)	103,688	22,396	23,163	-	(23,163)
ASSESSMENT ON-ROLL (Alloc. To Facilities)	2,832	-	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Pier Improvement)	-	7,628	7,889	-	(7,889)
ASSESSMENT ON-ROLL (Alloc. To Boardwalk Improvement)	-	7,171	7,416	-	(7,416)
ASSESSMENT ON-ROLL (Alloc. To Gatehouse Improvement)	-	7,636	7,897	-	(7,897)
ASSESSMENT ON-ROLL (Alloc. To Stormhouse Improvement)	-	-	-	-	-
ASSESSMENT ON-ROLL (Alloc. To Stormwater System Improvement)	-	9,669	10,000	-	(10,000)
ASSESSMENT DISCOUNTS	-	-	-	-	-
TOTAL REVENUE	106,520	54,500	56,365	48,000	(8,365)
CAPITAL IMPROVEMENT PROJECT EXPENDITURES:					
APPROPRIATION:ROAD IMPROVEMENTS	-	-	-	-	-
APPROPRIATION:FACILITIES FUND:PIER	-	-	-	-	-
APPROPRIATION:FACILITIES FUND:BOARDWALK	-	-	-	-	-
APPROPRIATION:FACILITIES FUND:GATEHOUSE & EQUIP	-	5,000	-	-	-
APPROPRIATION:STORMWATER	-	-	-	-	-
RESERVE STUDY	-	-	-	48,000	-
TOTAL CAPITAL FUND EXPENDITURES	-	5,000	-	48,000	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	106,520	49,500	56,365	-	(8,365)
NET CHANGE IN FUND BALANCE	-	49,500	-	-	-
FUND BALANCE (RESTRICTED)					
FY 2014 ASSIGNED TO ROADS	103,688	103,688	-	-	-
FY2014 ASSIGNED TO FACILITIES (PIER, BOARDWALK, GATEHOUSE)	2,832	2,832	-	-	-
FUND BALANCE - BEGINNING	-	106,520	156,020	-	-
FUND BALANCE - APPROPRIATED	-	49,500	-	-	-
FUND BALANCE-ENDING	106,520	156,020	212,385	-	-

GROSS ASSESSMENTS CALCULATION	<u>\$ Amount</u>
CAPITAL FUND EXPENDITURES, NET	48,000
DISCOUNT (4.0%)	2,087
COLLECTION FEE (4.0%)	2,087
GROSS ASSESSMENTS, GROSSED UP	52,174

Exhibit B – Preliminary Assessment Roll

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2412714905	3114 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412714400	1520 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412714707	3122 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412715456	3117 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413200706	2601 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2412715050	3108 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412716553	1609 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412716355	1521 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2413301652	2602 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412715357	3008 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412716108	1511 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412721159	2925 TERRA CEIA BAY BLVD UNIT 2403 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2412722509	2925 TERRA CEIA BAY BLVD UNIT 2905 34221	Condominia Improved (1554)	Condo	2,302 \$	127.98
2413322559	2715 TERRA CEIA BAY BLVD UNIT 701 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2413321759	2715 TERRA CEIA BAY BLVD UNIT 403 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413322159	2715 TERRA CEIA BAY BLVD UNIT 505 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412722459	2925 TERRA CEIA BAY BLVD UNIT 2904 34221	Condominia Improved (1554)	Condo	2,423 \$	134.71
2412720759	2925 TERRA CEIA BAY BLVD UNIT 2205 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412721759	2925 TERRA CEIA BAY BLVD UNIT 2605 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416809255	2320 TERRA CEIA BAY BLVD UNIT 803 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412712107	2625 TERRA CEIA BAY BLVD UNIT 206 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2416910400	2419 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413301900	2810 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412720209	2916 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413212309	1704 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,487 \$	82.67
2412717559	2914 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,546 \$	85.95
2412718259	3003 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412718409	2919 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17
2412717109	3012 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412717309	3004 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,718 \$	95.51
2412718709	2907 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,717 \$	95.46
2412718009	2810 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17
2412719259	1624 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,261 \$	70.10
2412717659	2910 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,243 \$	69.10
2412718159	3007 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412719459	1706 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2416808752	2320 TERRA CEIA BAY BLVD UNIT 705 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416808950	2320 TERRA CEIA BAY BLVD UNIT 709 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416911754	1602 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2416808505	2320 TERRA CEIA BAY BLVD UNIT 612 34221	Condominia Improved (1554)	Condo	1,132 \$	62.93
2416806053	2320 TERRA CEIA BAY BLVD UNIT 211 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416806152	2320 TERRA CEIA BAY BLVD UNIT 301 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416806251	2320 TERRA CEIA BAY BLVD UNIT 303 34221	Condominia Improved (1554)	Condo	978 \$	54.37

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2416808059	2320 TERRA CEIA BAY BLVD UNIT 603 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416805055	2320 TERRA CEIA BAY BLVD UNIT 101 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416911903	1608 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412711950	2625 TERRA CEIA BAY BLVD UNIT 203 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2412714855	3116 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413322709	2715 TERRA CEIA BAY BLVD UNIT 704 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413213159	2825 TERRA CEIA BAY BLVD UNIT 1203 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2413213509	2825 TERRA CEIA BAY BLVD UNIT 1305 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413213659	2825 TERRA CEIA BAY BLVD UNIT 1403 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2416805204	2320 TERRA CEIA BAY BLVD UNIT 104 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416806350	2320 TERRA CEIA BAY BLVD UNIT 305 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412721709	2925 TERRA CEIA BAY BLVD UNIT 2604 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412721559	2925 TERRA CEIA BAY BLVD UNIT 2601 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413214159	2825 TERRA CEIA BAY BLVD UNIT 1603 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2413214359	2825 TERRA CEIA BAY BLVD UNIT 1702 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413214509	2825 TERRA CEIA BAY BLVD UNIT 1705 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412720709	2925 TERRA CEIA BAY BLVD UNIT 2204 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2416820856	2311 14TH AVE W UNIT 302 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416821003	2311 14TH AVE W UNIT 305 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2416809404	2320 TERRA CEIA BAY BLVD UNIT 806 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2416820104	2311 14TH AVE W UNIT 101 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2416806459	2320 TERRA CEIA BAY BLVD UNIT 307 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2416806608	2320 TERRA CEIA BAY BLVD UNIT 310 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412713303	2625 TERRA CEIA BAY BLVD UNIT 606 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2416820757	2311 14TH AVE W UNIT 208 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2412710705	2725 TERRA CEIA BAY BLVD UNIT 205 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2413302908	1717 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413301801	2617 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413301959	2808 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,100 \$	61.15
