

**TUXEDO FARMS  
LOCAL DEVELOPMENT CORPORATION  
REVENUE BONDS SERIES 2015**

**SPECIAL ASSESSMENT REPORT  
FISCAL YEAR 2018**

Prepared By:

**MUNICAP, INC.**

August 21, 2017

## **TUXEDO FARMS LOCAL DEVELOPMENT CORPORATION**

### **INTRODUCTION**

The Tuxedo Farms Local Development Corporation (the “Corporation”) issued the \$30,000,000.00 Series 2015 Revenue Bonds (the “Series 2015 Bonds”) for the purpose of financing public infrastructure improvements consisting of certain sewer improvements (the “Sewerage Facilities”), to fund the Debt Service Reserve Fund, to pay the interest on the Series 2015 Bonds prior to and during construction through May 1, 2018 and to fund the costs of issuing the Series 2015 Bonds. The Series 2015 Bonds are payable from and secured by a pledge of the Service Fees.

Pursuant to the Sewer Services Agreement (the “SSA”) between the Town of Tuxedo, New York (the “Town”), the Corporation, Tuxedo Reserve Owner LLC and Tuxedo Sewage-Works (collectively, the “Developer”), the Town is to pay Service Fees to the Corporation for the provision of Sewer Services, which includes the construction and operation of the Sewerage Facilities. The Town is to levy Special Assessments in an amount equal to the Special Assessment Requirement, which will be used to pay the Service Fees. The Corporation is required to provide the Town with a Special Assessment Roll and a Special Assessment Report explaining the methodology used to prepare the Special Assessment Roll each year. The Special Assessment Roll shall be prepared in accordance with the SSA and the Rate and Method of Apportionment of Special Assessments (the “RMA”), which is an attachment to the SSA.

According to the RMA for the Tuxedo Farms Sewer District (the “Farms District”) and Hamlet of Tuxedo Sewer District (the “Hamlet District,” and collectively, the “Sewer Districts”), “Special Assessments for each of the Sewer Districts shall be collected each year in an amount equal to the Special Assessment Requirement for each of the Sewer Districts.” This special assessment report explains the calculation of the Special Assessment Requirement for 2018.

Terms used herein and defined in the RMA shall have the meanings given to such terms therein.

### **TRUSTEE ACCOUNTS**

The Trustee for the Series 2015 Bonds is Wilmington Trust, N.A. (the “Trustee”). Table A on the following page shows the trust account balances as of June 30, 2016, investment income, transfers, additional proceeds, disbursements and account balances as of June 30, 2017.

**Table A**  
**Fund Balances**

	Balance 06/30/2016	Disburse- ments	Additional Proceeds	Transfers	Interest Paid	Balance 06/30/2017
<b>Construction Account<sup>1</sup></b>	\$10,323,602	(\$8,025,113)	\$0	\$0	\$21,291	\$2,319,780
<b>Capitalized Interest Account<sup>1</sup></b>	\$3,954,724	\$0	\$0	(\$1,926,758)	\$20,447	\$2,048,413
<b>O&amp;M Account<sup>1,4</sup></b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sewer Operations Account<sup>1</sup></b>	\$50,068	\$0	\$0	\$0	\$174	\$50,243
<b>Cost of Issuance Account<sup>1</sup></b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interest Account<sup>2</sup></b>	\$0	(\$1,965,000)	\$0	\$1,965,000	\$0	\$0
<b>Administrative Expense Account<sup>3</sup></b>	\$114,984	(\$58,945)	\$0	\$0	\$294	\$56,334
<b>Debt Service Reserve Fund</b>	\$1,487,727	\$0	\$0	(\$38,242)	\$20,523	\$1,470,008
<b>Total<sup>5</sup></b>	<b>\$15,931,105</b>	<b>(\$10,049,058)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$62,730</b>	<b>\$5,944,777</b>

<sup>1</sup>This account is a subaccount of the Project Fund.

<sup>2</sup>This account is a subaccount of the Bond Fund.

