

ANNUAL DEVELOPMENT ACTIVITY AND DISCLOSURE REPORT

For the Period Ending June 30, 2006

*\$8,000,000 Prince George's County, Maryland
Special Obligation Bonds
(Woodview Village Infrastructure Improvements)
Series 1997A*

Prepared by:

MuniCap, Inc.

September 22, 2006

ANNUAL DEVELOPMENT ACTIVITY AND DISCLOSURE REPORT

For the Period Ending June 30, 2006

I.	UPDATED INFORMATION	1
II.	INTRODUCTION	2
III.	DEVELOPMENT ACTIVITY	4
	Introduction	4
	Status of Construction	4
IV.	TRUSTEE ACCOUNTS	7
V.	DISTRICT OPERATIONS	8
	Levy of Special Assessments	8
	Delinquent Special Assessments	9
	Collection Efforts	9
VI.	DISTRICT FINANCIAL INFORMATION	10
	Bonds Outstanding and Reserve Fund	10
	Property By Ownership and Classification	10
	Assessments Paid By Owner and Classification	10

UPDATED INFORMATION

Information updated from the Annual and Development Activity and Disclosure Report, dated October 18, 2004 is as follows:

- Special assessments totaling \$724,161.80 were levied for fiscal year 2004-2005. As of June 10, 2005, special assessments totaling \$726,655.75 (including interest and penalties) has been collected for the fiscal year 2004-2005. Special assessments totaling \$9,799.12, excluding interest and penalties, on 3 parcels were delinquent and remain uncollected for fiscal year 2004-2005 and prior fiscal years due to the property owners filing for bankruptcy protection. Although property owners that have filed for bankruptcy are removed from the tax sale, according to Prince George's County, liens remain in place for future collection.
- Special assessments were levied in the aggregate amount of \$724,161.80 for the 2005-2006 fiscal year and were due in two equal installments of \$362,080.90 on September 30, 2005 and December 31, 2005. As of June 10, 2006, the county had collected and transferred to the trustee \$726,269.64, of the special taxes due in fiscal year 2005-2006.
- Special assessments are to be levied in the aggregate amount of \$724,161.80 for the 2006-2007 fiscal year and will be due in two equal installments of \$362,080.90 on September 30, 2006 and December 31, 2006.

