

PRELIMINARY
SPECIAL ASSESSMENT METHODOLOGY REPORT

PREPARED FOR

**SADDLE TRAIL PARK – (SOUTH) NEIGHBORHOOD
IMPROVEMENT PROJECT**

VILLAGE OF WELLINGTON, FLORIDA

SEPTEMBER 1, 2015

PREPARED BY: VILLAGE OF WELLINGTON ENGINEERING

PRELIMINARY SPECIAL ASSESSMENT METHODOLOGY REPORT

Section 1 Introduction

Section 2 Improvements

Section 3 Definitions

Section 4 Identification of Required and Benefitted Lands

Section 5 Determination of Benefits and Damages

Section 6 Allocation of Benefits and Costs and Assessments

Section 7 Funding of Improvements

Section 8 Financing Structure

Section 9 Collection and Administration of Special Assessment

EXHIBITS:

EXHIBIT "A" Location Map

EXHIBIT "B" Map of Properties within Saddle Trail Park – South
Neighborhood to be Assessed

EXHIBIT "C" Preliminary Assessment Roll

EXHIBIT "D" Wellington Water Rate Schedule

TABLES:

TABLE "A" Construction Cost Estimate

TABLE "B" Financing Cost Estimate

TABLE "C" Administration Costs

TABLE "D" Estimated Calculation of Total Annual Assessment

TABLE "E" Summary of Benefits and Costs

SECTION 1- INTRODUCTION

The purpose of this Special Assessment Methodology Report is to comply with Ch. 170, Florida Statutes statutory procedures and Chapter 3 of the Village of Wellington's Code of Ordinances and to assist the Village of Wellington with the Assessment of Benefits and Costs for the Saddle Trail Park – (South) Neighborhood Improvement Project. The Saddle Trail Improvement Project (South) Neighborhood is located within the Village of Wellington corporate boundaries (Exhibit "A")

At the request of a super majority of the owners of the real property within the hereinafter described as Saddle Trail Park – (South) Neighborhood, the Village of Wellington approved commencement of the design and implementation of improvements to the Saddle Trail Park – South neighborhood, including the determination of benefits and the levying of special assessments against the benefitted property owners within this residential neighborhood.

The Village of Wellington is entitled to use Chapter 170, Florida Statutes and this Methodology Report is intended to address and satisfy the requirements of such a report as set forth in Chapter 170 and Chapter 3 of the Village of Wellington's Code of Ordinances. Pursuant thereto, the Village Council may provide for and order the construction of certain infrastructure improvements within its municipal boundaries. The Saddle Trail Park - (South) Neighborhood Improvement Project as outlined in this Preliminary Special Assessment Methodology Report includes roadway, drainage, bridle trail, landscaping, and drainage improvements, including the necessary appurtenances and amenities as determined by the governing authority of the Village of Wellington.

In addition, the Village of Wellington may, as authorized in Chapter 170, Florida Statutes, and Chapter 3 of the Village of Wellington's Code of Ordinances, provide for payment of all or any part of the costs of such improvements by levying and collecting special assessments on the abutting, adjoining, contiguous or specially benefitted property.

The findings in this Preliminary Special Assessment Methodology Report are based on opinions, property owner information, financial projections, engineering plans and documentation prepared and supplied by Wantman Group, Inc., the Village of Wellington staff, consultants, Palm Beach County Tax Collector's, Property Appraiser's and Clerk of Court's Offices.

SECTION 2 - IMPROVEMENTS

The Saddle Trail Park – (South) Neighborhood Improvement Project (the "Project") includes the paving of the existing twenty-foot wide shell rock roads; construction of drainage improvements including drainage structures and culverts; bridle trails; traffic calming; landscaping; grading of roadside swales and the installation of potable water distribution system piping and fire hydrants (the "Improvements"). A copy of the Project plans and specifications are on file in the Wellington Clerk's Office.

The total estimated cost to construct the Improvements is approximately \$5,438,790.44 (in present day dollars – August, 2015), including a fifteen percent (15%) contingency (see Table "A" for the cost summary) to account for unknown conditions. A copy of the Certified Construction Cost Estimate for the Project is available in the Wellington Clerk's Office. Various components of the Improvements include, but are not limited to, feasibility studies, planning, design, permitting, constructing and administration of the construction and commissioning. This total cost includes all materials, labor, tools, equipment and services required to complete the Improvements. Specific items may include, but are not limited to, general construction contract conditions (such as overhead and profit, construction bonds and insurance, traffic control, erosion control and dewatering), technical services (such as material testing), permit fees, surveying, engineering and legal services, labor, materials, tools, equipment and contingencies.

Cost information used to estimate the construction cost of the Improvements includes recent Village of Wellington and similar project bids, private development projects and data published by the Florida Department of Transportation (FDOT). Wellington's Engineering Standards and FDOT standards were used as the basis for construction materials and techniques.

SECTION 3 – DEFINITIONS

Except as hereinafter set forth, the meaning of the following terms and phrases shall be:

Saddle Trail Park – South (STPS) Neighborhood shall mean the lands as shown in Exhibit "B", and shall include all lands within the boundaries shown.

"Assessable Real Property" shall mean that real property located within the STPS lands which will receive benefits from the Improvements and may be subject to the levy of non-ad valorem assessments by the Village of Wellington pursuant to this Preliminary Special Assessment Methodology Report.

"Exempt Acres" shall mean that real property located within the STPS lands which will not be subject to the levy of non-ad valorem assessments by Village of Wellington, including, but not limited to: (i) real property owned by the Village of Wellington and/or the ACME Improvement District; and (ii) publicly owned roads, bridle paths and canal rights-of-way.

SECTION 4 – IDENTIFICATION OF REQUIRED AND BENEFITTED LANDS

As part of the process of providing improvements, assessing benefits and levying and collecting assessments against benefitted properties under the authority of Chapter 170 of the Florida Statutes and Chapter 3 of the Code of Ordinances, a preliminary assessment roll is required. Section 170.01(2), Florida Statutes, states that special assessments may be levied for the purposes enumerated in said Section and shall be levied only on benefitted real property at a rate based on the special benefit accruing to such property from such improvements when the improvements funded by the special assessment provide a benefit which is different in type or degree from the benefits provided to the community as a whole.

The Assessable Real Property that will benefit by the proposed Improvements are those residential properties listed in Table "E" depicted as lots in Blocks 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 and 86 of the Plat of Saddle Trail Park of Wellington as recorded in Plat Book 41, pages 103, 104 & 105 inclusive, of the Official Records of Palm Beach County, Florida and the Plat of Saddle Trail Park of Wellington Replat No. 1 as recorded in Plat Book 108, pages 118 -119, of the Official Records of Palm Beach County, Florida, which are shown in attached Exhibit "B".

A comprehensive review of the Project was conducted to determine if any additional land was required. Information used for this evaluation included records from the Acme Improvement District, Village of Wellington and the Palm Beach County Tax Appraiser, Tax Collector and Clerk of Court Offices. Based upon the evaluation, no additional lands, rights-of-way or easements are required. All of the Improvements are located within the above described Plats and on public lands and easements currently under the control of the Village of Wellington. No additional lands are required.

SECTION 5 – DETERMINATION OF BENEFITS AND DAMAGES

Benefits

The Improvements will specifically benefit the Assessable Real Property, and each property owner thereof, within the STPS Neighborhood by providing improved health and safety, increased property values, improved aesthetics and lower insurance and maintenance costs. The benefits include: 1)

Improved roadway access to each parcel of Assessable Real Property which will enable property owners, invitees and others to access their properties without having to encounter washed-out, dusty or muddy road conditions and non-uniform and rough driving surfaces – thus reducing vehicle maintenance costs and improving safety; 2) Reduced property maintenance costs attributable to the elimination of road dust; 3) Improved public health attributable to the elimination of road dust; 4) Public Water distribution piping will provide each parcel of Assessable Real Property with a safe, reliable and consistent potable drinking water and improved fire safety protection; 5) Reconstructed roadway drainage system improvements will restore drainage function in the Project and; 6) The construction of a bridle path along the roadways will separate equestrian riders from vehicular traffic and give each property owner, via the proposed bridle paths, access to the existing 50-foot wide bridle paths located throughout the Project thereby providing a safe pathway along the roadways. For these reasons it is determined that all Assessable Real Property will derive a benefit from the proposed improvements.