<sup>3</sup>This account is a subaccount of the Administrative Expense Fund.

<sup>4</sup>This account will be funded in the amount of \$320,000 by the developer and wired as part of the final approval of the WWTP from the Town and LDC.

<sup>5</sup>Six additional funds and accounts are not shown in Table A above, as they have had no account activity since issuance.

- Disbursements from the Construction Account represent payments of the Special District Improvements funded with the Series 2015 Bonds.
- Additional proceeds to the Sewer Operations Account represent Developer contributions pursuant to the closing memorandum dated June 16, 2015.
- The disbursement from the Interest Account represents the payment of interest due on the Series 2015 Bonds from November 1, 2016 through May 1, 2017.
- Disbursements from the Administrative Expense Account represent payments of administrative expenses.

The interest paid through June 30, 2017 does not include interest accrued but not yet paid. A portion of the funds held in the Capitalized Interest Account are invested in U.S. Treasury Notes currently earning between 0.625 percent and 0.750 percent. A portion of the funds held in the Debt Service Reserve Fund are invested in a U.S. Government Note currently earning approximately 1.375 percent. Funds currently not invested in U.S. Treasury Notes or U.S. Government Notes are invested in money market funds currently earning approximately 0.58 percent. Table B shows the approximate rates of return on the funds and accounts held by the trustee as of June 30, 2017.

**Table B**  
**Rates of Return**

Account	Rate of Return
Construction Account	0.58%
Capitalized Interest Account	0.69% <sup>1</sup>
Sewer Operations Account	0.58%
Administrative Expense Account	0.58%
Debt Service Reserve Fund	1.38%

<sup>1</sup>Represents the average rate of return.

Interest earned on and any profit realized from the investment of money in the Capitalized Interest Account will be retained in this account and used to make transfers to the Interest Account of the Bond Fund on or before each Interest Payment Date. Interest accruing on and any profit realized from the investment of money in the Project Fund will be retained in the Project Fund as a part of the account in which the investment is held. Interest received in and any profit realized from the investment of money in the Revenue Fund will be retained in the Revenue Fund as a part of the account in which the investment is held. Interest received in and

any profit realized from the investment of money in the Bond Fund will become a part of the account in which the investment is held. Interest received on and any profit realized from the investment of money in the Administrative Expense Fund will become a part of such account. Investment income earned on the Debt Service Reserve Fund shall be transferred at the written request of the Authorized Issuer Representative to the applicable accounts in the Bond Fund, Administrative Expense Fund or Project Fund.

## **LEVY AND COLLECTION OF SPECIAL ASSESSMENTS**

Pursuant to the RMA, the Special Assessment Requirement for each year for the Sewer Districts shall equal “the amount of Special Assessments that are required to be collected to pay the Service Fee as set forth in the District Budget.” According to Section D of the RMA, “The District Budget for each Sewer District shall consist of the estimated District Revenues and District Expenditures for the following calendar year.” District Revenues mean all revenues available to pay the District Expenditures, taking into account Service Fees to be collected from the Hamlet District, as provided for in the SSA. The District Expenditures means an amount equal to the Service Fee. The Service Fee, as further defined in the SSA, consists of the following components: Bonds Service Fee, Reserve Fund Service Fee, Additional Indebtedness Service Fee, Sewer Administrative Expenses Service Fee, O&M Service Fee and Sewer Operations Account Service Fee.

Pursuant to Section D of the RMA, “The District Budget shall separately identify each component of the Service Fee and, for the Farms District, the portion of the Special Assessment Requirement to be collected for the Debt Service Components of the Service Fee and the Special Assessment Requirement to be collected for the O&M Components of the Service Fee.” The Debt Service Components and O&M Components of the Service Fee are shown in Table C below.