2413302007	2806 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2416807101	2320 TERRA CEIA BAY BLVD UNIT 408 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416821805	2311 14TH AVE W UNIT 505 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2412712602	2625 TERRA CEIA BAY BLVD UNIT 404 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2416821706	2311 14TH AVE W UNIT 503 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2413302502	1701 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413302551	1703 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,100 \$	61.15
2416807804	2320 TERRA CEIA BAY BLVD UNIT 510 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416820203	2311 14TH AVE W UNIT 103 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416820351	2311 14TH AVE W UNIT 108 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2416821300	2311 14TH AVE W UNIT 403 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416820559	2311 14TH AVE W UNIT 204 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2416820658	2311 14TH AVE W UNIT 206 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416910350	2421 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment / (a)
2416821458	2311 14TH AVE W UNIT 406 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416910608	1613 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2416807259	2320 TERRA CEIA BAY BLVD UNIT 411 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412710309	2725 TERRA CEIA BAY BLVD UNIT 105 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2412710507	2725 TERRA CEIA BAY BLVD UNIT 201 34221	Condominia Improved (1554)	Condo	1,486 \$	82.61
2412710556	2725 TERRA CEIA BAY BLVD UNIT 202 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2413321309	2715 TERRA CEIA BAY BLVD UNIT 206 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2412710101	2725 TERRA CEIA BAY BLVD UNIT 101 34221	Condominia Improved (1554)	Condo	1,486 \$	82.61
2416808554	2320 TERRA CEIA BAY BLVD UNIT 701 34221	Condominia Improved (1554)	Condo	1,095 \$	60.88
2416809651	2320 TERRA CEIA BAY BLVD UNIT 811 34221	Condominia Improved (1554)	Condo	728 \$	40.47
2416911101	2510 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412717459	2918 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412716405	1603 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412711901	2625 TERRA CEIA BAY BLVD UNIT 202 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2412711653	2625 TERRA CEIA BAY BLVD UNIT 103 34221	Condominia Improved (1554)	Condo	1,380 \$	76.72
2412711059	2725 TERRA CEIA BAY BLVD UNIT 304 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2416910707	1609 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2416910905	2502 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413200359	2605 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2412715001	3110 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,764 \$	98.07
2412719509	1708 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,423 \$	79.11
2412719659	2907 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2412714202	1608 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412714301	1604 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2416805451	2320 TERRA CEIA BAY BLVD UNIT 111 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413301157	2710 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413201258	2604 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,368 \$	76.05
2413301355	2702 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413301504	2608 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2412715308	3010 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412713659	2625 TERRA CEIA BAY BLVD UNIT 801 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2413211455	1618 FAIRWAY TRACE UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,135 \$	63.10
2412713501	2625 TERRA CEIA BAY BLVD UNIT 704 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2413210507	1618 FAIRWAY TRACE UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,135 \$	63.10
2412715753	3005 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412719759	2903 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413213859	2825 TERRA CEIA BAY BLVD UNIT 1502 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2416809057	2320 TERRA CEIA BAY BLVD UNIT 711 34221	Condominia Improved (1554)	Condo	728 \$	40.47
2412714806	3118 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,710 \$	95.07
2412714558	1514 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413200656	2603 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2413200805	2610 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2413200904	2606 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment / (a)
2412716603	1611 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412720909	2925 TERRA CEIA BAY BLVD UNIT 2303 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2412721209	2925 TERRA CEIA BAY BLVD UNIT 2404 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412721309	2925 TERRA CEIA BAY BLVD UNIT 2501 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413321909	2715 TERRA CEIA BAY BLVD UNIT 406 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2413322209	2715 TERRA CEIA BAY BLVD UNIT 506 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2412722409	2925 TERRA CEIA BAY BLVD UNIT 2903 34221	Condominia Improved (1554)	Condo	2,032 \$	112.97
2413322509	2715 TERRA CEIA BAY BLVD UNIT 606 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2413322609	2715 TERRA CEIA BAY BLVD UNIT 702 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413321409	2715 TERRA CEIA BAY BLVD UNIT 302 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413322059	2715 TERRA CEIA BAY BLVD UNIT 503 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413321609	2715 TERRA CEIA BAY BLVD UNIT 306 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2412721809	2925 TERRA CEIA BAY BLVD UNIT 2701 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412721909	2925 TERRA CEIA BAY BLVD UNIT 2703 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2416805956	2320 TERRA CEIA BAY BLVD UNIT 209 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416806509	2320 TERRA CEIA BAY BLVD UNIT 308 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416820500	2311 14TH AVE W UNIT 203 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2412711554	2625 TERRA CEIA BAY BLVD UNIT 101 34221	Condominia Improved (1554)	Condo	1,502 \$	83.50