The benefits are no less than **\$11,866,423.61** or **\$51,834.74/acre** which was determined based on the following:

Benefit Description

Lower Vehicle & Residential Maintenance

The average savings (benefit), due to lower vehicle and property maintenance costs, per lot within the STPS Neighborhood is approximately **\$600.00/year**. There are **103** platted lots in the assessment area, according to the plats recorded in the public record, and each lot is entitled to one residence and one stable. Assuming the life cycle of the roads **equals** the duration of the special assessment of **20** years and a **1.5%** annual increase in maintenance costs, the total value (benefit) is approximately **\$19,767.09** per improved lot. Multiplying this figure by the number of lots equals a total benefit of **\$2,036,010.48** or **\$8,893.67/acre**.

Increased Property Values
(Land Value Only)

The benefit to the property values within the STPS Neighborhood due to the construction of the roads, water main and drainage system is realized in increased land values. The current total land value of all properties in the assessment area, as published by the Palm Beach County Tax Appraiser’s Office on 8/31/15, is approximately \$155,273,077. The estimated increase in land values once the improvements are complete is 5% or \$7,763,653.85. Assuming the life cycle of the improvements equals the duration of the special assessment period of **20** years and a **1.25%** annual increase in land values, the total increase in land values over the 20 year period is **\$9,830,413.13** or **\$42,941.07/acre**.

Total Benefit/Acre:

(\$8,893.67 + \$42,941.07) = \$51,834.74/acre

Damages

No damages were identified for the proposed Improvements.

SECTION 6 – ALLOCATION OF BENEFITS AND COSTS AND ASSESSMENTS

In developing the methodology to be used for the levy of special assessment upon the Assessable Real Property, two interrelated factors were used:

- A. Allocation of Benefit: Each parcel of Assessable Real Property in the STPS Neighborhood benefits from the proposed improvements.
- B. Cost/Benefit: The cost of the Improvements imposed on each such parcel of land cannot exceed the value of the determined benefits provided to said parcel.

Allocation of Benefits

An evaluation was conducted to determine the amount of benefits to properties located within the STPS. The evaluation is divided into two components: 1) Benefit Distribution and 2) Amount of Benefits.

For the purpose of this Special Assessment Methodology Report, the total Assessable Real Property is approximately 228.9280 acres. This report finds that all 228.9280 acres of Assessable Real Property will be specifically benefitted by the Improvements.

For the purpose of this Special Assessment Methodology Report, it is determined that the Assessable Real Property and its owners benefit from the Improvements. Further, it is determined that the benefit should be allocated on a per acre basis. Larger lots contain more square footage (acreage) and can accommodate larger homes, stables and other approved structures and uses. Larger facilities and uses correlate to greater use of the Improvements, such as demand for water, more vehicular trips on the roadways, more storm water runoff, more bridle trail usage – therefore, deriving a greater benefit. Further, larger properties stand to increase more in total value since larger properties simply contain more land. For these reasons, the benefit realized from these Improvements is commensurate with the square footage (acreage) of each benefitted parcel of Assessable Real Property as shown in Table “E”. As such, the allocation of benefits will be calculated and allocated on an acreage basis.

Determination and Allocation of Costs and Assessments

It is important to differentiate between the cost that is compared to the derived benefit (to determine if the derived benefit exceeds the cost) and the cost which ultimately must be assessed and paid. For purposes of this Methodology Report, and in compliance with Chapter 170 requirements, the cost to be compared to the derived benefit is the cost to construct the Improvements. It does not include the costs associated with financing the Improvements, administration of the assessment or miscellaneous water connection charges.

The estimated construction cost of the Improvements is \$5,438,790.44 (Table “A”) or \$23,757.65 per acre. This amount is significantly less than the total benefits derived (\$51,834.74 per acre) from the improvements. Therefore, each property receives benefits in excess of the cost therefore satisfying the benefit versus cost test.

If property owners elect to finance the Improvements, the total cost which ultimately must be paid includes the principal cost (\$5,438,790.44) plus the sum of all financing and administration costs plus water service initiation fees and private connection costs (plumbing costs). Financing costs include financing charges, debt service reserves, interest (capitalized and non-capitalized) and all other expenses necessary or incident to determining the feasibility of such financing, administrative and collection expenses and those necessary or herein incident to authorize the financing.

Assuming a principal amount of \$5,438,790.44, an interest (coupon) rate between 3.5% and 4.5%, a twenty (20) year term and 6 months of capitalized interest, the par amount for the bond issuance is expected to range between \$5,785,000 and \$5,820,000 (Table "D"). Administration costs associated with collecting and administering the bonds and assessment is expected to range between \$347,100 and \$349,200. Adding the par amount to the administration costs, the assessment amount is expected range from \$6,132,100 and \$6,169,200 (Tables "D" and "E") or \$26,786.15 to \$26,948.21 per acre, respectively. Interest over the 20 year period is expected to range from \$2,473,785 to \$3,282,525. Total principal, finance, interest and administration costs are estimated to range from \$8,605,885 to \$9,451,725.

In addition to principal, financing and administration costs, and separate from these costs, property owners also will be required to pay water service initiation fees (capacity, meter, inspection, deposit, etc.) and private connection costs (cost to install necessary plumbing from the public water meter to the various residences and stables) in order to receive public water service. These costs vary based on the size and type of water meter required. A copy of Wellington's current Water Rate Schedule is attached as Exhibit "D" for informational purposes only.

Since derived benefits are allocated on an acreage basis, the allocation of costs was determined using the same rationale. Larger properties receive greater benefits and therefore will pay more. The total cost allocated to each property is summarized in Table "E". This cost also represents the total assessment amount for each property.

In sum, the derived benefits exceed the estimated costs. Given the land uses within the Project and the Improvements to be funded by the special assessments, this "per acre" method results in a fair allocation of benefits and services and is an equitable allocation of special assessments to construct the Improvements and repay the debt incurred for the same. For the purpose of this Preliminary Special Assessment Methodology Report, it is expressly understood that the annual assessment per acre is reflected in Exhibit "C" (Preliminary Assessment Roll), and may not be exceeded.

A summary of benefit, cost and assessment allocations for each lot is provided in Table "E".

SECTION 7 - FUNDING OF IMPROVEMENTS

To fund the Project, the Village of Wellington may impose non-ad valorem assessments on the Assessable Real Property. These assessments are based on the special benefits accruing to such property from the Improvements. The use of non-ad valorem special assessments is recommended since the Assessable Real Property will receive special benefits from the Improvements. The Improvements, which will be funded through these special assessments, include only facilities which may be undertaken by the Village of Wellington under its enabling legislation, Chapter 3 of the Village of Wellington Code of Ordinances and Chapter 170, of the Florida Statutes. In summary, these special assessments may be levied and assessed as follows.

1. For facilities which provide special benefits to property as distinct from general benefits
2. Against properties which receive that special benefit

3. In proportion to the benefits received by the properties
4. According to methods that the Village of Wellington Council. determines

The assessments placed upon the Assessable Real Property in the STPS Neighborhood must be sufficient to cover all costs necessary to complete the Project including the cost to construct the Improvements and to finance the Improvements through debt service for the bonds or note that are expected to be issued for financing the Project.

SECTION 8 - FINANCING STRUCTURE

The Improvements may be financed through such prepayment options as the Village of Wellington Council authorizes and the use of debt, which will be payable from, and secured by non-ad valorem special assessments levied annually upon all Assessable Real Properties in the STPS. Based on current market conditions and forecasts, the principal amount of debt (total aggregate par amount of bonds) for the Project is estimated to be in the range of \$5,785,000 and \$5,820,000.00, depending on the interest (coupon) rate. This amount includes the estimated cost of construction plus the cost of issuance and capitalized interest as shown in Table "B". As an alternative to bonds, Wellington also could finance the Improvements using a bank loan. Under each financing scenario, the net proceeds will provide at least \$5,438,790.44 for construction.

SECTION 9 - COLLECTION AND ADMINISTRATION OF SPECIAL ASSESSMENTS

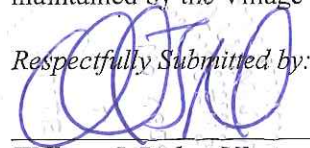
If special assessments are levied, it is recommended that they be collected based on the uniform method for the levy, collection and enforcement of special assessments under Chapter 197, Florida Statutes or under the procedures set forth in Chapters 170 and 173, Florida Statutes. Assessments will be levied upon those properties designated as "benefitted properties" in Exhibit "B" that do not totally prepay their allocable share of the total estimated cost of the Improvements.

Note: There are no exempt or non-assessable properties other than those public properties under the control of the Village of Wellington.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, Florida Statutes or by other methods allowed by Florida law), these costs must be included in the special assessment levy. These costs generally include a 1% fee for the County Property Appraiser and a 1% collection fee for the County Tax Collector, along with a 4% discount for early payment of taxes (Table "C"). The estimated amount is expected not to exceed \$349,200 based upon currently known conditions (Table "D").