**Table C**  
**Debt Service and O&M Components of the Service Fee**

<b>Debt Service Components of the Service Fee</b>	<b>O&amp;M Components of the Service Fee</b>
<ul style="list-style-type: none"> <li>• Bonds Service Fee</li> <li>• Reserve Fund Service Fee</li> <li>• Additional Indebtedness Service Fee</li> <li>• A portion of the Sewer Administrative Expenses Service Fee</li> </ul>	<ul style="list-style-type: none"> <li>• A portion of the Sewer Administrative Expenses Service Fee</li> <li>• O&amp;M Service Fee</li> <li>• Sewer Operations Account Service Fee</li> </ul>

Table D on the following page incorporates the components above and the corresponding costs and budgets for purposes of calculating the Special Assessment Requirement. As shown in Table D on the following page, Special Assessments to be collected for the Debt Service Components of the Service Fee in 2018 totals \$922,152.33. In addition, there are no Special Assessments to be collected for the O&M Components of the Service Fee in 2018. As a result, the aggregate Special Assessment Requirement for 2018 is \$922,152.33. The proposed budgets for fiscal years 2019 through 2021 are shown in Appendix C attached hereto and represent estimates of future revenues and expenditures based on information stipulated in the executed bond documents.

**Table D**  
**Special Assessment Requirement**  
**Fiscal Year 2018**

	FY 2018 (BYE 2018)		
	Debt Service Components of Service Fee	O&M Components of Service Fee	Total
<b>District Revenues:</b>			
Capitalized Interest Fund available to pay debt service	\$1,065,913	\$0	\$1,065,913
Estimated investment income on Capitalized Interest Fund through May 1, 2018	\$10,228	\$0	\$10,228
Estimated Reserve Fund investment income through November 1, 2018	\$30,272	\$0	\$30,272
Administrative Expense Fund available to pay administrative expenses	\$4,435	\$0	\$4,435
O&M Fund Available to pay O&M Service Fee	\$0	\$220,454	\$220,454
<b>Subtotal District Revenues</b>	<b>\$1,110,848</b>	<b>\$220,454</b>	<b>\$1,331,301</b>
<b>District Expenditures:</b>			
<i>Bonds Service Fee:</i>			
Interest Payment May 1, 2018	\$982,500	NA	\$982,500
Interest Payment November 1, 2018	\$982,500	NA	\$982,500
Principal Payment November 1, 2018	\$0	NA	\$0
<i>Total Bond Service Fee</i>	<i>\$1,965,000</i>	<i>NA</i>	<i>\$1,965,000</i>
<i>Reserve Fund Service Fee</i>	<i>\$0</i>	<i>NA</i>	<i>\$0</i>
<i>Additional Indebtedness Service Fee</i>	<i>\$0</i>	<i>NA</i>	<i>\$0</i>
<i>Sewer Administrative Expenses Service Fee:</i>			
Administrative Expense - Debt Service Component	\$68,000	NA	\$68,000
Administrative Expense - O&M Component	NA	\$5,000	\$5,000
<i>Total Sewer Administrative Expenses Service Fee</i>	<i>\$68,000</i>	<i>\$5,000</i>	<i>\$73,000</i>
<i>O&amp;M Service Fee:</i>			
Hamlet Service Fee	NA	\$38,246	\$38,246
Farms Service Fee	NA	\$177,207	\$177,207
<i>Total O&amp;M Service Fee</i>		<i>\$215,454</i>	<i>\$215,454</i>
<i>Sewer Operations Account Service Fee</i>	<i>NA</i>	<i>\$0</i>	<i>\$0</i>
<b>Subtotal District Expenditures</b>	<b>\$2,033,000</b>	<b>\$220,454</b>	<b>\$2,253,454</b>
<b>Special Assessment Requirement</b>	<b>\$922,152</b>	<b>\$0</b>	<b>\$922,152</b>

Debt Service Components of the Service Fee

*Bonds Service Fee*

The Bonds Service Fee includes the amount of principal of, interest on, and premium for, if any, the Series 2015 Bonds becoming due, if any, less amounts on deposit in the accounts for the Series 2015 Bonds and less any monies available in the Capitalized Interest Account of the Project Fund.