2412713204	2625 TERRA CEIA BAY BLVD UNIT 604 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2412719559	2911 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412719959	2906 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412717159	3010 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412717259	3006 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2413212509	1604 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,225 \$	68.10
2412719859	2902 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2412720159	2914 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413212159	1714 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,487 \$	82.67
2413212409	1608 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,649 \$	91.68
2412719209	1622 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2416821151		Condominia Improved (1554)	Condo	1,403 \$	78.00
2412718559	2913 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,243 \$	69.10
2412717059	3014 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412715654	3009 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412717809	2904 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,405 \$	78.11
2412718109	2806 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,405 \$	78.11
2412718459	2917 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412717609	2912 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17
2416808901	2320 TERRA CEIA BAY BLVD UNIT 708 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412718509	2915 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17
2416805303	2320 TERRA CEIA BAY BLVD UNIT 108 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416805758	2320 TERRA CEIA BAY BLVD UNIT 205 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416805857	2320 TERRA CEIA BAY BLVD UNIT 207 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2416808455	2320 TERRA CEIA BAY BLVD UNIT 611 34221	Condominia Improved (1554)	Condo	728 \$	40.47

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2416808604	2320 TERRA CEIA BAY BLVD UNIT 702 34221	Condominia Improved (1554)	Condo	756 \$	42.03
2416806004	2320 TERRA CEIA BAY BLVD UNIT 210 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412713055	2625 TERRA CEIA BAY BLVD UNIT 601 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2412722009	2925 TERRA CEIA BAY BLVD UNIT 2705 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416911952	1610 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413213959	2825 TERRA CEIA BAY BLVD UNIT 1504 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412722109	2925 TERRA CEIA BAY BLVD UNIT 2802 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413213559	2825 TERRA CEIA BAY BLVD UNIT 1401 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413213409	2825 TERRA CEIA BAY BLVD UNIT 1303 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2413322659	2715 TERRA CEIA BAY BLVD UNIT 703 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2416805808	2320 TERRA CEIA BAY BLVD UNIT 206 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2413214609	2825 TERRA CEIA BAY BLVD UNIT 1802 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413213059	2825 TERRA CEIA BAY BLVD UNIT 1201 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413213209	2825 TERRA CEIA BAY BLVD UNIT 1204 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413322409	2715 TERRA CEIA BAY BLVD UNIT 604 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412720609	2925 TERRA CEIA BAY BLVD UNIT 2202 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413214309	2825 TERRA CEIA BAY BLVD UNIT 1701 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413214459	2825 TERRA CEIA BAY BLVD UNIT 1704 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412713105	2625 TERRA CEIA BAY BLVD UNIT 602 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2416821755	2311 14TH AVE W UNIT 504 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2416821953	2311 14TH AVE W UNIT 508 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2416809701	2320 TERRA CEIA BAY BLVD UNIT 812 34221	Condominia Improved (1554)	Condo	1,132 \$	62.93
2412713006	2625 TERRA CEIA BAY BLVD UNIT 506 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2416809156	2320 TERRA CEIA BAY BLVD UNIT 801 34221	Condominia Improved (1554)	Condo	1,095 \$	60.88
2413302403	1617 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413302650	1707 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,718 \$	95.51
2412713253	2625 TERRA CEIA BAY BLVD UNIT 605 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2416809354	2320 TERRA CEIA BAY BLVD UNIT 805 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416806558	2320 TERRA CEIA BAY BLVD UNIT 309 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412712404	2625 TERRA CEIA BAY BLVD UNIT 306 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2416807002	2320 TERRA CEIA BAY BLVD UNIT 406 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2413303005	1801 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416820807	2311 14TH AVE W UNIT 301 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2412710754	2725 TERRA CEIA BAY BLVD UNIT 206 34221	Condominia Improved (1554)	Condo	1,106 \$	61.49
2413301850	2615 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2416821409	2311 14TH AVE W UNIT 405 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2416910202	2412 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416910301	2423 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416820401	2311 14TH AVE W UNIT 201 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2416910459	2417 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2412710259	2725 TERRA CEIA BAY BLVD UNIT 104 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2416820609	2311 14TH AVE W UNIT 205 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2416821557	2311 14TH AVE W UNIT 408 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2416807309	2320 TERRA CEIA BAY BLVD UNIT 412 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416820153	2311 14TH AVE W UNIT 102 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416820252	2311 14TH AVE W UNIT 106 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2412710358	2725 TERRA CEIA BAY BLVD UNIT 106 34221	Condominia Improved (1554)	Condo	1,106 \$	61.49
2413321059	2715 TERRA CEIA BAY BLVD UNIT 201 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2413321159	2715 TERRA CEIA BAY BLVD UNIT 203 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412712008	2625 TERRA CEIA BAY BLVD UNIT 204 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2412717509	2916 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412711604	2625 TERRA CEIA BAY BLVD UNIT 102 34221	Condominia Improved (1554)	Condo	1,348 \$	74.94