Once constructed, the Improvements included within the Project will thereafter be operated and maintained by the Village of Wellington.

Respectfully Submitted by:



William J. Riebe, PE
Village Engineer
Florida P.E. License Number: 49597

TABLE "A"
CONSTRUCTION COST ESTIMATE

a. Roadways, Drainage & Bridle Trail	\$ 2,705,863.38
b. Water Distribution System	\$ 1,154,498.70
Subtotal (a and b)	<u>\$ 3,860,362.08</u>
c. Contingency (15%) – (Roadway, Drainage, Bridal Trail and Water Distribution Systems)	\$ 579,054.31
d. Mobilization, NPDES, MOT & General Conditions	\$ 420,319.74
e. Engineering, Surveying & Testing Services	<u>\$ 579,054.31</u>
Estimated Cost of Construction	<u>\$ 5,438,790.44</u>

Note: Construction costs do not include plumbing costs on private property to connect from the meter to the structures (home, barn, etc.) Costs also do not include water connection charges (meter and capacity fees).

TABLE "B"

FINANCING COST ESTIMATE

	<u>COUPON RATE</u>	
	<u>3.5%</u>	<u>4.5%</u>
Issue Amount	\$5,785,000.00	\$ 5,820,000.00
<u>Bond Costs (Assumptions)</u>		
Interest on Construction Fund Cash Balance	\$ -	\$ -
Less Cost of Issuance & Underwriter Discount	(\$ 225,000.00)	(\$ 225,000.00)
Less Capitalized Interest	(\$ 118,110.10)	(\$ 152,775.00)
*Less Debt Service Reserve	(\$ 0.00)	(\$ 0.00)
Subtotal Costs, Reserves, Capitalized Interest	<u>(\$ 343,110.10)</u>	<u>(\$ 377,775.00)</u>
Total Construction Fund Proceeds:	\$ 5,441,889.90	\$ 5,442,225.00
Net Interest Rate	3.5%	4.5%
Average Coupon Rate	3.5%	4.5%
Cost of Issuance (percent)	4.14%	4.14%
Capitalized Interest Period (months)	6 months	6 months
Capitalized Interest until (date)	11/01/2016	11/01/2016
Bond Term (years)	20 years	20 years
Approximate Date of Issuance (date)	04/01/2016	04/01/2016
Total Estimated Interest	\$2,473,785.42	\$3,282,525.00

**Debt Reserve Fund to be funded by the Village of Wellington, separate from the bond proceeds.*

TABLE "C"

ADMINISTRATION COSTS AND CONNECTION FEES

Administration

	<u>3.5%</u>	<u>4.5%</u>
Issue (Par) Amount	\$5,785,000.00	\$5,820,000.00
Palm Beach County Property Appraiser Fee (1%)	\$ 57,850.00	\$ 58,200.00
Palm Beach County Tax Collector Fee (1%)	\$ 57,850.00	\$ 58,200.00
Early Annual Assessment Payment Discount (4%)	\$ 231,400.00	\$ 232,800.00
Total:	\$ 347,100.00	\$ 349,200.00

Water Connection Fees

Water connection fees includes water service initiation fees and private connection costs. Water initiation fees include capacity fees, meter fees, inspections and deposit. These costs vary depending on the size of the meter required for each property. A copy of Wellington’s Utility Rates are provided as Exhibit D.

Private connection costs are the costs each property owner must pay to install plumbing from the water meter to the private point of service (residence, stable, etc.). These costs vary based on the size of the service piping and the distance (and conflicts) between the meter and point of service.

NOTE: Water Capacity Fees, Meter Charges and Private Connection Costs are not included in the Special Assessment and are not included in the Estimated Cost of the Improvements (Table “A”). Service Initiation Fees (Water Capacity Fees and Meter Charges) are the responsibility of each Property Owner and either can be a one - time expense or can be paid as part of the monthly water bill over a term and rate determined by Wellington. Private Connection costs (cost to install plumbing from the water meter to the private point of service) are the sole responsibility of each property owner.

ESTIMATED CALCULATION OF TOTAL ANNUAL ASSESSMENT RANGE

	<u>3.5%</u>	<u>4.5%</u>
Total Estimated Construction Cost (Table "A")	\$ 5,438,790.44	\$ 5,438,790.44
Total Estimated Finance Cost (Bond Issuance, Cap. Int.)	\$ 343,110.10	\$ 377,775.00
Additional Proceeds	\$ <u>3,099.46</u>	\$ <u>3,434.56</u>
Total (Par) Amount of Bond Issuance	\$ 5,785,000.00	\$ 5,820,000.00
Total Estimated Administration Cost (Table "C")	\$ <u>347,100.00</u>	\$ <u>349,200.00</u>
Total Assessment Amount	\$ 6,132,100.00	\$ 6,169,200.00
Total Estimated Interest Cost (Table "B")	\$ <u>2,473,785.42</u>	\$ <u>3,282,525.00</u>
Total Estimated Cost to Be Assessed	\$ 8,605,885.42	\$ 9,451,725.00
Total Estimated Annual Adjusted Debt Service (20 yr. Period)	\$ 430,294.27	\$ 472,586.25
Total Estimated Annual Assessment (per acre – Table "E")	\$ 1,879.61	\$ 2,064.34

At the time of this report, it is anticipated that bond interest (coupon) rates could range between 3.5% and 4.5% between now and the time the bonds are issued. The 4.5% rate will be used to set the total maximum assessment for each property. Total Assessment amount to be levied to each benefited property on a "per acre" basis. Assessments are to be collected annually for a 20 year period. The estimated assessment for each property is tabulated in Table "E" along with an estimate of annual assessment amounts.

Table E - Benefit and Assessment (Cost) Allocation Summary
Saddle Trail Park - (South) Neighborhood Improvement Project
Village of Wellington, Florida
(Revised 9-1-15)

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	BENEFIT	CONSTRUCTION COST	ASSESSMENT
LOT	BLOCK	PLAT							
1	76	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14533 EQUESTRIAN WAY	CHAMPIONSHIP PROP LIMITED PARTNERS	2.0100	0.878%	\$ 104,187.83	\$ 47,752.87	\$ 54,165.90
2	76	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14533 EQUESTRIAN WAY	CHAMPIONSHIP PROP LIMITED PARTNERS	1.9580	0.855%	\$ 101,492.42	\$ 46,517.47	\$ 52,764.59
1	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14613 EQUESTRIAN WAY	GINGERY GREGORY W	1.9780	0.864%	\$ 102,529.12	\$ 46,992.62	\$ 53,303.56
2	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14613 EQUESTRIAN WAY	GINGERY GREGORY W	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
3	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14667 EQUESTRIAN WAY	KMD III LP	2.3890	1.044%	\$ 123,833.19	\$ 56,757.01	\$ 64,379.27
4	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14667 EQUESTRIAN WAY	KMD III LP	2.0730	0.906%	\$ 107,453.42	\$ 49,249.60	\$ 55,863.64
5	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14695 EQUESTRIAN WAY	EQUEPROP FLORIDA LLC	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
6	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14721 EQUESTRIAN WAY	EQUEPROP FLORIDA LLC	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
7	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14749 EQUESTRIAN WAY	EQUEPROP FLORIDA LLC	2.7220	1.189%	\$ 141,094.16	\$ 64,668.31	\$ 73,353.03
8	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14775 EQUESTRIAN WAY	LA VICTORIA FARM LLC	3.5040	1.531%	\$ 181,628.93	\$ 83,246.79	\$ 94,426.53
9	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14775 EQUESTRIAN WAY	LA VICTORIA FARM LLC	1.9980	0.873%	\$ 103,565.81	\$ 47,467.78	\$ 53,842.53
10	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14775 EQUESTRIAN WAY	LA VICTORIA FARM LLC	1.8080	0.790%	\$ 93,717.22	\$ 42,953.83	\$ 48,722.37
11	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14883 EQUESTRIAN WAY	JANET STEPHANIE C & MARK	1.8080	0.790%	\$ 93,717.22	\$ 42,953.83	\$ 48,722.37
12	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14883 EQUESTRIAN WAY	JANET STEPHANIE C & MARK	1.9890	0.869%	\$ 103,099.30	\$ 47,253.96	\$ 53,599.99
13	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14911 EQUESTRIAN WAY	SPENCER ELIZABETH H & RACHELE	2.2550	0.985%	\$ 116,887.35	\$ 53,573.49	\$ 60,768.22
14	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2312 APPALOOSA TRL	FOXGOLD LLC	2.0860	0.911%	\$ 108,127.27	\$ 49,558.45	\$ 56,213.97
15	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2312 APPALOOSA TRL	FOXGOLD LLC	1.9760	0.863%	\$ 102,425.45	\$ 46,945.11	\$ 53,249.67
16	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2344 APPALOOSA TRL	HEATON MARILYN B TRUST & HEATON ROBERT C TRUST&	1.9280	0.842%	\$ 99,937.38	\$ 45,804.74	\$ 51,956.15
17	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2364 APPALOOSA TRL	STAYSAIL SOUTH LLC	1.9280	0.842%	\$ 99,937.38	\$ 45,804.74	\$ 51,956.15
18	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2384 APPALOOSA TRL	STAYSAIL SOUTH LLC	1.9280	0.842%	\$ 99,937.38	\$ 45,804.74	\$ 51,956.15
19	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2384 APPALOOSA TRL	STAYSAIL SOUTH LLC	2.0890	0.913%	\$ 108,282.78	\$ 49,629.72	\$ 56,294.81
1	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2232 APPALOOSA TRL	MATURO ANTHONY & THERESA	2.2380	0.978%	\$ 116,006.15	\$ 53,169.61	\$ 60,310.09
2	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2248 APPALOOSA TRL	DAMMERMAN MARSHA F	1.7110	0.747%	\$ 88,689.25	\$ 40,649.33	\$ 46,108.39
3	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2264 APPALOOSA TRL	DAMMERMAN MARSHA F	1.9040	0.832%	\$ 98,693.34	\$ 45,234.56	\$ 51,309.39
4	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14884 EQUESTRIAN WAY	SOLEAU KELLY	2.6310	1.149%	\$ 136,377.20	\$ 62,506.37	\$ 70,900.74
5	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14858 EQUESTRIAN WAY	SHORT BUS TRUST NANCY TOROKVEI TR PEPALL WILLIAM E TR	1.7380	0.759%	\$ 90,088.78	\$ 41,290.79	\$ 46,835.99
6	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14838 EQUESTRIAN WAY	WESTHAVEN FARMS LP	1.8130	0.792%	\$ 93,976.39	\$ 43,072.62	\$ 48,857.11
7	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14750 EQUESTRIAN WAY	WESTHAVEN FARMS LP	2.3620	1.032%	\$ 122,433.65	\$ 56,115.56	\$ 63,651.67

