

**PINNACLE COMMUNITY INFRASTRUCTURE FINANCING
AUTHORITY
COMMUNITY FACILITY BONDS**

GROVE CITY, OHIO

REPORT ON THE DEVELOPMENT CHARGES

Prepared By:

MUNICAP, INC.

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COMMUNITY FACILITY BONDS**

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INTRODUCTION

The Pinnacle Community Infrastructure Financing Authority (the Authority) issued \$14,815,000 of Series 2004 A Community Facility Bonds for the purpose of funding a portion of the public infrastructure improvements (the Project) associated with the residential real estate development project known as “The Pinnacle Club of Grove City” (the Development).

The bonds are to be repaid from Community Development Charges (Charge), which are payments to be levied on the property in the district pursuant to a Declaration of Covenants and Restrictions (the Declaration) filed by the Authority under Sections 349.06(Q) and 349.07 of the Ohio Revised Code. This Declaration, which was filed and recorded with the Franklin County Recorder on August 9, 2004, created covenants running with the land and established the obligation of current and future landowners to pay the Charge. This obligation is subject to certain maximum Charge limits as set out in the Declaration. The Charge will generally be collected in the same manner as real property taxes.

CHARGE

A uniform Charge is to be collected each year based the acreage of each chargeable parcel. An aggregate maximum sub-area charge is specified in Section 5.2 of the Declaration. This charge is dependent on the estimated acreage of property in each sub-area in the district. The aggregate maximum sub-area charge for each sub-area in the district (includes the amount for the Option Property in Sub-Area E) is shown in Table A below.

Table A
Aggregate Maximum Sub-Area Charge

Sub-Area	Aggregate Maximum Sub-Area Charge	Estimated Amount of Property in Sub-Area (acres)
A-1	\$131,579	38.39
A-2	\$91,855	26.80
B	\$47,504	13.86
C	\$152,453	44.48
D	\$178,295	52.02
E	\$415,570	121.25
F	\$91,958	26.83
H	\$16,623	4.85
I	\$43,803	12.78
J	\$74,513	21.74
L	\$100	200.60

According to the Declaration, the aggregate maximum for Sub-Area L, which is being developed as a golf course, will be increased such that the annual charge per acre is in par with other sub-areas in the event that it ceases to be operated as a golf course.

Annual Revenue Requirement

An annual charge is to be collected from the chargeable property within the Authority each year in an amount equal to the “Annual Revenue Requirement.” The annual revenue requirement is defined in Section 2.05 of the Declaration as an amount equal to:

(A) the amount required in any year to pay; (i) debt service and other periodic costs (including deposits to any sinking funds) on the Bonds to be paid from the Charge collected in such year, (ii) Administrative Expenses to be incurred in the year or incurred in any previous year and not paid by the Authority, (iii) any amount required to replenish any reserve fund established in association with the Bonds, (iv) an amount equal to the estimated delinquencies expected in payment of the Charges, and (v) the costs of remarketing, credit enhancement, bond insurance, and liquidity facility fees (including such fees for instruments that serve as the basis of a reserve fund related to any indebtedness in lieu of cash), less (B) (i) any credits available pursuant to the Trust Agreement, such as capitalized interest and investment earnings on any account balances, and (ii) any other revenues available to apply to the Annual Revenue Requirement.

Table B provides a summary of the annual revenue requirement for fiscal year 2008. Surplus funds from prior year and investment earnings on the reserve fund will not be sufficient to pay debt service on the bonds and administrative expenses for fiscal year 2008. Accordingly, annual charges in the amount of \$1,090,000.00 will have to be collected for fiscal year 2008. Each of these numbers is explained in the following sections.

Table B
Annual Revenue Requirement
Fiscal Year 2008

Debt service:	
Interest on June 1, 2008	\$451,475.00
Interest on December 1, 2008	\$451,475.00
Principal on December 1, 2008	\$196,000.00
<i>Sub-total debt service</i>	\$1,098,950
Administrative expenses	\$36,625
Contingency	\$51,116
<i>Total expenses</i>	\$1,186,691
Estimated reserve fund investment income	(\$36,840)
Surplus from prior year	(\$59,851)
<i>Total funds available</i>	(\$96,691)
<i>Annual Revenue Requirement for FY2008</i>	\$1,090,000

Debt Service

Debt service includes interest on the bonds payable on June 1, 2008 and December 1, 2008. The \$451,475.00 interest payments due on June 1, 2008 and December 1, 2008 are equal to six months of interest on the term bonds as shown below.