INTRODUCTION

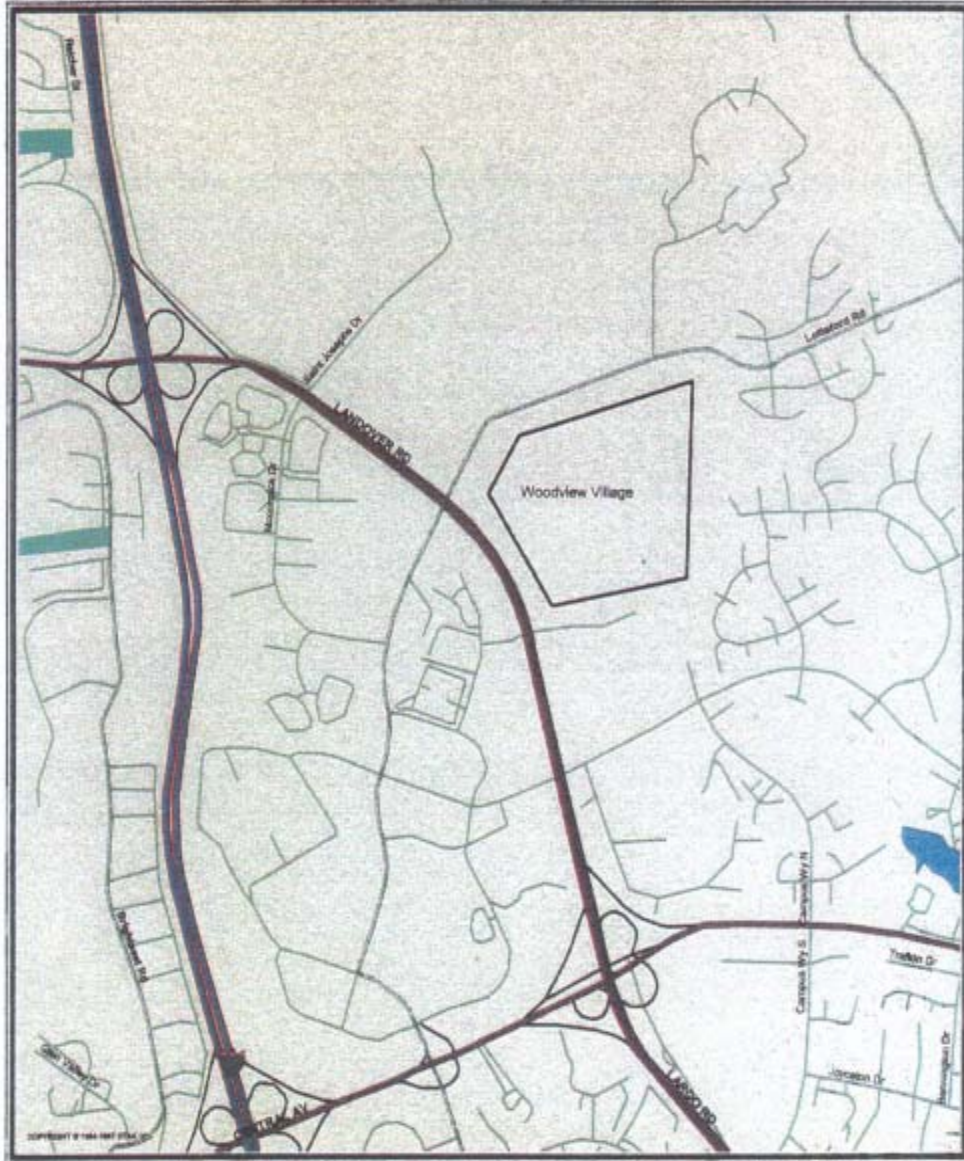
The Woodview Village District, located in Prince George's County, Maryland, was created in 1996 and bonds issued in 1997 pursuant to and in accordance with Chapter 549 of the Laws of Maryland 1995 (Article 17, Division 12, Section 10-268 of the Public Local Laws of the State of Maryland, recodified as the Section 10-269 of the Prince George's County Code). The district comprises approximately seventy-eight acres of land located in the southeast quadrant of the intersection of Route 202 (Landover Road) and Lottsford Road, in the Largo area of the county. The district is located about one mile outside of the Washington Beltway (Interstate 495) and is less than one mile north of Maryland Route 214 (Central Avenue), a major commuter route in that portion of the county.

The property within the district was developed by Rocky Gorge Enterprises, LLC. The district includes 578 homes. Development of the district is substantially complete.

Pursuant to the limited offering memorandum dated February 13, 1997, \$8,000,000 special obligation bonds (Series 1997A) were sold. The proceeds of the Series 1997A bonds were used primarily to finance the design, acquisition, and construction of public improvements, including improvements to Landover Road (Route 202), Lottsford Road, Campus Way North, the Woodview Village collector, a portion of the costs of a recreational facility and school facilities, reforestation, and storm water management facilities. The Series 1997A bonds are payable solely from special assessments levied on taxable property within the district.

Continuing disclosure pursuant to Rule 15c2-12 of the Securities and Exchange Commission is not required for the Series 1997A bonds. However, the administrator has agreed to provide annual continuing disclosure information similar to the requirements of Rule 15c2-12. This report is provided pursuant to this agreement.

WOODVIEW VILLAGE



DEVELOPMENT ACTIVITY

Introduction

Woodview Village includes 578 homes in seven sections. The number and type of units in each section are as follows:

Section I	69	twenty foot wide town homes
Section II	33	3,500 square foot lots (for single family units)
Section III	138	stacked town homes
Section IV	79	twenty foot wide town homes
Section V	64	twenty to twenty-four foot wide town homes
Section VI	120	twenty foot wide town homes
Section VII	75	twenty foot wide town homes

Section VI reflects a change from the limited offering memorandum, in that a portion of these units had been proposed to be eighteen foot wide town homes and, instead, they are all twenty foot wide town homes. This has resulted in a reduction in the number of units from 126 to 120. There are 79 units in Section IV instead of the proposed 77 indicated in the limited offering memorandum and 64 units in Section V instead of the 66 indicated in the limited offering memorandum.