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	BENEFIT	CONSTRUCTION COST	ASSESSMENT
LOT	BLOCK	PLAT							
8	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14678 EQUESTRIAN WAY	COX OLIVIA	1.9710	0.861%	\$ 102,166.28	\$ 46,826.32	\$ 53,114.92
1	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2361 APPALOOSA TRL	GIERKINK ROBERT & TIA	2.2960	1.003%	\$ 119,012.56	\$ 54,547.55	\$ 61,873.09
2	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2361 APPALOOSA TRL	GIERKINK ROBERT & TIA	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
3	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2345 APPALOOSA TRL	TAHANTO TRAIL 2009 REALTY TRUST & HURTER PATRICIA TR	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
4	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2329 APPALOOSA TRL	DEFILIPPO ANGEL M & PAUL	2.1730	0.949%	\$ 112,636.89	\$ 51,625.36	\$ 58,558.46
5	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2297 APPALOOSA TRL	JAYNE ALEX E & LINDA	2.1370	0.933%	\$ 110,770.85	\$ 50,770.09	\$ 57,588.33
6	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2281 APPALOOSA TRL	JAYNE ALEX E	2.0240	0.884%	\$ 104,913.52	\$ 48,085.48	\$ 54,543.18
7	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2273 APPALOOSA TRL	DAUGHTERS LLC	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
8	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2273 APPALOOSA TRL	DAUGHTERS LLC	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
9	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2249 APPALOOSA TRL	SCHECHTER RICHARD A	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
10	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2249 APPALOOSA TRL	SCHECHTER RICHARD A	2.1940	0.958%	\$ 113,725.42	\$ 52,124.27	\$ 59,124.37
1	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14492 EQUESTRIAN WAY	SOMERSET CAPITAL PARTNERS LLC	2.2810	0.996%	\$ 118,235.04	\$ 54,191.19	\$ 61,468.87
2	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14564 LAUREL TRL	GRINDSTONE FARM LLC	2.0210	0.883%	\$ 104,758.01	\$ 48,014.20	\$ 54,462.33
3	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14565 LAUREL TRL	GRINDSTONE FARM LLC	2.0200	0.882%	\$ 104,706.18	\$ 47,990.45	\$ 54,435.39
4	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14566 LAUREL TRL	GRINDSTONE FARM LLC	2.2510	0.983%	\$ 116,680.00	\$ 53,478.46	\$ 60,660.42
5	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14466 LAUREL TRL	IPX LAUREL TRAIL LLC	2.6920	1.176%	\$ 139,539.13	\$ 63,955.59	\$ 72,544.59
6	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14434 LAUREL TRL	THOMPSON EVE L	2.0200	0.882%	\$ 104,706.18	\$ 47,990.45	\$ 54,435.39
7	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14402 LAUREL TRL	STELLAR EQUESTRIAN SOUTH LLC	2.2040	0.963%	\$ 114,243.77	\$ 52,361.85	\$ 59,393.86
1	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14410 EQUESTRIAN WAY	LINDERS CHRISTY & CLARKE	2.6490	1.157%	\$ 137,310.23	\$ 62,934.01	\$ 71,385.81
2	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14372 EQUESTRIAN WAY	BOSTOM ALAN	2.1340	0.932%	\$ 110,615.34	\$ 50,698.82	\$ 57,507.48
3	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14330 EQUESTRIAN WAY	FROG POND PROPERTIES LLC	2.0810	0.909%	\$ 107,868.09	\$ 49,439.66	\$ 56,079.22
4	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14290 EQUESTRIAN WAY	LTR 1437 LLC	1.9620	0.857%	\$ 101,699.76	\$ 46,612.50	\$ 52,872.39
5	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14248 EQUESTRIAN WAY	FROG POND PROPERTIES LLC	1.9600	0.856%	\$ 101,596.09	\$ 46,564.99	\$ 52,818.49
6	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14194 EQUESTRIAN WAY	FROG POND PROPERTIES LLC	2.3640	1.033%	\$ 122,537.33	\$ 56,163.08	\$ 63,705.57
7	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14307 LAUREL TRL	HEMINGWAY JON F TRUST	2.4550	1.072%	\$ 127,254.29	\$ 58,325.02	\$ 66,157.86
2	81	Saddle Trail Park of Wellington- Replat No. 1- Plat Book 108, pgs 118 & 119	14290 EQUESTRIAN WAY	LTR 1437 LLC	5.5600	2.429%	\$ 288,201.16	\$ 132,092.51	\$ 149,832.05
1	81	Saddle Trail Park of Wellington- Replat No. 1- Plat Book 108, pgs 118 & 119	14499 LAUREL TRL	CHARBONEAU M DIANE & GARY	2.9100	1.271%	\$ 150,839.09	\$ 69,134.75	\$ 78,419.29
1	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14155 EQUESTRIAN WAY	PINECONE FARM LLC	2.2900	1.000%	\$ 118,701.56	\$ 54,405.01	\$ 61,711.40
2	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14155 EQUESTRIAN WAY	PINECONE FARM LLC	2.1790	0.952%	\$ 112,947.90	\$ 51,767.91	\$ 58,720.15
3	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14179 LAUREL TRL	CLARKE DAVID H & LESLIE	2.5700	1.123%	\$ 133,215.28	\$ 61,057.15	\$ 69,256.90
4	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14181 EQUESTRIAN WAY	PUTNAM THOMAS P 1964 TRUST	2.1450	0.937%	\$ 111,185.52	\$ 50,960.15	\$ 57,803.91
5	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14181 EQUESTRIAN WAY	PUTNAM THOMAS P 1964 TRUST	2.0390	0.891%	\$ 105,691.04	\$ 48,441.84	\$ 54,947.40
6	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14235 EQUESTRIAN WAY	LENZI PEGGY A	1.9750	0.863%	\$ 102,373.62	\$ 46,921.35	\$ 53,222.72
7	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14235 EQUESTRIAN WAY	LENZI PEGGY A	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
8	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14289 EQUESTRIAN WAY	CALDWELL VENTURES INC	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
9	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14317 EQUESTRIAN WAY	CALDWELL VENTURES INC	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
10	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14343 EQUESTRIAN WAY	EQUESTRIAN WAY LLC	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44