### Debt Service

Debt service includes interest on the Series 2015 Bonds payable on May 1, 2018 and November 1, 2018. Each semi-annual interest payment on the Series 2015 Bonds is \$982,500.00, which is equal to interest at 6.55 percent on the outstanding principal balance of \$30,000,000.00. There are no principal payments until November 1, 2021. As a result, total debt service on the Series 2015 Bonds in Fiscal Year 2018 is \$1,965,000.00 ( $\$982,500.00 + \$982,500.00 = \$1,965,000.00$ ).

### Capitalized Interest Account

The Capitalized Interest Account was funded at closing for purposes of paying the interest on the Series 2015 Bonds prior to and during construction through May 1, 2018. As of June 30, 2017, the balance in the Capitalized Interest Account of the Project Fund was equal to \$2,048,412.78. Of this amount, \$982,500.00 will be used to pay the remaining debt service payment for fiscal year 2017 and \$1,065,912.78 will be made available to pay a portion of the debt service due in 2018.

Of the Capitalized Interest Account balance mentioned above, \$980,619.06 is invested in a U.S. Treasury Bond, which is earning 0.75 percent per annum and matures on October 31, 2017, and \$981,090.00 is invested in a U.S. Treasury Note, which is earning 0.625 percent per annum and matures on April 30, 2018. The balance of the Capitalized Interest Account, equal to \$86,703.72 ( $\$2,048,412.78 \text{ balance} - \$980,619.06 \text{ U.S. Treasury Bond} - \$981,090.00 \text{ U.S. Treasury Note} = \$86,703.72$ ) is invested in a money market fund currently earning approximately 0.58 percent. The yield mentioned above on the balance of \$980,619.06 invested in the U.S. Treasury Bond will result in estimated investment income of \$3,677.32 through October 31, 2017 and the balance of \$981,090.00 invested in the U.S. Treasury Note will result in estimated investment income of \$6,131.81 through April 30, 2017. The portion of the Capitalized Interest Account invested in the money market fund will result in estimated investment income of \$419.07 from July 1, 2017 through April 30, 2017. As a result, investment income of \$10,228.20 ( $\$3,677.32 + \$6,131.81 + \$419.07 = \$10,228.20$ ) is estimated to be made available to pay a portion of the debt service due in 2018.

### Reserve Fund

As of June 30, 2017, the Reserve Fund balance was \$1,470,007.63, which is equal to the reserve requirement of \$1,470,000.00 and investment income in excess of the reserve requirement of \$7.63. Bond proceeds in the Reserve Fund equal to \$1,466,369.94 are invested in a U.S. Government Note, which is earning approximately 1.375 percent per annum. The balance of the reserve requirement, equal to \$3,630.06 is invested in a money market fund currently earning 0.58 percent. The yield mentioned above on the balance of \$1,466,369.94 invested in the U.S. Government Note will result in estimated investment income of \$30,243.88 from May 1, 2017 through November 1, 2018 and the portion of the reserve requirement invested in the money market fund will result in estimated investment income of \$28.07 from July 1, 2017 through November 1, 2018. As a result, aggregate annual investment income of \$30,271.95 ( $\$30,243.88 + \$28.07 = \$30,271.95$ ) is estimated to be made available to pay debt service in 2018.

### Bonds Service Fee – Summary

As a result, the Bonds Service Fee for the bond year ending November 1, 2018 is equal to \$858,587.07 ( $\$1,965,000.00 \text{ debt service} - \$1,065,912.78 \text{ Capitalized Interest Account} - \$10,228.20 \text{ Capitalized Interest Account estimated investment income} - \$30,271.95 \text{ Reserve Fund estimated investment income} = \$858,587.07$ ).

### Reserve Fund Service Fee

The Reserve Fund Service Fee represents an amount to be deposited into the Debt Service Reserve Fund at bond closing or as needed to replenish the Debt Service Reserve Fund as outlined in the Indenture.