2416820302	2311 14TH AVE W UNIT 107 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416910558	1615 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,100 \$	61.15
2416911002	2506 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2412715555	3013 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412719909	2904 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2412713907	2625 TERRA CEIA BAY BLVD UNIT 806 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2412713550	2625 TERRA CEIA BAY BLVD UNIT 705 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2413200557	2607 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,368 \$	76.05
2412714251	1606 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,764 \$	98.07
2412716009	1507 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412712057	2625 TERRA CEIA BAY BLVD UNIT 205 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2416911457	1705 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,100 \$	61.15
2416911556	1701 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412715852	1501 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416805501	2320 TERRA CEIA BAY BLVD UNIT 112 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412713758	2625 TERRA CEIA BAY BLVD UNIT 803 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2412716207	1515 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413301553	2606 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,718 \$	95.51
2412714509	1516 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413211505	1620 FAIRWAY TRACE UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,298 \$	72.16
2413210457	1616 FAIRWAY TRACE UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,135 \$	63.10
2413201308	2602 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2412717909	2814 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17
2416805600	2320 TERRA CEIA BAY BLVD UNIT 202 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416808851	2320 TERRA CEIA BAY BLVD UNIT 707 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2416809602	2320 TERRA CEIA BAY BLVD UNIT 810 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413214259	2825 TERRA CEIA BAY BLVD UNIT 1605 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412710200	2725 TERRA CEIA BAY BLVD UNIT 103 34221	Condominia Improved (1554)	Condo	1,106 \$	61.49
2412710606	2725 TERRA CEIA BAY BLVD UNIT 203 34221	Condominia Improved (1554)	Condo	1,106 \$	61.49
2412722309	2925 TERRA CEIA BAY BLVD UNIT 2901 34221	Condominia Improved (1554)	Condo	2,302 \$	127.98
2412712552	2625 TERRA CEIA BAY BLVD UNIT 403 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2413302957	1719 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416911408	1707 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412715100	3106 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2412712354	2625 TERRA CEIA BAY BLVD UNIT 305 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2412711752	2625 TERRA CEIA BAY BLVD UNIT 105 34221	Condominia Improved (1554)	Condo	1,348 \$	74.94
2416910954	2504 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412715803	3003 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,709 \$	95.01
2412713857	2625 TERRA CEIA BAY BLVD UNIT 805 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2413301603	2604 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413201159	2608 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2412715209	3102 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412720809	2925 TERRA CEIA BAY BLVD UNIT 2301 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413321859	2715 TERRA CEIA BAY BLVD UNIT 405 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412714756	3120 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412710952	2725 TERRA CEIA BAY BLVD UNIT 302 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2413321109	2715 TERRA CEIA BAY BLVD UNIT 202 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412718609	2911 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,546 \$	85.95
2416805352	2320 TERRA CEIA BAY BLVD UNIT 109 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413200409	2603 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2413200300	2607 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,368 \$	76.05
2416809453	2320 TERRA CEIA BAY BLVD UNIT 807 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2413200854	2608 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2413212459	1606 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,225 \$	68.10
2412711802	2625 TERRA CEIA BAY BLVD UNIT 106 34221	Condominia Improved (1554)	Condo	1,502 \$	83.50
2412716058	1509 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413213709	2825 TERRA CEIA BAY BLVD UNIT 1404 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413213759	2825 TERRA CEIA BAY BLVD UNIT 1405 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416805253	2320 TERRA CEIA BAY BLVD UNIT 105 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412713402	2625 TERRA CEIA BAY BLVD UNIT 702 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2413301207	2708 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413210556	1620 FAIRWAY TRACE UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,298 \$	72.16
2412717759	2906 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,721 \$	95.68
2416806400	2320 TERRA CEIA BAY BLVD UNIT 306 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2413214709	2825 TERRA CEIA BAY BLVD UNIT 1804 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412710804	2725 TERRA CEIA BAY BLVD UNIT 207 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2412718059	2808 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,717 \$	95.46
2412715159	3104 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412716157	1513 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413211406	1616 FAIRWAY TRACE UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,135 \$	63.10
2416911051	2508 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,100 \$	61.15
2412721659	2925 TERRA CEIA BAY BLVD UNIT 2603 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2416808109	2320 TERRA CEIA BAY BLVD UNIT 604 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416805154	2320 TERRA CEIA BAY BLVD UNIT 103 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412719709	2905 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2413302858	1715 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2416821052	2311 14TH AVE W UNIT 306 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2413321459	2715 TERRA CEIA BAY BLVD UNIT 303 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2416821656	2311 14TH AVE W UNIT 502 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2412714459	1518 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412714350	1602 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412715605	3011 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412720109	2912 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2416805550	2320 TERRA CEIA BAY BLVD UNIT 201 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412719609	2909 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,423 \$	79.11