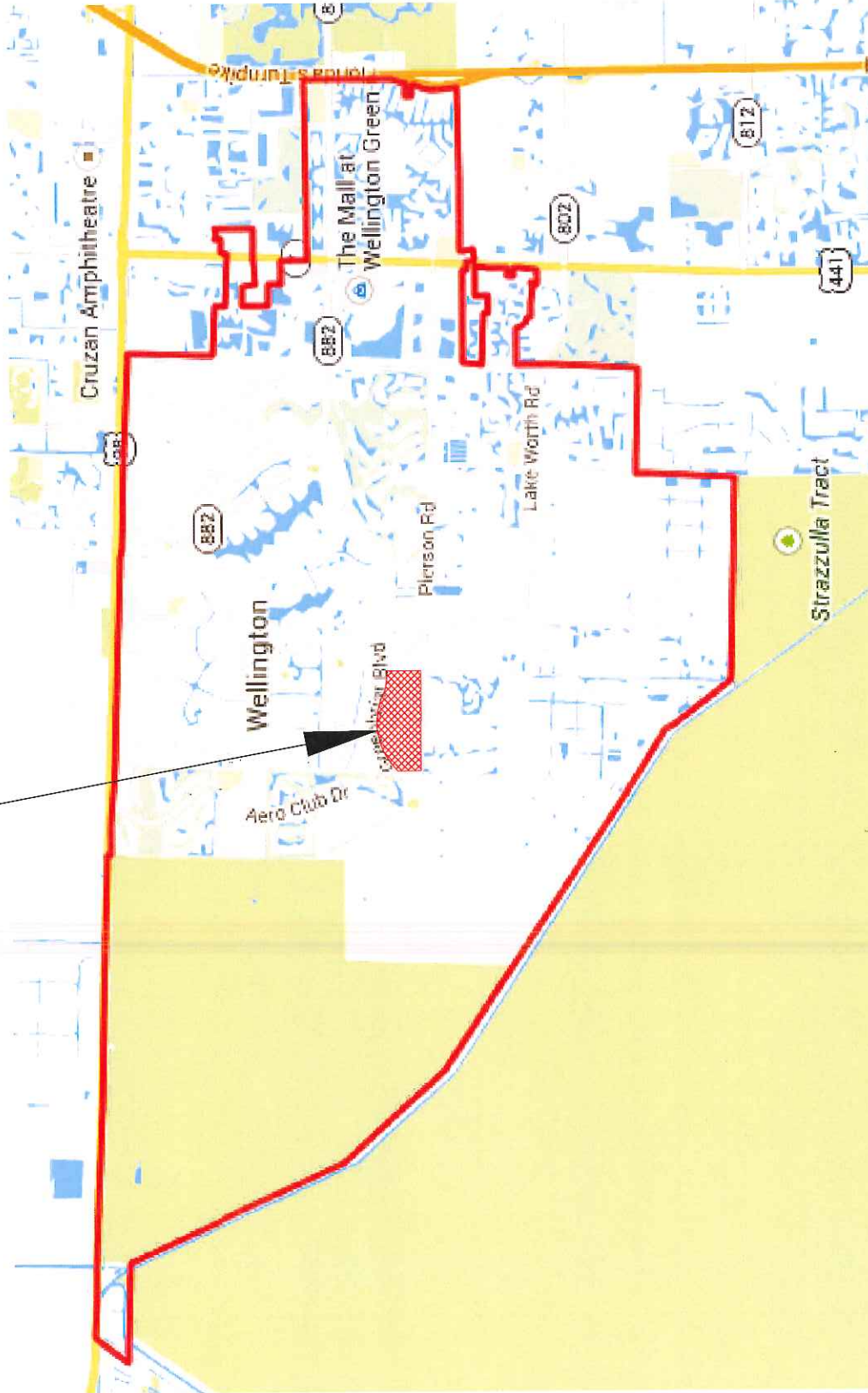
LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	BENEFIT	CONSTRUCTION COST	ASSESSMENT
LOT	BLOCK	PLAT							
11	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14397 EQUESTRIAN WAY	1984 SMITH HEMINGWAY FAMILY TRUST HEMINGWAY JON F TR	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
12	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14397 EQUESTRIAN WAY	1984 SMITH HEMINGWAY FAMILY TRUST HEMINGWAY JON F TR	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
13	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14397 EQUESTRIAN WAY	1984 SMITH HEMINGWAY FAMILY TRUST HEMINGWAY JON F TR	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
14	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14451 EQUESTRIAN WAY	EVANS LINDA J & MAROIS JOSEPH A	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
15	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14471 EQUESTRIAN WAY	CONGEL BETH A	1.9610	0.857%	\$ 101,647.93	\$ 46,588.74	\$ 52,845.44
16	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14471 EQUESTRIAN WAY	CONGEL BETH A	2.1720	0.949%	\$ 112,585.06	\$ 51,601.61	\$ 58,531.51
1	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14370 LAUREL TRL	TRAVIS BRUCE E & KIMBERLY	2.2040	0.963%	\$ 114,243.77	\$ 52,361.85	\$ 59,393.86
2	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14338 LAUREL TRL	DAYTON DEBORAH W & RAYNOR	1.9820	0.866%	\$ 102,736.46	\$ 47,087.66	\$ 53,411.35
3	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14274 LAUREL TRL	JERKINS FOY M & LISA	2.3890	1.044%	\$ 123,833.19	\$ 56,757.01	\$ 64,379.27
4	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14274 LAUREL TRL	JERKINS FOY M & LISA	2.1650	0.946%	\$ 112,222.22	\$ 51,435.30	\$ 58,342.88
5	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14242 LAUREL TRL	FOUR TRUST OF FLORIDA LLC	1.9830	0.866%	\$ 102,788.29	\$ 47,111.41	\$ 53,438.30
6	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14129 EQUESTRIAN WAY	BOSTWICK DIANE	3.5950	1.570%	\$ 186,345.89	\$ 85,408.74	\$ 96,878.82
1	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14120 EQUESTRIAN WAY	ZIEBA FAMILY TRUST	3.3750	1.474%	\$ 174,942.26	\$ 80,182.06	\$ 90,950.21
2	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2473 APPALOOSA TRL	BLUE HILL FARM PROPERTIES LLC	3.1560	1.379%	\$ 163,590.44	\$ 74,979.13	\$ 85,048.55
3	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2455 APPALOOSA TRL	DE BEIR BERKOS ELIZABETH	1.9820	0.866%	\$ 102,736.46	\$ 47,087.66	\$ 53,411.35
4	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2439 APPALOOSA TRL	LA QUADRA LLC	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
5	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2425 APPALOOSA TRL	SADDLE TRAIL PARK LLC	1.8370	0.802%	\$ 95,220.42	\$ 43,642.80	\$ 49,503.86
6	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2425 APPALOOSA TRL	SADDLE TRAIL PARK LLC	2.2960	1.003%	\$ 119,012.56	\$ 54,547.55	\$ 61,873.09
7	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2393 APPALOOSA TRL	DIGIOACCHINO GINO	2.2960	1.003%	\$ 119,012.56	\$ 54,547.55	\$ 61,873.09
1	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2617 APPALOOSA TRL	LINDERS WHITNEY	2.0870	0.912%	\$ 108,179.10	\$ 49,582.21	\$ 56,240.91
2	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2601 APPALOOSA TRL	HADFIELD CYNTHIA M	2.2270	0.973%	\$ 115,435.96	\$ 52,908.28	\$ 60,013.66
3	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2583 APPALOOSA TRL	ORIENTAL CAPITAL COMPANY	2.0310	0.887%	\$ 105,276.36	\$ 48,251.78	\$ 54,731.82
4	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2567 APPALOOSA TRL	RUSTY PONY RANCH LLC	1.9960	0.872%	\$ 103,462.15	\$ 47,420.26	\$ 53,788.63
5	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14127 EQUESTRIAN WAY	FRASER CAROL T	2.5140	1.098%	\$ 130,312.54	\$ 59,726.72	\$ 67,747.80
1	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2384 APPALOOSA TRL	STAYSAIL SOUTH LLC	2.1690	0.947%	\$ 112,429.56	\$ 51,530.34	\$ 58,450.67
2	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2424 APPALOOSA TRL	PRUDENT KATHERINE M	2.0090	0.878%	\$ 104,136.00	\$ 47,729.11	\$ 54,138.96
3	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2440 APPALOOSA TRL	JOLLI FOUR LLC	2.0090	0.878%	\$ 104,136.00	\$ 47,729.11	\$ 54,138.96
4	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2440 APPALOOSA TRL	JOLLI FOUR LLC	2.0090	0.878%	\$ 104,136.00	\$ 47,729.11	\$ 54,138.96
5	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2472 APPALOOSA TRL	KESSLER MURRAY S	2.5210	1.101%	\$ 130,675.38	\$ 59,893.03	\$ 67,936.44
6	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2488 APPALOOSA TRL	GYLLEBO FARM LLC	3.1900	1.393%	\$ 165,352.82	\$ 75,786.89	\$ 85,964.79
7	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2504 APPALOOSA TRL	WINTER HAVEN LLC	3.0650	1.339%	\$ 158,873.48	\$ 72,817.19	\$ 82,596.27
8	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2504 APPALOOSA TRL	WINTER HAVEN LLC	2.2730	0.993%	\$ 117,820.37	\$ 54,001.13	\$ 61,253.28
9	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2536 APPALOOSA TRL	WINTER HAVEN LLC	2.0090	0.878%	\$ 104,136.00	\$ 47,729.11	\$ 54,138.96