As of the date of this report, the Debt Service Reserve Fund is fully funded. As a result, there is no Reserve Fund Service Fee to be collected for the bond year ending November 1, 2018.

#### *Additional Indebtedness Service Fee*

The Additional Indebtedness Service Fee represents an amount equal to the principal of and interest on Additional Bonds issued for the Sewerage Facilities as described in the Indenture. The Additional Indebtedness Service Fee shall be collected following the issuance of Additional Bonds. There have been no Additional Bonds issued; therefore, no Additional Indebtedness Service Fee is to be collected for the bond year ending November 1, 2018.

#### *Sewer Administrative Expenses Service Fee – Debt Service Component*

The Sewer Administrative Expenses Service Fee means an amount of administrative expenses to be deposited into the Administrative Expense Fund in accordance with Section 5.2(a) of the SSA. Administrative expenses generally include the annual fees of the trustee, the annual charges of the administrator, legal expenses associated with the Sewer Districts and the estimated expenses of the Town related to the billing and collection of the special assessments. As shown in Table E below, the total administrative expenses related to the Debt Service Component of the Service Fee are estimated to be \$68,000.00 for 2018. As of June 30, 2017, the balance in the Administration Account of the Administrative Expense Fund available to pay administrative expenses for the bond year ending November 1, 2018 was equal to \$4,434.74. As a result, the Sewer Administrative Expenses Service Fee related to the Debt Service Component of the Service Fee for the bond year ending November 1, 2018 is equal to \$63,565.26 (\$68,000.00 administrative expenses – \$4,434.74 available Administrative Expense Fund balance = \$63,565.26).

**Table E**  
**Sewer Administrative Expenses**

Administrative Expenses:	Debt Service Component	O&M Component	Total Administrative Expenses
LDC Counsel	\$20,000	\$0	\$20,000
Town Counsel	\$2,500	\$0	\$2,500
Trustee Fees	\$2,555	\$0	\$2,555
Administrator's Fees	\$21,000	\$5,000	\$26,000
Audit Fees	\$4,500	\$0	\$4,500
LDC Insurance	\$9,171	\$0	\$9,171
Contingency	\$8,274	\$0	\$8,274
<b>Sewer Administrative Expenses Service Fee 2018</b>	<b>\$68,000</b>	<b>\$5,000</b>	<b>\$73,000</b>

#### O&M Component of the Service Fee

#### *Sewer Administrative Expenses Service Fee – O&M Component*

As previously stated, the Sewer Administrative Expenses Service Fee means an amount of administrative expenses to be deposited into the Administrative Expense Fund in accordance with Section 5.2(a) of the SSA. According to the RMA, administrative expenses related to the O&M component of the Service Fee represents all administrative work not related to repayment of the Series 2015 Bonds. The administrative expenses related to the O&M component of the Service Fee will be determined by conducting a review of each administrative invoice to determine whether the work relates to the Debt Service Component

or O&M Component of the Service Fee. As explained in more detail below, the Sewerage Facilities received permanent power on July 10, 2017 and are current undergoing final commissioning. As a result and as shown in Table D above, the administrative expenses related to the O&M component of the Service Fee are anticipated to be \$5,000.00 for fiscal year 2018. As of June 30, 2017, the balance in the Administration Account of the Administrative Expense Fund available to pay administrative expenses related to the O&M component for the bond year ending November 1, 2018 was equal to zero. However, as explained below, the O&M Fund available to pay for O&M expenses in fiscal year 2018 is equal to \$5,000.00. As a result, the Sewer Administrative Expenses Service Fee related to the O&M Component of the Service Fee for the bond year ending November 1, 2018 is equal to zero (\$5,000.00 administrative expenses – \$5,000.00 O&M Fund = \$0.00).