2412712503	2625 TERRA CEIA BAY BLVD UNIT 402 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2412714608	1512 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413200953	2604 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,368 \$	76.05
2412719309	1626 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2413302809	1713 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412711000	2725 TERRA CEIA BAY BLVD UNIT 303 34221	Condominia Improved (1554)	Condo	1,106 \$	61.49
2412720859	2925 TERRA CEIA BAY BLVD UNIT 2302 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413200755	2612 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2416807903	2320 TERRA CEIA BAY BLVD UNIT 512 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413321809	2715 TERRA CEIA BAY BLVD UNIT 404 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413214909	2825 TERRA CEIA BAY BLVD UNIT 1903 34221	Condominia Improved (1554)	Condo	2,032 \$	112.97
2412721259	2925 TERRA CEIA BAY BLVD UNIT 2405 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412721859	2925 TERRA CEIA BAY BLVD UNIT 2702 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412722359	2925 TERRA CEIA BAY BLVD UNIT 2902 34221	Condominia Improved (1554)	Condo	2,423 \$	134.71
2412718209	3005 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17
2412719359	1702 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,261 \$	70.10
2416807051	2320 TERRA CEIA BAY BLVD UNIT 407 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2416807754	2320 TERRA CEIA BAY BLVD UNIT 509 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413200458	2601 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2413212359	1702 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,487 \$	82.67
2413212559	1602 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,225 \$	68.10
2416808356	2320 TERRA CEIA BAY BLVD UNIT 609 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416805709	2320 TERRA CEIA BAY BLVD UNIT 204 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416806301	2320 TERRA CEIA BAY BLVD UNIT 304 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416821359	2311 14TH AVE W UNIT 404 34221 PL	Condominia Improved (1554)	Condo	869 \$	48.31
2416808653	2320 TERRA CEIA BAY BLVD UNIT 703 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412713600	2625 TERRA CEIA BAY BLVD UNIT 706 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2412722209	2925 TERRA CEIA BAY BLVD UNIT 2804 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416809206	2320 TERRA CEIA BAY BLVD UNIT 802 34221	Condominia Improved (1554)	Condo	756 \$	42.03
2412712958	2625 TERRA CEIA BAY BLVD UNIT 505 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2413213359	2825 TERRA CEIA BAY BLVD UNIT 1302 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413301702	2709 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2416911804	1604 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,244 \$	69.16
2416806657	2320 TERRA CEIA BAY BLVD UNIT 311 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413214659	2825 TERRA CEIA BAY BLVD UNIT 1803 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment / (a)
2412721359	2925 TERRA CEIA BAY BLVD UNIT 2502 34221	Condominia Improved (1554)	Condo	2,306	\$ 128.20
2416807457	2320 TERRA CEIA BAY BLVD UNIT 503 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2413214059	2825 TERRA CEIA BAY BLVD UNIT 1601 34221	Condominia Improved (1554)	Condo	2,007	\$ 111.58
2413214809	2825 TERRA CEIA BAY BLVD UNIT 1901 34221	Condominia Improved (1554)	Condo	2,302	\$ 127.98
2416910509	1617 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,251	\$ 69.55
2412712701	2625 TERRA CEIA BAY BLVD UNIT 406 34221	Condominia Improved (1554)	Condo	1,349	\$ 75.00
2416806954	2320 TERRA CEIA BAY BLVD UNIT 405 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2416820450	2311 14TH AVE W UNIT 202 34221 PL	Condominia Improved (1554)	Condo	1,219	\$ 67.77
2412713154	2625 TERRA CEIA BAY BLVD UNIT 603 34221	Condominia Improved (1554)	Condo	1,227	\$ 68.21
2416821508	2311 14TH AVE W UNIT 407 34221 PL	Condominia Improved (1554)	Condo	1,219	\$ 67.77
2413214859	2825 TERRA CEIA BAY BLVD UNIT 1902 34221	Condominia Improved (1554)	Condo	2,423	\$ 134.71
2416911309	1702 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,413	\$ 78.56
2412712156	2625 TERRA CEIA BAY BLVD UNIT 301 34221	Condominia Improved (1554)	Condo	1,349	\$ 75.00
2413200607	2605 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,158	\$ 64.38
2413301454	2610 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,100	\$ 61.15
2412715506	3115 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,251	\$ 69.55
2412719159	1620 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,423	\$ 79.11
2412716504	1607 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,251	\$ 69.55
2412711208	2725 TERRA CEIA BAY BLVD UNIT 307 34221	Condominia Improved (1554)	Condo	1,256	\$ 69.83
2412715902	1503 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,251	\$ 69.55
2413321709	2715 TERRA CEIA BAY BLVD UNIT 402 34221	Condominia Improved (1554)	Condo	1,584	\$ 88.06
2412720959	2925 TERRA CEIA BAY BLVD UNIT 2304 34221	Condominia Improved (1554)	Condo	2,306	\$ 128.20
2412721059	2925 TERRA CEIA BAY BLVD UNIT 2401 34221	Condominia Improved (1554)	Condo	2,007	\$ 111.58
2412721109	2925 TERRA CEIA BAY BLVD UNIT 2402 34221	Condominia Improved (1554)	Condo	2,306	\$ 128.20
2413212259	1706 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,487	\$ 82.67
2412717359	3002 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,413	\$ 78.56
2412720059	2910 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548	\$ 86.06
2416808703	2320 TERRA CEIA BAY BLVD UNIT 704 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2416911655	1514 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,100	\$ 61.15
2416805659	2320 TERRA CEIA BAY BLVD UNIT 203 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2416806103	2320 TERRA CEIA BAY BLVD UNIT 212 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2412721409	2925 TERRA CEIA BAY BLVD UNIT 2503 34221	Condominia Improved (1554)	Condo	1,939	\$ 107.80
2412722159	2925 TERRA CEIA BAY BLVD UNIT 2803 34221	Condominia Improved (1554)	Condo	1,939	\$ 107.80
2412714657	1510 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,413	\$ 78.56
2416911853	1606 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,251	\$ 69.55
2416806707	2320 TERRA CEIA BAY BLVD UNIT 312 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2416910657	1611 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547	\$ 86.00
2416820708	2311 14TH AVE W UNIT 207 34221 PL	Condominia Improved (1554)	Condo	1,219	\$ 67.77
2416821904	2311 14TH AVE W UNIT 507 34221 PL	Condominia Improved (1554)	Condo	1,219	\$ 67.77