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	BENEFIT	CONSTRUCTION COST	ASSESSMENT
LOT	BLOCK	PLAT							
10	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2552 APPALOOSA TRL	CANNON MERYL & RICHARD	1.9960	0.872%	\$ 103,462.15	\$ 47,420.26	\$ 53,788.63
11	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2552 APPALOOSA TRL	CANNON MERYL & RICHARD	3.0210	1.320%	\$ 156,592.76	\$ 71,771.85	\$ 81,410.55
12	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2584 APPALOOSA TRL	BIRDSALL DAVID & KAREN	2.6220	1.145%	\$ 135,910.69	\$ 62,292.55	\$ 70,658.21
13	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2600 APPALOOSA TRL	MONTGOMERY JULIE P	2.4210	1.058%	\$ 125,491.90	\$ 57,517.26	\$ 65,241.62
14	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2600 APPALOOSA TRL	MONTGOMERY JULIE P	2.6400	1.15%	\$ 136,843.74	\$ 62,720.20	\$ 71,143.29
Total Acres					228.9280	100.000%	\$ 11,866,423.61	\$ 5,438,790.44	\$ 6,169,200.00

* Assessment Amounts Do NOT Include Charges for Water Service Initiation (Capacity & Meter) and Cost to Connect Private Plumbing to Water System

** The Assessment shall be payable in not more than 20 yearly installments.

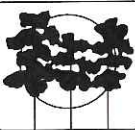
SADDLE TRAIL PARK - (SOUTH)



SADDLE TRAIL PARK - (SOUTH)
WELLINGTON, FLORIDA
EXHIBIT "A"
PROJECT LOCATION MAP



2085 Vista Parkway, Suite 100
 West Palm Beach, FL 33411
 Phone No. 561.687.2220
 Fax No. 561.687.1110
 Cert No. 6091 - LB No. 7055



DATE	DRAWN BY
FEB 2015	GAT
DESIGNED BY	CHECKED BY
CJH	B. LaMotte
WGI PROJECT NUMBER	
1525.00	

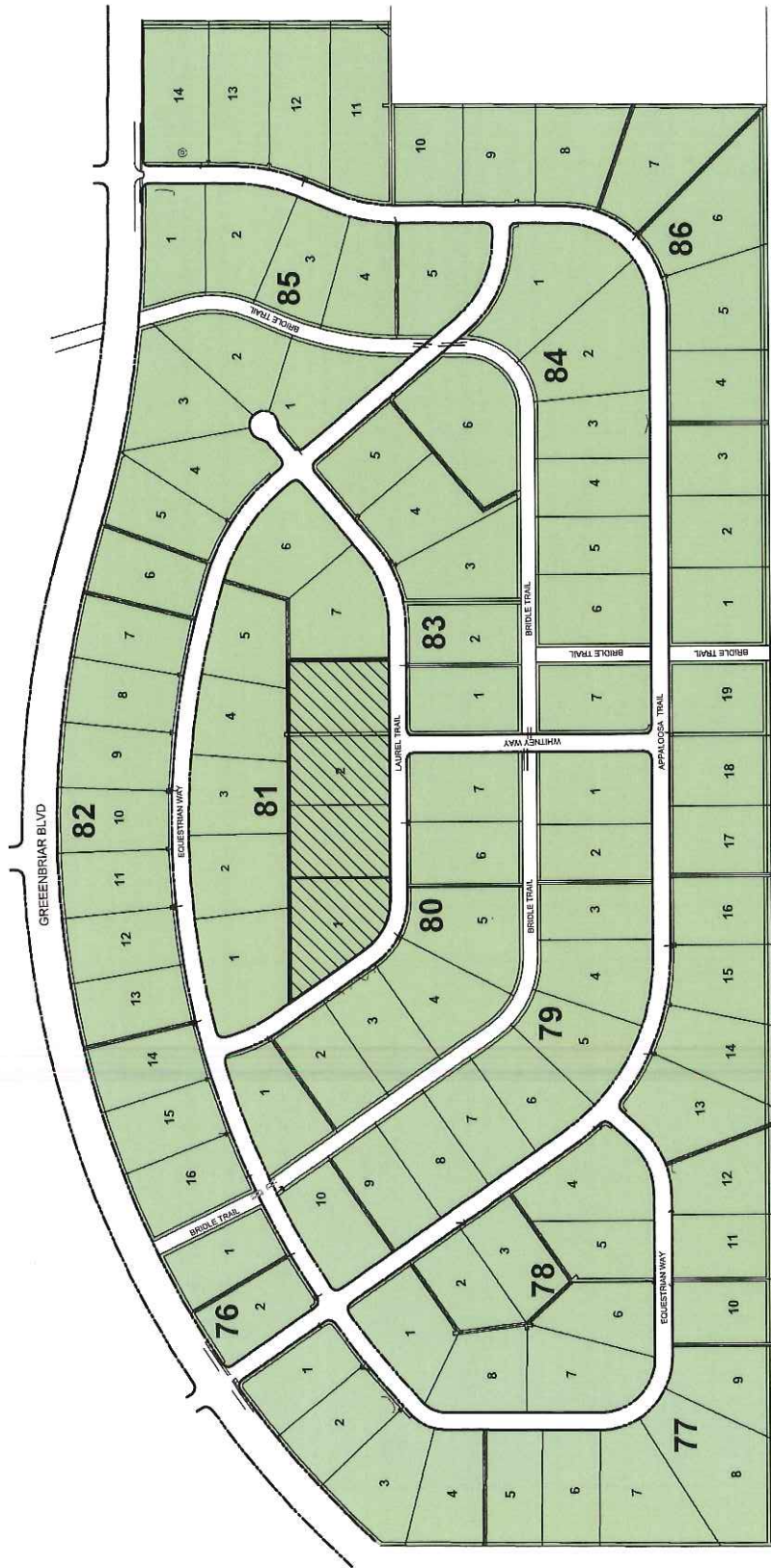
WELLINGTON
 Engineering Department
 12300 West Forest Hill Boulevard, Wellington, Florida 33414

EXHIBIT B



North

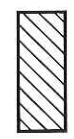
SADDLE TRAIL PARK - (SOUTH) - PLAT



LEGEND:

86 BLOCK NUMBER

6 LOT NUMBER



SADDLE TRAIL PARK - (SOUTH)

WELLINGTON, FLORIDA

EXHIBIT "B"

PROPERTIES WITHIN
SADDLE TRAIL PARK SOUTH
TO BE ASSESSED

103 LOTS TOTAL

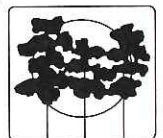
NOTES:

BLOCKS 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 AND 86 OF THE PLAT OF SADDLE TRAIL PARK OF WELLINGTON AS RECORDED IN PLAT BOOK 41, PAGES 103, 104 & 105 AND THE PLAT OF SADDLE TRAIL PARK OF WELLINGTON REPLAT NO. 1 RECORDED IN PLAT BOOK 108, PAGES 118-119 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 8, 9, 10 & 11 OF BLOCK 81 FROM THE ORIGINAL PLAT OF SADDLE TRAIL PARK OF WELLINGTON WERE RECORDED PER PLAT BOOK 108, PAGES 118-119, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FL



2036 Vista Parkway, Suite 100
West Palm Beach, FL 33411
Phone No. 561.687.2220
Fax No. 561.687.1110
Cert No. 6091 - LB No. 7055



DATE	DRAWN BY
FEB 2015	GAT
DESIGNED BY	CHECKED BY
CJH	B. LaMotte
WGI PROJECT NUMBER	
1525.00	

Wellington
Engineering Department
12300 West Forest Hill Boulevard, Wellington, Florida 33414

EXHIBIT "C" - Preliminary Assessment Roll
Saddle Trail Park - (South) Neighborhood Improvement Project
Village of Wellington, Florida
(Revised 9-1-15)