Term 2022 Bonds of \$4,570,000 at 6.00%	\$137,100
Term 2032 Bonds of \$10,060,000 at 6.25%	\$314,375
Total:	<u>\$451,475</u>

A principal payment of \$196,000.00 is due on the bonds on December 1, 2008. Accordingly, total debt service on the bonds to be paid in 2008 is \$1,098,950.00.

Administrative Expenses

Administrative expenses include the fees for the trustee, the auditor, the administrator, and the Authority counsel for services related to the district.. The annual charges of the trustee and the auditor are estimated to be \$3,625.00 and \$9,000.00, respectively. The annual fee and expenses of the administrator and counsel are estimated at \$12,000.00 each. Accordingly, the total administrative expenses for 2008 are estimated to be \$36,625.00.

Contingency

A contingency, equal to approximately four percent of annual debt service and administrative expenses plus an additional amount to round the annual revenue requirement to nearest the ten-thousand has been added in case there are unanticipated expenses or charges payment delinquencies.

Revenue Fund

As of July 31, 2007, the balance in the Revenue Fund was \$187,739.84. These funds together with a portion second-half charges to be transferred by the county to the trustee in September will be made available to pay debt service due on December 1, 2007 and fund administrative expenses for fiscal year 2007.

Reserve Fund Income

As of July 31, 2007, the balance in the reserve fund was \$1,099,710.40, which is equal to the reserve requirement of Series 2004 Bonds. Bond proceeds in the reserve fund in the amount of \$1,099,710.00 are invested in an Overnight Repurchase Agreement (REPO) earning a 3.35 percent per annum and maturing on December 1, 2010. At this rate, \$18,420.14 in interest income is estimated to be earned by the next debt service payment of December 1, 2007 and will be made available to pay debt service due on December 1, 2007. An additional \$36,840.00 in investment income will be earned during the fiscal year 2008 and will be made available to pay debt service and administrative expenses for fiscal year 2008. Accordingly, the estimated reserve fund income that may be applied to pay debt service and administrative expenses for fiscal year 2008 is equal \$36,840.00.

Surplus from the Prior Year

Development charges in the amount of \$1,079,999.20 were to be collected during fiscal year 2007. On March 16 2007, Franklin County transferred to the trustee charges totaling \$540,000.59 for

fiscal year 2007. This amount represents the first-half installment due for collection during fiscal year 2007. The second-half development charges were due to the county on June 20, 2007 and a portion of these funds in the amount of \$537,407.00 were remitted to the trustee by the county on August 17, 2007. Franklin County auditor is the process of finalizing the collection process for 2007 and they will be notifying us the status of the outstanding \$2,593.61.

As of July 31, 2007, the balances in the debt service fund and revenue fund were \$1,341.45 and \$187,739.38, respectively. As mentioned above, an additional \$18,420.14 in interest income will be earned on the reserve fund by the next debt service payment on December 1, 2007. These funds, plus a portion of the second-half development charges in amount of \$540,000.00 will be used to pay a portion of debt service due on December 1, 2007 as well as fund the administrative expenses for fiscal year 2007.

The semi annual debt service payment of \$642,025.00 due on December 1, 2007 and the balance of administrative expenses for fiscal year 2007 must be paid from these funds. Administrative expenses for the year were estimated to be \$27,625.00. As of July 31, 2007, the administrative expenses fund for fiscal year 2007 had not been funded with 2007 development charges. An additional \$18,000.00 is expected to be used to cover cost of the Authority annual audit that is being performed from inception to fiscal year ending December 31, 2006. As a result, development charges in the amount of \$45,625.00 will be transferred from the revenue fund to the administrative expenses fund. Accordingly, the estimated surplus from the prior year, which may be applied to pay debt service and administrative expenses for fiscal year 2008 is equal \$59,850.97 as shown in Table C below.