The developer, Rocky Gorge Enterprises, LLC, has sold all 578 lots to builders and all of the homes have been sold to third party homebuyers.

Status of Construction

Infrastructure Development

A description of the infrastructure improvements funded from bond proceeds and the status of the construction of the improvements follow:

Landover Road (Route 202):

PHASE I:

Improvement: Third (left-turn) lane on northbound McCormick Drive at Landover Road and second lane on northbound Landover Road to northbound I-95 on-ramp.

Status: Construction of this phase is now complete.

PHASE II:

Improvement: Third through lane on eastbound Landover Road from McCormick Drive to Lottsford Road, second left-turn lane on eastbound Landover Road at Lottsford Road, and two left turn-lanes, two through lanes, and a free right-turn lane on eastbound Lottsford Road at Landover Road.

Status: Construction on this phase is now complete.

PHASE III:

Improvement: Third through lane on eastbound Landover Road from Lottsford Road to Capital Centre Road, third through lane on westbound Landover Road from 1,500 feet north of Capital Centre Road to Lottsford Road, acceleration and deceleration lanes along Landover Road at Lottsford Road, third through lane on eastbound Landover Road from I-95 interchange to McCormick Drive.

Status: Construction of this phase is now complete.

Lottsford Road:

Improvement: Frontage improvements along the property line from Landover Road to the first entrance.

Status: These improvements were combined into a single construction project with the second phase of Lottsford Road and improvements to Lottsford Road planned by the county. The excavation phase for these improvements is complete and paving is complete.

Improvement: Frontage improvements from the first phase to Campus Way North and a right-turn lane onto Campus Way North.

Status: See status of improvements as described above.

Campus Way North:

Improvement: Improvements along the property from Lottsford Road to the south end of the property line.

Status: Construction has been completed.

Other Improvements:

The revised budget and the costs funded as of June 30, 2006 for the improvements funded from bond proceeds are shown by the following schedule.

District Series 1997A Bonds

The disbursements from the acquisition account, as of June 30, 2006 total\$6,308,384. There have been no disbursements between June 30, 2005 and June 30, 2006. These disbursements have been applied against the following line items in the budget:

	Revised <u>Budget</u>	Disbursement <u>06/30/05</u>	Disbursement <u>06/30/06</u>
Route 202 (Landover Road)	\$1,458,132	\$1,435,345	\$1,435,345
Lottsford Road	\$1,861,026	\$1,613,494	\$1,613,494
Campus Way North	\$431,855	\$431,855	\$431,855
Recreation facility	\$1,200,000	\$1,200,000	\$1,200,000
Reforestation	\$108,998	\$68,280	\$68,280
High school contribution	\$241,380	\$241,380	\$241,380
Road club reimbursement	(\$779,764)	(\$751,028)	(\$751,028)
Woodview Collector Road	\$273,207	\$273,208	\$273,208
Storm drain system	\$1,027,343	\$1,027,341	\$1,027,341
Storm water management facilities	\$332,906	\$329,802	\$329,802
Indirect costs:			
Engineering	\$80,790	\$67,641	\$67,641
Review fees	\$262,360	\$262,360	\$262,360
Total	\$6,498,233	\$6,308,384	\$6,308,384

TRUSTEE ACCOUNTS

The trustee for the Series 1997A bonds is M&T Investment Group (formerly Allfirst Trust Company). The balance as of December 31, 2005, interest paid, additional proceeds, disbursements, and account balances for each fund, as of June 30, 2006, are shown by the following table:

	Balance 12/31/2005	Interest Paid	Additional Proceeds	Disbursements	Balance 06/30/2006
Reserve account	\$837,816	\$26,421	\$0	\$0	\$864,237
Acquisition account	\$15	\$0	\$0	\$0	\$15
Administrative expenses	\$13,220	\$226	\$0	\$6,111	\$7,334
Special fund	\$776,498	\$7,406	\$397,791	\$311,660	\$870,035
Bond payments	\$222,784	\$4,082	\$310,000	\$310,000	\$226,866
Total	\$1,850,333	\$38,135	\$707,791	\$627,772	\$1,968,486

Interest paid does not include investment income accrued but not yet paid. The additional proceeds to the special fund are from the receipt of special taxes. The disbursements from the special fund are transfers to bond payments fund for debt service payments and refund payments. The additional proceeds to the bond payments account are from the special fund; the disbursements from this account were to pay debt service. The capitalized interest, cost of issuance and escrow accounts have been closed.

The current balance in the funds and accounts are invested in Republic National Bank REPO earning 6.13% (reserve fund), US Treasury Notes earning 4.2% (special fund) and money market accounts earning 4.2% (administrative expense fund and bond fund).

Interest earnings in the reserve account will be made available for the payment of debt service but may also be transferred to the administrative expense fund. Interest earnings in the acquisition account remain in the account and may be disbursed as provided for other funds in the account. Any remaining funds after the completion of construction will be used for the payment of debt service, unless the proceeds exceed \$100,000, in which case bonds may be prepaid with the proceeds.

DISTRICT OPERATIONS

Levy of Special Assessments

Through the 2005-2006 assessment year, the RMA provided for special assessments to be levied at the greater of (i) 94% of the maximum special assessment and (ii) a percent up to 100% of the maximum special assessment rate so that special assessments (after taking into account special assessments on undeveloped property) equal the special assessment requirement. Beginning with 2006-2007 assessment year, the RMA provides for maximum special assessment rate to be increased to 102 percent of the prior year maximum special assessment rate and special assessments to be levied proportionally on each parcel up to 90% of applicable of maximum special assessment for each parcel, in an amount necessary to fund the special assessment requirement. If additional monies are required, special assessments may be increased proportionately on each parcel of developed property up to 100 percent of the maximum special assessment. The prior year special assessment rate is currently sufficient to cover the 2006-2007 special assessment requirements, as a result the 2005-2006 assessment rate is not required to be increased to 102 percent for assessment year 2006-2007. The number of developed units, the maximum special assessment rates, the special assessment rates and the total special assessments levied by section for fiscal year 2006-2007 are shown in the table below. The special assessments rates for 2006-2007 are the same as for 2005-2006.

Section	No. of Units	Special Assessment Per Unit	2006-2007 Special Assessments
I	69	\$1,372.40	\$94,695.60
II	33	\$1,638.42	\$54,067.86
III	138	\$1,018.02	\$140,486.76
IV	79	\$1,195.68	\$94,458.72
V	64	\$1,460.85	\$93,494.40
VI	120	\$1,255.46	\$150,655.20
VII	75	\$1,284.04	\$96,303.00
Total	578		\$724,161.80

The total of special assessments levied on developed property for fiscal year 2006-2007 is \$720,000.00. Special assessments for fiscal year 2006-2007 are due on September 30, 2006 and December 31, 2006.

The table to the right shows the estimated special assessment requirement for fiscal year 2006-2007. The special assessment requirement for fiscal year 2006-2007 is estimated at \$720,000.00. Through the 2005-2006 assessment year, the RMA provided for special assessments to be levied at the greater of (i) 94% of the maximum special assessment and (ii) a percent up to 100% of the maximum special assessment rate so that special assessments (after taking into account special assessments on undeveloped property) equal the special assessment requirement. There is no undeveloped property. Beginning with 2006-2007 assessment year, the RMA provides for maximum special assessment rate to be increased to 102 percent of the prior year maximum special assessment rate and special assessments to be levied proportionally on each parcel up to 90% of applicable of maximum special assessment for each parcel, in an amount necessary to fund the special assessment requirement. If additional monies are required, special assessments may be increased proportionately on each parcel of developed property up to 100% of the maximum special assessment. The 2005-2006 special assessment rate is currently sufficient to cover the 2006-2007 special assessment requirements, as result, the 2005-2006 assessment rates remain in effect for fiscal year 2006-2007.