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	ASSESSMENT
LOT	BLOCK	PLAT					
1	76	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14533 EQUESTRIAN WAY	CHAMPIONSHIP PROP LIMITED PARTNERS	2.0100	0.878%	\$ 54,165.90
2	76	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14533 EQUESTRIAN WAY	CHAMPIONSHIP PROP LIMITED PARTNERS	1.9580	0.855%	\$ 52,764.59
1	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14613 EQUESTRIAN WAY	GINGERY GREGORY W	1.9780	0.864%	\$ 53,303.56
2	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14613 EQUESTRIAN WAY	GINGERY GREGORY W	1.9610	0.857%	\$ 52,845.44
3	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14667 EQUESTRIAN WAY	KMD III LP	2.3890	1.044%	\$ 64,379.27
4	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14667 EQUESTRIAN WAY	KMD III LP	2.0730	0.906%	\$ 55,863.64
5	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14695 EQUESTRIAN WAY	EQUEPROP FLORIDA LLC	1.8370	0.802%	\$ 49,503.86
6	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14721 EQUESTRIAN WAY	EQUEPROP FLORIDA LLC	1.8370	0.802%	\$ 49,503.86
7	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14749 EQUESTRIAN WAY	EQUEPROP FLORIDA LLC	2.7220	1.189%	\$ 73,353.03
8	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14775 EQUESTRIAN WAY	LA VICTORIA FARM LLC	3.5040	1.531%	\$ 94,426.53
9	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14775 EQUESTRIAN WAY	LA VICTORIA FARM LLC	1.9980	0.873%	\$ 53,842.53
10	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14775 EQUESTRIAN WAY	LA VICTORIA FARM LLC	1.8080	0.790%	\$ 48,722.37
11	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14883 EQUESTRIAN WAY	JANET STEPHANIE C & MARK	1.8080	0.790%	\$ 48,722.37
12	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14883 EQUESTRIAN WAY	JANET STEPHANIE C & MARK	1.9890	0.869%	\$ 53,599.99
13	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14911 EQUESTRIAN WAY	SPENCER ELIZABETH H & RACHELE	2.2550	0.985%	\$ 60,768.22
14	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2312 APPALOOSA TRL	FOXGOLD LLC	2.0860	0.911%	\$ 56,213.97
15	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2312 APPALOOSA TRL	FOXGOLD LLC	1.9760	0.863%	\$ 53,249.67
16	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2344 APPALOOSA TRL	HEATON MARILYN B TRUST & HEATON ROBERT C TRUST&	1.9280	0.842%	\$ 51,956.15
17	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2364 APPALOOSA TRL	STAYSAIL SOUTH LLC	1.9280	0.842%	\$ 51,956.15
18	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2384 APPALOOSA TRL	STAYSAIL SOUTH LLC	1.9280	0.842%	\$ 51,956.15
19	77	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2384 APPALOOSA TRL	STAYSAIL SOUTH LLC	2.0890	0.913%	\$ 56,294.81
1	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2232 APPALOOSA TRL	MATURO ANTHONY & THERESA	2.2380	0.978%	\$ 60,310.09
2	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2248 APPALOOSA TRL	DAMMERMAN MARSHA F	1.7110	0.747%	\$ 46,108.39

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	ASSESSMENT
LOT	BLOCK	PLAT					
3	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2264 APPALOOSA TRL	DAMMERMAN MARSHA F	1.9040	0.832%	\$ 51,309.39
4	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14884 EQUESTRIAN WAY	SOLEAU KELLY	2.6310	1.149%	\$ 70,900.74
5	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14858 EQUESTRIAN WAY	SHORT BUS TRUST NANCY TOROKVEI TR PEPALL WILLIAM E TR	1.7380	0.759%	\$ 46,835.99
6	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14838 EQUESTRIAN WAY	WESTHAVEN FARMS LP	1.8130	0.792%	\$ 48,857.11
7	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14750 EQUESTRIAN WAY	WESTHAVEN FARMS LP	2.3620	1.032%	\$ 63,651.67
8	78	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14678 EQUESTRIAN WAY	COX OLIVIA	1.9710	0.861%	\$ 53,114.92
1	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2361 APPALOOSA TRL	GIERKINK ROBERT & TIA	2.2960	1.003%	\$ 61,873.09
2	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2361 APPALOOSA TRL	GIERKINK ROBERT & TIA	1.8370	0.802%	\$ 49,503.86
3	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2345 APPALOOSA TRL	TAHANTO TRAIL 2009 REALTY TRUST & HURTER PATRICIA TR	1.8370	0.802%	\$ 49,503.86
4	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2329 APPALOOSA TRL	DEFILIPPO ANGEL M & PAUL	2.1730	0.949%	\$ 58,558.46
5	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2297 APPALOOSA TRL	JAYNE ALEX E & LINDA	2.1370	0.933%	\$ 57,588.33
6	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2281 APPALOOSA TRL	JAYNE ALEX E	2.0240	0.884%	\$ 54,543.18
7	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2273 APPALOOSA TRL	DAUGHTERS LLC	1.8370	0.802%	\$ 49,503.86
8	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2273 APPALOOSA TRL	DAUGHTERS LLC	1.8370	0.802%	\$ 49,503.86
9	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2249 APPALOOSA TRL	SCHECHTER RICHARD A	1.8370	0.802%	\$ 49,503.86
10	79	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2249 APPALOOSA TRL	SCHECHTER RICHARD A	2.1940	0.958%	\$ 59,124.37
1	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14492 EQUESTRIAN WAY	SOMERSET CAPITAL PARTNERS LLC	2.2810	0.996%	\$ 61,468.87
2	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14564 LAUREL TRL	GRINDSTONE FARM LLC	2.0210	0.883%	\$ 54,462.33
3	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14565 LAUREL TRL	GRINDSTONE FARM LLC	2.0200	0.882%	\$ 54,435.39
4	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14566 LAUREL TRL	GRINDSTONE FARM LLC	2.2510	0.983%	\$ 60,660.42
5	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14466 LAUREL TRL	IPX LAUREL TRAIL LLC	2.6920	1.176%	\$ 72,544.59
6	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14434 LAUREL TRL	THOMPSON EVE L	2.0200	0.882%	\$ 54,435.39
7	80	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14402 LAUREL TRL	STELLAR EQUESTRIAN SOUTH LLC	2.2040	0.963%	\$ 59,393.86
1	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14410 EQUESTRIAN WAY	LINDERS CHRISTY & CLARKE	2.6490	1.157%	\$ 71,385.81
2	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14372 EQUESTRIAN WAY	BOSTOM ALAN	2.1340	0.932%	\$ 57,507.48
3	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14330 EQUESTRIAN WAY	FROG POND PROPERTIES LLC	2.0810	0.909%	\$ 56,079.22
4	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14290 EQUESTRIAN WAY	LTR 1437 LLC	1.9620	0.857%	\$ 52,872.39
5	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14248 EQUESTRIAN WAY	FROG POND PROPERTIES LLC	1.9600	0.856%	\$ 52,818.49
6	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14194 EQUESTRIAN WAY	FROG POND PROPERTIES LLC	2.3640	1.033%	\$ 63,705.57
7	81	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14307 LAUREL TRL	HEMINGWAY JON F TRUST	2.4550	1.072%	\$ 66,157.86
2	81	Saddle Trail Park of Wellington- Replat No. 1- Plat Book 108, pgs 118 & 119	14290 EQUESTRIAN WAY	LTR 1437 LLC	5.5600	2.429%	\$ 149,832.05
1	81	Saddle Trail Park of Wellington- Replat No. 1- Plat Book 108, pgs 118 & 119	14499 LAUREL TRL	CHARBONEAU M DIANE & GARY	2.9100	1.271%	\$ 78,419.29
1	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14155 EQUESTRIAN WAY	PINECONE FARM LLC	2.2900	1.000%	\$ 61,711.40