2416820955	2311 14TH AVE W UNIT 304 34221 PL	Condominia Improved (1554)	Condo	869	\$ 48.31
2413213809	2825 TERRA CEIA BAY BLVD UNIT 1501 34221	Condominia Improved (1554)	Condo	2,007	\$ 111.58
2416806855	2320 TERRA CEIA BAY BLVD UNIT 403 34221	Condominia Improved (1554)	Condo	978	\$ 54.37
2416809107	2320 TERRA CEIA BAY BLVD UNIT 712 34221	Condominia Improved (1554)	Condo	1,132	\$ 62.93

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2416821102	2311 14TH AVE W UNIT 307 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2412715258	3012 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413201209	2606 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2416910756	1607 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,718 \$	95.51
2412713808	2625 TERRA CEIA BAY BLVD UNIT 804 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2416911358	1704 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416807556	2320 TERRA CEIA BAY BLVD UNIT 505 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413301306	2704 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,100 \$	61.15
2412711109	2725 TERRA CEIA BAY BLVD UNIT 305 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2412712305	2625 TERRA CEIA BAY BLVD UNIT 304 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2416911705	1516 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2416805907	2320 TERRA CEIA BAY BLVD UNIT 208 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412712909	2625 TERRA CEIA BAY BLVD UNIT 504 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2412715704	3007 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2416808158	2320 TERRA CEIA BAY BLVD UNIT 605 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413322759	2715 TERRA CEIA BAY BLVD UNIT 705 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2416808257	2320 TERRA CEIA BAY BLVD UNIT 607 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2413302601	1705 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2412722259	2925 TERRA CEIA BAY BLVD UNIT 2805 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413302205	1702 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413213909	2825 TERRA CEIA BAY BLVD UNIT 1503 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2412716256	1517 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413200250	2609 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2416809008	2320 TERRA CEIA BAY BLVD UNIT 710 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412712859	2625 TERRA CEIA BAY BLVD UNIT 503 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2413322359	2715 TERRA CEIA BAY BLVD UNIT 603 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413301751	2707 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416820906	2311 14TH AVE W UNIT 303 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2416807408	2320 TERRA CEIA BAY BLVD UNIT 502 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413302155	1704 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413200508	2609 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2412712750	2625 TERRA CEIA BAY BLVD UNIT 501 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2413322459	2715 TERRA CEIA BAY BLVD UNIT 605 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412713451	2625 TERRA CEIA BAY BLVD UNIT 703 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2412711703	2625 TERRA CEIA BAY BLVD UNIT 104 34221	Condominia Improved (1554)	Condo	1,360 \$	75.61
2416808000	2320 TERRA CEIA BAY BLVD UNIT 602 34221	Condominia Improved (1554)	Condo	756 \$	42.03
2413214559	2825 TERRA CEIA BAY BLVD UNIT 1801 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413322259	2715 TERRA CEIA BAY BLVD UNIT 601 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2416808802	2320 TERRA CEIA BAY BLVD UNIT 706 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2412719109	1618 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,719 \$	95.57
2413213309	2825 TERRA CEIA BAY BLVD UNIT 1301 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412717709	2908 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,318 \$	73.27
2412721609	2925 TERRA CEIA BAY BLVD UNIT 2602 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2413211356	1614 FAIRWAY TRACE UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,135 \$	63.10
2413302452	1619 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413302700	1709 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412713709	2625 TERRA CEIA BAY BLVD UNIT 802 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2412716454	1605 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412713352	2625 TERRA CEIA BAY BLVD UNIT 701 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2412718659	2909 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,405 \$	78.11
2416806756	2320 TERRA CEIA BAY BLVD UNIT 401 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413302353	1615 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412718809	2903 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,717 \$	95.46
2416806806	2320 TERRA CEIA BAY BLVD UNIT 402 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413302759	1711 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412712453	2625 TERRA CEIA BAY BLVD UNIT 401 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2416911259	1614 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413303054	1803 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2412711851	2625 TERRA CEIA BAY BLVD UNIT 201 34221	Condominia Improved (1554)	Condo	1,349 \$	75.00
2413302056	2804 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,763 \$	98.01
2416807853	2320 TERRA CEIA BAY BLVD UNIT 511 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412716306	1519 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416806202	2320 TERRA CEIA BAY BLVD UNIT 302 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413212109	1716 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,487 \$	82.67
2413214009	2825 TERRA CEIA BAY BLVD UNIT 1505 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416807655	2320 TERRA CEIA BAY BLVD UNIT 507 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2416911606	1512 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,413 \$	78.56
2416808406	2320 TERRA CEIA BAY BLVD UNIT 610 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413301405	2612 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416809503	2320 TERRA CEIA BAY BLVD UNIT 808 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413321209	2715 TERRA CEIA BAY BLVD UNIT 204 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2416821201	2311 14TH AVE W UNIT 401 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2412717209	3008 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2413201050	2612 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2413321559	2715 TERRA CEIA BAY BLVD UNIT 305 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413301256	2706 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413321659	2715 TERRA CEIA BAY BLVD UNIT 401 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2412710655	2725 TERRA CEIA BAY BLVD UNIT 204 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2416910806	2416 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412714954	3112 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,511 \$	84.00