Table C
Surplus from Prior Year
Fiscal Year 2008

	Series 2004
Available Funds:	
Debt Service Fund balance July 31, 2007	\$1,341.45
Revenue Fund balance July 31, 2007	\$187,739.38
Reserve Fund estimated interest to November 31, 2007	\$18,420.14
Projected second-half collections	\$540,000.00
<i>Total fund available for fiscal year 2007</i>	<i>\$747,500.97</i>
Debt service on December 1, 2007	
Interest payment	(\$457,025.00)
Principal payment	(\$185,000.00)
<i>Subtotal debt service due on December 1, 2007</i>	<i>(\$642,025.00)</i>
FY2007 administrative expenses	(\$46,625.00)
<i>Total expenses</i>	<i>(\$687,650.00)</i>
<i>Surplus from prior year</i>	<i>\$59,850.97</i>

LEVY OF COMMUNITY DEVELOPMENT CHARGE

For fiscal year 2008, community development charges are to be imposed proportionately on each parcel of chargeable property in an amount up to the maximum charge for such chargeable parcel to the extent necessary to fund the annual revenue requirement, as explained above.

Maximum Charge and Maximum Charge per Chargeable Parcel

The aggregate maximum sub-area charge is specified in Section 5.2 of the Declaration. This charge is dependent on the estimated acreage of property in each sub-area in the district. The aggregate maximum sub-area charges for each sub-area in the district are shown in Table A above.

The maximum charge per chargeable parcel shall be equal to the following formula:

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

Where the terms have the following meaning:

- A = The Maximum Charge for a Chargeable Parcel in a year
- B = The Aggregate Maximum Sub-Area Charge for the Sub-Area within which a Chargeable Parcel is located
- C = The number of dwelling units within the Sub-Area which the Chargeable Parcel is located
- D = The number of dwelling units for the Chargeable Parcel for which the Maximum Charge is being Calculated.

The number of dwelling units in the formula above shall be calculated based the units built or expected to be built on the Chargeable Parcel. The total Aggregate Maximum Sub-Area Charge for all Chargeable Parcels is \$1,244,253. The annual revenue requirement for 2008 is \$1,090,000. Accordingly, the proportionate charge rate is 87.60 per cent ($\$1,090,000 \div \$1,244,153 = 87.60\%$) of the total Aggregate Maximum Chargeable Charge. Table D below shows the charge imposed on each Sub-Area for fiscal year 2008.

Table D
2008 Sub-Area Charge

Sub-Area	Aggregate Maximum Sub-Area Charge	Proportionate Charge Rate	2008 Sub-Area Charge
A-1	\$131,579	87.60%	\$115,267
A-2	\$91,855	87.60%	\$80,468
B	\$47,504	87.60%	\$41,615
C	\$152,453	87.60%	\$133,553
D	\$178,295	87.60%	\$156,191
E	\$415,570	87.60%	\$364,051
F	\$91,958	87.60%	\$80,558
H	\$16,623	87.60%	\$14,562
I	\$43,803	87.60%	\$38,373
J	\$74,513	87.60%	\$65,275
L	\$100	87.60%	\$88
Total	\$1,244,253		\$1,090,000

SUMMARY

As stated earlier in this report, charges are to be collected proportionately on each chargeable parcel in an amount up to the maximum charge for each parcel such that the total charges collected are equal to the annual revenue requirement. The total expenses of the district for fiscal year 2008 are estimated to be equal to \$1,186,691.26. Bond proceeds and interest income available to pay expenses are estimated to be \$96,691.26. Accordingly, the annual revenue requirement for 2008 is \$1,090,000.00

Exhibit A illustrates the chargeable rates for each sub-area and the corresponding charge for each dwelling unit of chargeable property for each sub-area in the district for fiscal year 2008. The development charges assigned to each parcel is based on the aggregate maximum sub-area charge and the number of units platted or projected to be platted on each parcel. Exhibit B lists the chargeable property in the district, the number of units platted or projected to be platted on each parcel and the development charge to be collected on each parcel for fiscal year 2008.