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	ASSESSMENT
LOT	BLOCK	PLAT					
2	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14155 EQUESTRIAN WAY	PINECONE FARM LLC	2.1790	0.952%	\$ 58,720.15
3	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14179 LAUREL TRL	CLARKE DAVID H & LESLIE	2.5700	1.123%	\$ 69,256.90
4	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14181 EQUESTRIAN WAY	PUTNAM THOMAS P 1964 TRUST	2.1450	0.937%	\$ 57,803.91
5	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14181 EQUESTRIAN WAY	PUTNAM THOMAS P 1964 TRUST	2.0390	0.891%	\$ 54,947.40
6	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14235 EQUESTRIAN WAY	LENZI PEGGY A	1.9750	0.863%	\$ 53,222.72
7	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14235 EQUESTRIAN WAY	LENZI PEGGY A	1.9610	0.857%	\$ 52,845.44
8	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14289 EQUESTRIAN WAY	CALDWELL VENTURES INC	1.9610	0.857%	\$ 52,845.44
9	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14317 EQUESTRIAN WAY	CALDWELL VENTURES INC	1.9610	0.857%	\$ 52,845.44
10	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14343 EQUESTRIAN WAY	EQUESTRIAN WAY LLC	1.9610	0.857%	\$ 52,845.44
11	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14397 EQUESTRIAN WAY	1984 SMITH HEMINGWAY FAMILY TRUST HEMINGWAY JON F TR	1.9610	0.857%	\$ 52,845.44
12	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14397 EQUESTRIAN WAY	1984 SMITH HEMINGWAY FAMILY TRUST HEMINGWAY JON F TR	1.9610	0.857%	\$ 52,845.44
13	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14397 EQUESTRIAN WAY	1984 SMITH HEMINGWAY FAMILY TRUST HEMINGWAY JON F TR	1.9610	0.857%	\$ 52,845.44
14	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14451 EQUESTRIAN WAY	EVANS LINDA J & MAROIS JOSEPH A	1.9610	0.857%	\$ 52,845.44
15	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14471 EQUESTRIAN WAY	CONGEL BETH A	1.9610	0.857%	\$ 52,845.44
16	82	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14471 EQUESTRIAN WAY	CONGEL BETH A	2.1720	0.949%	\$ 58,531.51
1	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14370 LAUREL TRL	TRAVIS BRUCE E & KIMBERLY	2.2040	0.963%	\$ 59,393.86
2	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14338 LAUREL TRL	DAYTON DEBORAH W & RAYNOR	1.9820	0.866%	\$ 53,411.35
3	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14274 LAUREL TRL	JERKINS FOY M & LISA	2.3890	1.044%	\$ 64,379.27
4	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14274 LAUREL TRL	JERKINS FOY M & LISA	2.1650	0.946%	\$ 58,342.88
5	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14242 LAUREL TRL	FOUR TRUST OF FLORIDA LLC	1.9830	0.866%	\$ 53,438.30
6	83	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14129 EQUESTRIAN WAY	BOSTWICK DIANE	3.5950	1.570%	\$ 96,878.82
1	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14120 EQUESTRIAN WAY	ZIEBA FAMILY TRUST	3.3750	1.474%	\$ 90,950.21
2	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2473 APPALOOSA TRL	BLUE HILL FARM PROPERTIES LLC	3.1560	1.379%	\$ 85,048.55
3	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2455 APPALOOSA TRL	DE BEIR BERKOS ELIZABETH	1.9820	0.866%	\$ 53,411.35
4	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2439 APPALOOSA TRL	LA QUADRA LLC	1.8370	0.802%	\$ 49,503.86
5	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2425 APPALOOSA TRL	SADDLE TRAIL PARK LLC	1.8370	0.802%	\$ 49,503.86
6	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2425 APPALOOSA TRL	SADDLE TRAIL PARK LLC	2.2960	1.003%	\$ 61,873.09
7	84	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2393 APPALOOSA TRL	DIGIOACCHINO GINO	2.2960	1.003%	\$ 61,873.09
1	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2617 APPALOOSA TRL	LINDERS WHITNEY	2.0870	0.912%	\$ 56,240.91
2	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2601 APPALOOSA TRL	HADFIELD CYNTHIA M	2.2270	0.973%	\$ 60,013.66
3	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2583 APPALOOSA TRL	ORIENTAL CAPITAL COMPANY	2.0310	0.887%	\$ 54,731.82
4	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2567 APPALOOSA TRL	RUSTY PONY RANCH LLC	1.9960	0.872%	\$ 53,788.63
5	85	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	14127 EQUESTRIAN WAY	FRASER CAROL T	2.5140	1.098%	\$ 67,747.80
1	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2384 APPALOOSA TRL	STAYSAIL SOUTH LLC	2.1690	0.947%	\$ 58,450.67

LEGAL DESCRIPTION			ADDRESS	OWNER	LOT SIZE PER PLAT	% OF TOTAL ACREAGE	ASSESSMENT
LOT	BLOCK	PLAT					
2	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2424 APPALOOSA TRL	PRUDENT KATHERINE M	2.0090	0.878%	\$ 54,138.96
3	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2440 APPALOOSA TRL	JOLLI FOUR LLC	2.0090	0.878%	\$ 54,138.96
4	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2440 APPALOOSA TRL	JOLLI FOUR LLC	2.0090	0.878%	\$ 54,138.96
5	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2472 APPALOOSA TRL	KESSLER MURRAY S	2.5210	1.101%	\$ 67,936.44
6	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2488 APPALOOSA TRL	GYLLEBO FARM LLC	3.1900	1.393%	\$ 85,964.79
7	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2504 APPALOOSA TRL	WINTER HAVEN LLC	3.0650	1.339%	\$ 82,596.27
8	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2504 APPALOOSA TRL	WINTER HAVEN LLC	2.2730	0.993%	\$ 61,253.28
9	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2536 APPALOOSA TRL	WINTER HAVEN LLC	2.0090	0.878%	\$ 54,138.96
10	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2552 APPALOOSA TRL	CANNON MERYL & RICHARD	1.9960	0.872%	\$ 53,788.63
11	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2552 APPALOOSA TRL	CANNON MERYL & RICHARD	3.0210	1.320%	\$ 81,410.55
12	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2584 APPALOOSA TRL	BIRDSALL DAVID & KAREN	2.6220	1.145%	\$ 70,658.21
13	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2600 APPALOOSA TRL	MONTGOMERY JULIE P	2.4210	1.058%	\$ 65,241.62
14	86	Saddle Trail Park of Wellington- Plat Book 41, pgs 103, 104 & 105	2616 APPALOOSA TRL	MONTGOMERY JULIE P	2.6400	1.15%	\$ 71,143.29
Total Acres					228.9280	100.000%	\$ 6,169,200.00

*** Assessment Amounts Do NOT Include Charges for Water Service Initiation (Capacity & Meter) and Cost to Connect Private Plumbing to Water System**

**** The Assessment shall be payable in not more than 20 yearly installments.**

WELLINGTON
WATER AND WASTEWATER MISCELLANEOUS CHARGES
BEGINNING OCTOBER 1, 2014

EXHIBIT D

METER CHARGES & DEPOSITS

Meter Size	Meter Charge (new meter installation)	Builders Blanket Deposit	Homeowners	
			Water	Sewer
5/8" Meter	350.00	500.00	70.00	60.00
1" Meter	400.00	500.00	110.00	90.00
1 1/2" Meter	575.00	500.00	220.00	180.00
2" Meter	765.00	500.00	335.00	265.00
3" Meter	1,250.00	500.00	750.00	600.00
4" Meter	1,918.00	500.00	1,050.00	850.00
6" Meter	3,440.00	500.00	2,400.00	1,900.00
8" Meter	Actual Cost	500.00	3,750.00	3,000.00

RESIDENT CAPACITY CHARGES

	Water	Sewer
3/4" or Smaller Meter	1,660.00	1,890.00
1" Meter	2,739.00	3,119.00

RESIDENTIAL MASTER METER (per unit)

Water	Sewer
1,330.00	1,510.00

COMMERCIAL CAPACITY CHARGES

	Water	Sewer
5/8" Meter	1,660.00	1,890.00
1" Meter	4,150.00	4,725.00
1 1/2" Meter	8,300.00	9,450.00
2" Meter	13,280.00	15,120.00
3" Meter	26,560.00	30,240.00
4" Meter	41,500.00	47,250.00
6" Meter	83,000.00	94,500.00
8" Meter	132,800.00	151,200.00

MISCELLANEOUS CHARGES

Account Application/Service Initiation	25.00
Account Transfer	25.00
Return Check Charge	
Face Value Up To \$50	25.00
Face Value Between \$51 - \$300	30.00
Face Value Greater Than \$300	Greater of \$40 or 5%
Delinquent Account Charge	Greater of 2% or \$5
Disconnect for Non-Payment	
Normal Hours	25.00
After Hours	50.00
Service Calls	
Normal Hours	15.00
After Hours	50.00
Meter Test Fee (if meter is correct)	
2" Meter or Smaller	40.00
Greater Than 2" Meter	Actual Cost
Unauthorized Connection/Tampering Charge per incident for investigation, correction and administration	300.00
Meter Installation Inspection or Sewer Tap Inspection (each)	25.00
Palm Beach County Recording Fees, Liens, Tax Deeds	40.00
Assessment Charges	35.00
Grease Trap Inspection Fee	40.00
Backflow Preventor Inspection Fee	30.00

NOTE: OUTSIDE VILLAGE BOUNDARIES, ADD A 25% SUR-CHARGE TO ALL RATES AND CHARGES LISTED (with the exception of delinquent charge, assessment charges, return check charge & unauthorized connections and tampering