2416911507	1703 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412720559	2925 TERRA CEIA BAY BLVD UNIT 2201 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412715407	3119 LIVE OAK LN 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2412721009	2925 TERRA CEIA BAY BLVD UNIT 2305 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416821854	2311 14TH AVE W UNIT 506 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2412718309	3001 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,550 \$	86.17

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2416807606	2320 TERRA CEIA BAY BLVD UNIT 506 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2412719059	1616 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,261 \$	70.10
2412714103	1612 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2412718359	2921 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413321509	2715 TERRA CEIA BAY BLVD UNIT 304 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413322109	2715 TERRA CEIA BAY BLVD UNIT 504 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2416807150	2320 TERRA CEIA BAY BLVD UNIT 409 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416808307	2320 TERRA CEIA BAY BLVD UNIT 608 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2416805402	2320 TERRA CEIA BAY BLVD UNIT 110 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412710903	2725 TERRA CEIA BAY BLVD UNIT 301 34221	Condominia Improved (1554)	Condo	1,486 \$	82.61
2413210358	1612 FAIRWAY TRACE UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,298 \$	72.16
2412717859	2902 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,318 \$	73.27
2412718759	2905 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,243 \$	69.10
2413201001	2602 WATERFORD WAY UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,416 \$	78.72
2416821250	2311 14TH AVE W UNIT 402 34221 PL	Condominia Improved (1554)	Condo	1,219 \$	67.77
2413214109	2825 TERRA CEIA BAY BLVD UNIT 1602 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413302106	1706 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413210408	1614 FAIRWAY TRACE UNIT A 34221 PL	Condominia Improved (1554)	Condo	1,135 \$	63.10
2412717409	2920 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412710457	2725 TERRA CEIA BAY BLVD UNIT 108 34221	Condominia Improved (1554)	Condo	1,486 \$	82.61
2412712651	2625 TERRA CEIA BAY BLVD UNIT 405 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2412719409	1704 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2416821607	2311 14TH AVE W UNIT 501 34221 PL	Condominia Improved (1554)	Condo	1,403 \$	78.00
2416807705	2320 TERRA CEIA BAY BLVD UNIT 508 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413214209	2825 TERRA CEIA BAY BLVD UNIT 1604 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413321259	2715 TERRA CEIA BAY BLVD UNIT 205 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2416807358	2320 TERRA CEIA BAY BLVD UNIT 501 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413321959	2715 TERRA CEIA BAY BLVD UNIT 501 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2412710150	2725 TERRA CEIA BAY BLVD UNIT 102 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2412721959	2925 TERRA CEIA BAY BLVD UNIT 2704 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2416807200	2320 TERRA CEIA BAY BLVD UNIT 410 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412714152	1610 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413214959	2825 TERRA CEIA BAY BLVD UNIT 1904 34221	Condominia Improved (1554)	Condo	2,423 \$	134.71
2413322009	2715 TERRA CEIA BAY BLVD UNIT 502 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2413201100	2610 WATERFORD WAY UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,158 \$	64.38
2412712800	2625 TERRA CEIA BAY BLVD UNIT 502 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2413214759	2825 TERRA CEIA BAY BLVD UNIT 1805 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2416809305	2320 TERRA CEIA BAY BLVD UNIT 804 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412710408	2725 TERRA CEIA BAY BLVD UNIT 107 34221	Condominia Improved (1554)	Condo	1,256 \$	69.83
2412720659	2925 TERRA CEIA BAY BLVD UNIT 2203 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2413215009	2825 TERRA CEIA BAY BLVD UNIT 1905 34221	Condominia Improved (1554)	Condo	2,302 \$	127.98
2416910855	2418 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,319 \$	73.33
2416809552	2320 TERRA CEIA BAY BLVD UNIT 809 34221	Condominia Improved (1554)	Condo	978 \$	54.37

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment / (a)
2412715951	1505 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2413322809	2715 TERRA CEIA BAY BLVD UNIT 706 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2413301108	2712 EDGEWATER CT 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416911150	2512 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,718 \$	95.51
2416808208	2320 TERRA CEIA BAY BLVD UNIT 606 34221	Condominia Improved (1554)	Condo	936 \$	52.04
2412720009	2908 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,548 \$	86.06
2413302304	1613 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2416805105	2320 TERRA CEIA BAY BLVD UNIT 102 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412711158	2725 TERRA CEIA BAY BLVD UNIT 306 34221	Condominia Improved (1554)	Condo	1,106 \$	61.49
2413322309	2715 TERRA CEIA BAY BLVD UNIT 602 34221	Condominia Improved (1554)	Condo	1,584 \$	88.06
2412711257	2725 TERRA CEIA BAY BLVD UNIT 308 34221	Condominia Improved (1554)	Condo	1,486 \$	82.61
2416911200	1612 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,718 \$	95.51
2413213109	2825 TERRA CEIA BAY BLVD UNIT 1202 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412714053	1614 TERRA CEIA BAY CIR 34221 PL	Condominia Improved (1554)	Condo	1,547 \$	86.00
2412721509	2925 TERRA CEIA BAY BLVD UNIT 2505 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412721459	2925 TERRA CEIA BAY BLVD UNIT 2504 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2412710853	2725 TERRA CEIA BAY BLVD UNIT 208 34221	Condominia Improved (1554)	Condo	1,486 \$	82.61
2413214409	2825 TERRA CEIA BAY BLVD UNIT 1703 34221	Condominia Improved (1554)	Condo	1,939 \$	107.80
2412719809	2901 CAPTAINS CT 34221 PL	Condominia Improved (1554)	Condo	1,261 \$	70.10
2412712206	2625 TERRA CEIA BAY BLVD UNIT 302 34221	Condominia Improved (1554)	Condo	1,148 \$	63.82
2413321359	2715 TERRA CEIA BAY BLVD UNIT 301 34221	Condominia Improved (1554)	Condo	1,746 \$	97.07
2413213459	2825 TERRA CEIA BAY BLVD UNIT 1304 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2413213609	2825 TERRA CEIA BAY BLVD UNIT 1402 34221	Condominia Improved (1554)	Condo	2,306 \$	128.20