Exhibit A

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds
Estimated Acreage of Chargeable Property**

Sub-Area	Number of Units	Aggregate Maximum Sub-Area Charge	Maximum Charge Per Unit	2008 Sub-Area Charge	2008 Charge Per Unit
A-1	77	\$131,579	\$1,708.82	\$115,267	\$1,496.97
A-2	58	\$91,855	\$1,583.71	\$80,468	\$1,387.37
B	45	\$47,504	\$1,055.64	\$41,615	\$924.77
C	138	\$152,453	\$1,104.73	\$133,553	\$967.78
D	168	\$178,295	\$1,061.28	\$156,191	\$929.71
E	573	\$415,570	\$725.25	\$364,051	\$635.34
F	285	\$91,958	\$322.66	\$80,558	\$282.66
H	20	\$16,623	\$831.15	\$14,562	\$728.11
I	75	\$43,803	\$584.04	\$38,373	\$511.64
J	137	\$74,513	\$543.89	\$65,275	\$476.46
L	0	\$100	\$100.00	\$88	\$87.60
Total	1576	\$1,244,253		\$1,090,000	

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
A-1	040-013758	440	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013759	441	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013760	442	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013761	443	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013762	444	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013763	445	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013764	446	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013765	447	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013766	448	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013767	449	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013768	450	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013769	451	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013770	452	PC SECTION 4	1	\$1,708.82	\$1,496.97
A-1	040-013771	453	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013772	454	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013773	455	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013774	456	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013775	457	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013776	458	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013777	459	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013778	460	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013779	461	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013780	462	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013781	463	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013782	464	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013783	465	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013784	466	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013785	467	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013786	468	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013787	469	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013788	470	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013789	471	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013790	472	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013791	473	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013792	474	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013793	475	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013794	476	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013795	477	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013796	478	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013797	479	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013798	480	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013799	481	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013800	482	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013801	483	PC SECTION 5	1	\$1,708.82	\$1,496.97

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
A-1	040-013802	484	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013803	485	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013804	486	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013805	487	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013806	484	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013807	489	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013808	490	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013809	491	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013810	492	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013811	493	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013812	494	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013813	495	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013814	496	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013815	497	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013816	498	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013817	499	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013818	500	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013819	501	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013820	502	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013821	503	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013822	504	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013823	505	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013824	506	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013825	57	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013826	508	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013827	509	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013828	510	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013829	511	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013830	512	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013831	513	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013832	514	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013833	515	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013834	516	PC SECTION 5	1	\$1,708.82	\$1,496.97
A-1	040-013835	RESERVE "BB"	PC SECTION 5	0	\$0.00	\$0.00
A-1	040-013836	RESERVE "CC"	PC SECTION 5	0	\$0.00	\$0.00
A-2	040-013697	382	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013698	383	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013699	384	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013700	385	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013701	386	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013702	387	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013703	388	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013704	389	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013705	390	PC SECTION 3	1	\$1,583.71	\$1,387.37

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
A-2	040-013706	391	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013707	392	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013708	393	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013709	394	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013710	395	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013711	396	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013712	397	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013713	398	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013714	399	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013715	400	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013716	401	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013717	402	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013718	403	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013719	404	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013720	405	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013721	406	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013722	407	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013723	408	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013724	409	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013725	410	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013726	411	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013727	412	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013728	413	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013729	414	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013730	415	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013731	416	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013732	417	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013733	418	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013734	419	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013735	420	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013736	421	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013737	422	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013738	423	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013739	424	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013740	425	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013741	426	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013742	427	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013743	428	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013744	429	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013745	430	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013746	431	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013747	432	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013748	433	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013749	434	PC SECTION 3	1	\$1,583.71	\$1,387.37

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
A-2	040-013750	435	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013751	436	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013752	437	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013753	438	PC SECTION 3	1	\$1,583.71	\$1,387.37
A-2	040-013754	439	PC SECTION 3	1	\$1,583.71	\$1,387.37
A	040-012513	RESERVE "A"	BP, PC & EASE	0	\$0.00	\$0.00
A-2	040-013755	RESERVE "Y"	PC SECTION 3	0	\$0.00	\$0.00
A-2	040-013756	RESERVE "Z"	PC SECTION 3	0	\$0.00	\$0.00
A-2	040-013757	RESERVE "AA"	PC SECTION 3	0	\$0.00	\$0.00
D	040-012815	1	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012816	2	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012817	3	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012818	4	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012819	5	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012820	6	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012821	7	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012822	8	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012823	9	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012824	10	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012825	11	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012826	12	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012827	13	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012828	14	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012829	15	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012830	16	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012831	17	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012832	18	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012833	19	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012834	20	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012835	21	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012836	22	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012837	23	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012838	24	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012839	25	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012840	26	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012841	27	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012842	28	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012843	29	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012844	30	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012845	31	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012846	32	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012847	33	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012848	34	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012849	35	PC SEC 1 PH 1	1	\$1,061.28	\$929.71