#### *O&M Service Fee*

A sewage-works corporation (the “SW Corp”) has been established in connection with the Sewerage Facilities. The Corporation will enter into a contract with the SW Corp to operate and maintain the Sewerage Facilities on behalf of the Corporation. The Corporation will be obligated to pay the cost of providing the operation and maintenance of sewer services (the “Sewerage Facilities Operating Expenses”). The O&M Service Fee will be allocated to and collected from developed property in the Farms District (the “Tuxedo Farms Service Fee”) and the Hamlet District (the “Hamlet Service Fee”) to provide funds to pay the Sewerage Facilities Operating Expenses. However, as of the date of this report, the sewer facility is currently undergoing construction and is not yet operational. According to the Developer, the construction of the sewer facility commenced on September 1, 2015 and received permanent power on July 10, 2017. The Developer also reports that the Sewerage Facilities are currently undergoing the clean water commissioning tests as of August 9, 2017 and is expected to receive the engineer’s approval for substantial completion in September 2017. O&M fees for the initial 12-month period of construction are included in the costs of the facility. Upon completion of the Sewerage Facilities, O&M fees are to be paid by the end user, including both the Farms District and Hamlet District. According to the SW Corp, the O&M Expenses are estimated to be \$215,453.62 for fiscal year 2018. As shown in Table D, the O&M Service Fee is allocated to the Hamlet District based on the estimated flow of 17.7%. The O&M Service Fee allocation in future years will change based on measured flow from each district. Pursuant to the Memorandum of Understanding (the “MOU”), beginning with the first year of operation, a reserve of \$320,000.00 will be established to pay the O&M expenses. According to the Developer, the O&M Fund will be funded in full by the developer in conjunction with the final approval of the Sewerage Facilities from the Town and LDC. As a result, the O&M Fund available to pay for O&M expenses in fiscal year 2018 following the required deposit is equal to \$215,453.62. For these reasons, the O&M Service Fee for the bond year ending November 1, 2018 is equal to zero (\$215,453.62 O&M expenses – \$215,453.62 O&M Fund = \$0.00).

#### *Sewer Operations Account Service Fee*

The Sewer Operations Account Service Fee represents an amount to be deposited into the Sewer Operations Account of the Project Fund at bond closing or as needed to replenish the Sewer Operations Account as outlined in the Indenture. The purpose of the Sewer Operations Account Service Fee is to ensure there are sufficient funds to pay Sewerage Facilities Operating Expenses in the event there is insufficient development to cover the O&M Service Fees or unexpected O&M expenses. As of the date of this report, no funds need to be deposited into the Sewer Operations Account of the Project Fund. As a result, there is no Sewer Operations Account Service Fee to be collected for the bond year ending November 1, 2018.

#### *Summary*

#### *Debt Service Component*

Based on the information provided in the preceding sections of this report and as shown in Table D above, the estimated Service Fee to be collected from the Bonds Service Fee, Reserve Fund Service Fee, Additional Indebtedness Service Fee, and Sewer Administrative Expenses Service Fee – Debt Service



Component for the bond year ending November 1, 2018 is \$922,152.33. Accordingly, the Special Assessment Requirement for the debt service component is \$922,152.33 (\$858,587.07 Bonds Service Fee + \$0.00 Reserve Fund Service Fee + \$0.00 Additional Indebtedness Service Fee + \$63,565.26 Sewer Administrative Expenses Service Fee = \$922,152.33), which will need to be collected from the Farms District for 2018.

#### O&M Component

Based on the information provided in the preceding sections of this report and as shown in Table D above, the estimated Service Fee to be collected from the O&M Service Fee, Sewer Operations Account Service Fee and Sewer Administrative Expenses Service Fee – O&M component for the bond year ending November 1, 2018 is zero. As a result, the 2018 Special Assessment Requirement for the O&M component is zero (\$0.00).

### **METHOD OF ALLOCATING THE SPECIAL ASSESSMENT REQUIREMENT**

#### Farms District

Special Assessments are to be allocated to parcels within the Farms District on the basis of benefit, which is determined by equivalent unit factors. Equivalent units have been determined to reasonably reflect the benefit provided by the Sewerage Facilities. As shown in Table F below, an equivalent unit factor is calculated for each land use class and represents the ratio of estimated value per unit or per 1,000 square feet for each class.