Debt Service:

Interest on January 1, 2007	\$308,200
Interest on July 1, 2007	\$308,200
Principal on July 1, 2007	\$60,000
<i>Sub-total debt service</i>	\$676,400
Administrative expenses	\$31,500
Contingency	\$61,140
<i>Total expenses</i>	\$749,040
Reserve fund investment income	(\$49,040)
<i>Special assessment requirement</i>	\$720,000.00

Delinquent Special Assessments

Special assessments totaling \$724,161.80 were levied for fiscal year 2004-2005. Special assessments levied for 2004-2005 were required to be paid on September 30, 2004 and December 31, 2004. Special assessments totaling \$726,655.75 (including interest and penalties) have been collected and transferred to the trustee. An additional amount of \$39,137.44 for the fiscal year 2004-2005 and prior fiscal years was transferred to trustee on November 15, 2005.

According to Prince George’s County, special assessments on account 302579-8 remain outstanding for fiscal years 2001-2002, 2002-2003, 2003-2004, and 2004-2005 in the amount of \$1,372.00 for each year. Special assessments also remain outstanding on account 320206-6 in the amount of \$1,255.00 for fiscal year 2004-2005. The County also reports that special assessments remain outstanding on account 319617-7 for fiscal years 2002-2003, 2003-2004 and 2004-2005 in the amount of \$1,018.00 for each year. As a result, total outstanding assessments for all prior fiscal years are equal to \$9,799.12. According to Prince George’s County the property owners of these three parcels have sought bankruptcy protection. Although property owners that have filed for bankruptcy are removed from the tax sale, according to Prince George’s County, liens remain in place for future collection of the outstanding special assessments.

Special assessments were levied in the aggregate amount of \$724,161.80 for the 2005-2006 fiscal year and were due in two equal installments of \$362,080.90 on September 30, 2005 and December 31, 2005. As of June 10, 2006, the county had collected and transferred to the trustee \$726,269.64 (including interest and penalties) in special taxes.

Special assessments are levied in the aggregate amount of \$724,161.80 for the fiscal year 2006-2007, which are due in two semi-annual installments on September 30, 2006 and December 31, 2006.

Collection Efforts

As mentioned above, special assessments totaling \$9,799.12, excluding interest and penalties, on three parcels were delinquent and uncollected for fiscal year 2004-2005 and prior fiscal years due to the property owners filing for bankruptcy protection. Although property owners that have filed for bankruptcy are removed from the tax sale, according to Prince George's County, liens remain in place for future collection.

District Financial Information

Bonds Outstanding and Reserve Fund

The amount of bonds outstanding is currently \$7,705,000.00. The balance in the reserve fund as of June 30, 2006, was \$864,236.97.

Property By Ownership and Classification

The following table shows property in the district by ownership and classification (developed or undeveloped) as of January 1, 2006:

	<u>Total Units</u>	<u>Developed</u>	<u>Undeveloped</u>
Rocky Gorge at Woodview	0	0	0
Rocky Gorge Enterprises	0	0	0
NVR Homes	0	0	0
Haverford Homes	0	0	0
Individual home owners	578	578	0
Total	578	578	0

Assessments Paid By Owner and Classification

The following table shows the assessments by property owner and by class of property (developed or undeveloped) based on the current ownership and assessment rates for the 2006-2007 assessment year:

	<u>Developed Property</u>	<u>Undeveloped Property</u>	<u>Total</u>	<u>Percent</u>
Rocky Gorge Woodview	\$0	\$0	\$0	0.0%
Rocky Gorge Enterprises	\$0	\$0	\$0	0.0%
NVR	\$0	\$0	\$0	0.0%
Haverford	\$0	\$0	\$0	0.0%
Individual home owners	\$724,162	\$0	\$724,162	100%
Total	\$724,162	\$0	\$724,162	100.0%
Percent	100.0%	0.00%	100.0%	

The special assessment on any individual homeowner does not exceed 25% of the total special assessments.