2416807507	2320 TERRA CEIA BAY BLVD UNIT 504 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2413302254	1620 EDGEWATER LN 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2416807952	2320 TERRA CEIA BAY BLVD UNIT 601 34221	Condominia Improved (1554)	Condo	1,095 \$	60.88
2416806905	2320 TERRA CEIA BAY BLVD UNIT 404 34221	Condominia Improved (1554)	Condo	978 \$	54.37
2412717959	2812 FIDDLERS BEND 34221 PL	Condominia Improved (1554)	Condo	1,546 \$	85.95
2416910251	2414 FAIRWAY OAKS DR 34221 PL	Condominia Improved (1554)	Condo	1,251 \$	69.55
2413212209	1708 FAIRWAY TRACE 34221 PL	Condominia Improved (1554)	Condo	1,487 \$	82.67
2412712255	2625 TERRA CEIA BAY BLVD UNIT 303 34221	Condominia Improved (1554)	Condo	1,227 \$	68.21
2413213259	2825 TERRA CEIA BAY BLVD UNIT 1205 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2412722059	2925 TERRA CEIA BAY BLVD UNIT 2801 34221	Condominia Improved (1554)	Condo	2,007 \$	111.58
2413211307	1612 FAIRWAY TRACE UNIT B 34221 PL	Condominia Improved (1554)	Condo	1,298 \$	72.16
2413003009	2311 14TH AVE W 34221 PL	Golf Courses, Driving Ranges (1555)	Golf Courses, Driving Ranges (1555)	0 \$	-
2413000169	NO ASSIGNED ADDRESS 34221 PL	Golf Courses, Driving Ranges (1555)	Golf Courses, Driving Ranges (1555)	0 \$	-
2413000502	2311 14TH AVE W 34221 PL	Golf Courses, Driving Ranges (1555)	Golf Courses, Driving Ranges (1555)	0 \$	-
2413001009	2311 14TH AVE W 34221 PL	Golf Courses, Driving Ranges (1555)	Clubhouse & Golf	3,200 \$	177.90
2413102509	NO ASSIGNED ADDRESS 34221 PL	Golf Courses, Driving Ranges (1555)	Golf Courses, Driving Ranges (1555)	0 \$	-
2413002009	2802 TERRA CEIA BAY BLVD 34221 PL	Golf Courses, Driving Ranges (1555)	Clubhouse & Golf	14,025 \$	779.71
2413100005	NO ASSIGNED ADDRESS 34221 PL	Golf Courses, Driving Ranges (1555)	Golf Courses, Driving Ranges (1555)	0 \$	-
2413000452	2311 14TH AVE W 34221 PL	Golf Courses, Driving Ranges (1555)	Golf Courses, Driving Ranges (1555)	0 \$	-
2414000006	NO ASSIGNED ADDRESS 34221 PL	Grazing, Class I (1555)	Grazing, Class I (1555)	0 \$	-

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2412700003	SUBMERGED 34221 PL	Rivers, Lakes, Submerged Lands (1555)	Rivers, Lakes, Submerged Lands (1555)	0 \$	-
2413300001	SUBMERGED 34221 PL	Rivers, Lakes, Submerged Lands (1555)	Rivers, Lakes, Submerged Lands (1555)	0 \$	-
2413803053	2505 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,566 \$	87.06
2413802956	2509 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,659 \$	92.23
2413802501	1504 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,655 \$	92.01
2413802600	1508 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,603 \$	89.12
2413802709	2519 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,650 \$	91.73
2413801701	2405 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,597 \$	88.78
2413801354	2501 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,597 \$	88.78
2413801453	2416 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,592 \$	88.51
2413801503	2414 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,657 \$	92.12
2413802303	1505 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,628 \$	90.51
2413801958	2415 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,592 \$	88.51
2413801651	2403 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,748 \$	97.18
2413803103	2503 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,878 \$	104.41
2413803004	2507 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,770 \$	98.40
2413802659	2521 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,647 \$	91.56
2413802808	2515 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,647 \$	91.56
2413801602	2401 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,668 \$	92.73
2413801750	2407 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,705 \$	94.79
2413801404	2418 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,592 \$	88.51
2413802006	2417 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,929 \$	107.24
2413802204	2504 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,280 \$	71.16
2413801305	2503 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,719 \$	95.57
2413803152	2501 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,303 \$	72.44
2413802352	1503 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,280 \$	71.16
2413802550	1506 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,263 \$	70.22
2413801909	2413 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,597 \$	88.78
2413801206	2507 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,592 \$	88.51
2413801859	2411 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,597 \$	88.78
2413801800	2409 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,302 \$	72.38
2413801107	2511 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,857 \$	103.24
2413802907	2511 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,253 \$	69.66
2413802402	1501 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,215 \$	67.55
2413801156	2509 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,305 \$	72.55
2413802253	1507 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,598 \$	88.84
2413801552	2412 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,857 \$	103.24
2413801255	2505 WATERFORD CT 34221 PL	Single Family Residential (1554)	SFR	1,597 \$	88.78
2413802758	2517 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,695 \$	94.23
2413802451	1502 LANTANA CT 34221 PL	Single Family Residential (1554)	SFR	1,683 \$	93.57
2413802154	2502 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,642 \$	91.29
2413802857	2513 LANTANA LN 34221 PL	Single Family Residential (1554)	SFR	1,629 \$	90.56
2416820005	NO ASSIGNED ADDRESS 34221 PL	Vac Unplatted <10 Ac (1554)(New 2014)	Vac Unplatted <10 Ac (1554)	0 \$	-

Exhibit B - Palms of Tera Ceia Bay CDD Preliminary O&M Assessment Roll

Parcel ID	Site Address	County PA Use Code Description	O&M Assessment code	SFLA	O&M Assessment /(a)
2413400108	2300 TERRA CEIA BAY BLVD 34221 PL	Vacant Residential Common Area (1554)	CDD	0 \$	-
2416850002	2311 14TH AVE W 34221 PL	Vacant Residential Common Area (1554)	HOA	0 \$	-
2412705051	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Common Area (1554)	HOA	0 \$	-
2412709079	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Common Area (1554)	CDD	0 \$	-
2413310109	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Common Area (1554)	CDD	0 \$	-
2412708169	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Platted (1554)	HOA	0 \$	-
2413310099	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Platted (1554)	HOA	0 \$	-
2413310119	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Platted (1554)	Vacant Residential Platted (1554)	0 \$	-
2413000072	2311 14TH AVE W 34221 PL	Vacant Residential Tract/Unusable (1554)	CDD	0 \$	-
2412709103	NO ASSIGNED ADDRESS 34221 PL	Vacant Residential Tract/Unusable (1554)	CDD	0 \$	-
Sum				863,393	48,000

Footnote:

(a) Excluding early payment discount and County collection charges.