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
D	040-012850	36	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012851	37	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012852	38	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012853	39	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012854	40	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012855	41	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012856	42	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012857	43	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012858	44	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012859	45	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012860	46	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012861	47	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012862	48	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012863	49	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012864	50	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012865	51	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012866	52	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012867	53	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012868	54	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012869	55	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012870	56	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012871	57	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012872	58	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012873	59	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012874	60	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012875	61	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012876	62	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012877	63	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012878	64	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012879	65	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012880	66	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012881	67	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012882	68	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012883	69	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012884	70	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012885	71	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012886	72	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012887	73	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012888	74	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012889	75	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012890	76	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012891	77	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012892	78	PC SEC 1 PH 1	1	\$1,061.28	\$929.71
D	040-012893	79	PC SEC 1 PH 1	1	\$1,061.28	\$929.71

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
D	040-013276	80	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013277	81	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013278	82	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013279	83	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013280	84	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013281	85	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013282	86	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013283	87	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013284	88	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013285	89	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013286	90	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013287	91	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013288	92	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013289	93	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013290	94	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013291	95	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013292	96	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013293	97	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013294	98	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013295	99	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013296	100	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013297	101	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013298	102	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013299	103	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013300	104	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013301	105	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013302	106	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013303	107	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013304	108	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013305	109	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013306	110	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013307	111	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013308	112	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013309	113	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013310	114	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013311	115	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013312	116	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013313	117	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013314	118	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013315	119	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013316	120	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013317	121	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013318	122	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013319	123	PC SEC 1 PH 2	1	\$1,061.28	\$929.71

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
D	040-013320	124	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013321	125	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013322	126	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013323	127	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013324	128	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013325	129	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013326	130	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013327	131	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013328	132	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013329	133	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013330	134	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013331	135	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013332	136	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013333	137	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013334	138	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013335	139	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013336	140	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013337	141	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013338	142	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013339	143	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013340	144	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013341	145	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013342	146	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013343	147	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013344	148	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013345	149	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013346	150	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013347	151	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013348	152	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013349	153	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013350	154	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013351	155	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013352	156	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013353	157	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013354	158	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013355	159	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013356	160	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013357	161	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013358	162	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013359	163	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013360	164	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013361	165	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013362	166	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-013363	167	PC SEC 1 PH 2	1	\$1,061.28	\$929.71

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
D	040-013364	168	PC SEC 1 PH 2	1	\$1,061.28	\$929.71
D	040-012894	RESERVE "A"	PC SEC 1 PH 1	0	\$0.00	\$0.00
D	040-012895	RESERVE "B"	PC SEC 1 PH 1	0	\$0.00	\$0.00
D	040-012896	RESERVE "C"	PC SEC 1 PH 1	0	\$0.00	\$0.00
D	040-012897	RESERVE "D"	PC SEC 1 PH 1	0	\$0.00	\$0.00
D	040-013365	RESERVE "E"	PC SEC 1 PH 2	0	\$0.00	\$0.00
E	040-012963	169	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012964	170	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012965	171	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012966	172	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012967	173	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012968	174	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012969	175	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012970	176	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012971	177	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012972	178	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012973	179	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012974	180	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012975	181	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012976	182	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012977	183	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012978	184	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012979	185	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012980	186	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012981	187	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012982	188	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012983	189	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012984	190	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012985	191	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012986	192	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012987	193	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012988	194	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012989	195	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012990	196	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012991	197	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012992	198	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012993	199	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012994	200	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012995	201	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012996	202	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012997	203	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012998	204	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-012999	205	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013000	206	PC SEC 2 PH 1	1	\$727.79	\$637.57

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
E	040-013001	207	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013002	208	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013003	209	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013004	210	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013005	211	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013006	212	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013007	213	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013008	214	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013009	215	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013010	216	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013011	217	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013012	218	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013013	219	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013014	220	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013015	221	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013016	222	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013017	223	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013018	224	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013019	225	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013020	226	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013021	227	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013022	228	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013023	229	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013024	230	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013025	231	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013026	232	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013027	233	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013028	234	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013029	235	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013030	236	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013031	237	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013032	238	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013033	239	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013034	240	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013035	241	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013036	242	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013037	243	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013038	244	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013039	245	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013040	246	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013041	247	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013042	248	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013043	249	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013044	250	PC SEC 2 PH 1	1	\$727.79	\$637.57

