

EXHIBIT A

Community Facilities District No. 14-M
(Eastern Urban Center/Millenia)

FY 2014/2015 Special Tax Rates			FY 2015/2016 Special Tax Rates		FY 2015/2016
Land Use Category	Maximum Rate	Actual Rate	Maximum Rate	Projected Rate	Estimated Revenue
Improvement Area 1 Developed:					
Apartment	\$191.46/DU	\$0.00/DU	\$195.01/DU	\$195.01/DU	
Multi-family	\$255.29/DU	\$0.00/DU	\$260.02/DU	\$260.02/DU	
Non-residential	\$1,275.44/acre	\$0.00/acre	\$1,299.09/acre	\$1,299.09/acre	
Improvement Area 1 Undeveloped:					
Approved Property	\$4,415.93/acre	\$0.00/acre	\$4,497.83/acre	\$4,497.83/acre	
Undeveloped Property	\$4,415.93/acre	\$0.00/acre	\$4,497.83/acre	\$4,497.83/acre	
Taxable Property Owner	\$4,415.93/acre	\$0.00/acre	\$4,497.83/acre	\$4,497.83/acre	
Improvement Area 2:					
Public Urban Parks Property	\$33,480.63/acre	\$0.00/acre	\$34,101.58/acre	\$34,101.58/acre	
Improvement Area A Estimated Revenue:					\$828,621
Improvement Area B Estimated Revenue:					\$0

CFD 14-M finances the perpetual maintenance and servicing of street frontages, park maintenance (Public Urban Parks), bio-retention and storm water associated with Eastern Urban Center/Millenia.

The Fiscal Year 2015/2016 Improvement Area A budget is estimated to be \$138,405.