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
E	040-013045	251	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013046	252	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013047	253	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013048	254	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013049	255	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013050	256	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013051	257	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013052	258	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013053	259	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013054	260	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013055	261	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013056	262	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013057	263	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013058	264	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013059	265	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013060	266	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013061	267	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013062	268	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013063	269	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013064	270	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013065	271	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013066	272	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013067	273	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013068	274	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013069	275	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013070	276	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013071	277	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013072	278	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013073	279	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013074	280	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013075	281	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013076	282	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013077	283	PC SEC 2 PH 1	1	\$727.79	\$637.57
E	040-013417	284	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013418	285	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013419	286	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013420	287	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013421	288	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013422	289	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013423	290	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013424	291	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013425	292	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013426	293	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013427	294	PC SEC 2 PH 2	1	\$727.79	\$637.57

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
E	040-013428	295	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013429	296	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013430	297	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013431	298	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013432	299	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013433	300	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013434	301	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013435	302	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013436	303	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013437	304	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013438	305	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013439	306	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013440	307	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013441	308	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013442	309	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013443	310	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013444	311	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013445	312	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013446	313	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013447	314	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013448	315	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013449	316	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013450	317	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013451	318	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013452	319	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013453	320	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013454	321	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013455	322	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013456	323	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013457	324	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013458	325	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013459	326	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013460	327	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013461	328	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013462	329	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013463	330	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013464	331	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013465	332	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013466	333	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013467	334	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013468	335	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013469	336	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013470	337	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013471	338	PC SEC 2 PH 2	1	\$727.79	\$637.57

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
E	040-013472	339	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013473	340	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013474	341	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013475	342	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013476	343	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013477	344	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013478	345	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013479	346	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013480	347	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013481	348	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013482	349	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013483	350	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013484	351	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013485	352	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013486	353	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013487	354	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013488	355	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013489	356	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013490	357	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013491	358	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013492	359	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013493	360	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013494	361	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013495	362	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013496	363	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013497	364	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013498	365	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013499	366	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013500	367	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013501	368	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013502	369	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013503	370	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013504	371	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013505	372	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013506	373	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013507	374	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013508	375	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013509	376	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013510	377	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013511	378	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013512	379	PC SEC 2 PH 2	1	\$727.79	\$637.57
E	040-013078	RESERVE "F"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013079	RESERVE "G"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013080	RESERVE "H"	PC SEC 2 PH 2	0	\$0.00	\$0.00

Exhibit B

**Pinnacle Community Infrastructure Financing Authority
Community Facility Bonds**

Development Charge for Fiscal Year 2008

Sub-Area	Parcel Number	Lot Number	Subdivision	Number of Units	Maximum Unit/ Sub-Area Charge	2008 Charge
E	040-013081	RESERVE "I"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013082	RESERVE "J"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013083	RESERVE "K"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013084	RESERVE "L"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013085	RESERVE "M"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013086	RESERVE "N"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013087	RESERVE "O"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013088	RESERVE "P"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013089	RESERVE "Q"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013090	RESERVE "R"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013513	RESERVE "S"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013514	RESERVE "T"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013515	RESERVE "U"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013516	RESERVE "V"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013517	RESERVE "W"	PC SEC 2 PH 2	0	\$0.00	\$0.00
E	040-013518	RESERVE "X"	PC SEC 2 PH 2	0	\$0.00	\$0.00
B				45		
C				138		
E	040-009226	PARENT PARCEL		360	\$553,920.60	\$485,251.59
F				285		
H	040-012704			20	\$16,623.00	\$14,562.20
I	040-013530	MEWS		75	\$43,803.00	\$38,373.00
J	040-013251	COTTAGES		137	\$74,513.00	\$65,275.02
L	040-012705	Golf Course			\$100	\$87.60
L	040-012706	Driving Range				
Total				1574	\$1,244,253.00	\$1,090,002.11

<i>Platted chargeable units</i>	<i>514</i>	<i>Annual Revenue Requirement</i>	<i>\$1,090,000.00</i>
<i>Unplatted chargeable units</i>	<i>1060</i>	<i>Rounding off</i>	<i>\$2.11</i>
<i>Total</i>	<i>1574</i>		