**Table F**  
**Equivalent Unit Factors by Land Use Class**

<b>Land Use Class</b>	<b>Property Use</b>	<b>Equivalent Unit Factors</b>	
Land Use Class 1	SF Detached	1.00	Per Unit
Land Use Class 2	SF Attached	0.57	Per Unit
Land Use Class 3	Multi-Family	0.35	Per Unit
Land Use Class 4	Commercial	0.53	Per 1,000 BSF
Land Use Class 5	Recreational Facility	0.06	Per 1,000 BSF

#### *Debt Service Component of the Service Fee*

The calculation of the Special Assessment for the Debt Service Component of the Service Fee for each parcel within the Farms District shall be calculated pursuant to the following formula:

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

Where the terms have the following meaning:

- A = the Special Assessment for the Debt Service Components of the Service Fee allocated to a Parcel of Assessed Property;
- B = the Special Assessment Requirement for the Debt Service Components of the Service Fee;
- C = the Equivalent Units of a Parcel; and
- D = the sum of the Equivalent Units for all of the Parcels of Assessed Property.

### *O&M Component of the Service Fee*

The calculation of the Special Assessment for the O&M Component of the Service Fee for each parcel within the Farms District shall be calculated pursuant to the following formula:

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

Where the terms have the following meaning:

- A = the Special Assessment for the O&M Components of the Service Fee allocated to a Parcel of Assessed Property;
- B = the Special Assessment Requirement for the O&M Components of the Service Fee;
- C = the Equivalent Units of a Parcel; and
- D = the sum of the Equivalent Units for all of the Parcels of Assessed Property.

### Hamlet District

Special Assessments are to be allocated to parcels within the Hamlet District on the basis of benefit. The methodology for allocation of the O&M Component of the Special Assessment Requirement to the Hamlet District needs to be determined prior to the bond year ending November 1, 2019.

### **SPECIAL ASSESSMENT ROLL**

According to the RMA, the Corporation, or Administrator on behalf of the Corporation, shall each year submit to the Town Board a Special Assessment Roll for each of the Sewer Districts, which lists each parcel in the Sewer Districts, the property owner names for each parcel as well as the Special Assessment to be collected from each parcel. As required by the RMA, the Special Assessment Roll for the Sewer Districts, which is attached hereto as Appendix A and Appendix B, identifies the tax identification numbers for the parcels located within the Sewer Districts, the property owners and the Special Assessment for each parcel reflecting the Special Assessment Requirement as estimated in Table D.

As shown in Appendix C and calculated above, the Special Assessment Requirement for the bond year ending November 1, 2018 is \$922,152.33. This amount represents the special assessments related debt service component. As such, the Special Assessment Requirement of \$922,152.33 is allocated only to the Farms District pursuant to the methodology outlined in the RMA and described above.

## Appendix A

### Farms District Special Assessment Roll Fiscal Year 2018

Tax ID	Property Owner	Land Use Class	Equivalent Units	Special Assessment - Debt Service Component	Special Assessment - O&M Component
14-1-5	Tuxedo Reserve Owner, LLC	Land Use Class 1	28.00	\$25,074.07	\$0.00
14-1-13.11	Tuxedo Reserve Owner, LLC	Exempt	0.00	\$0.00	\$0.00
14-1-14	Tuxedo Reserve Owner, LLC	Exempt	0.00	\$0.00	\$0.00
14-1-13.2	Tuxedo Reserve Owner, LLC	Exempt	0.00	\$0.00	\$0.00
14-1-43	Tuxedo Reserve Owner, LLC	Exempt	0.00	\$0.00	\$0.00
14-1-34.2	Tuxedo Reserve Owner, LLC	Land Use Class 1	331.00	\$296,411.22	\$0.00
		Land Use Class 2	84.36	\$75,544.56	\$0.00
		Land Use Class 3	63.00	\$56,416.64	\$0.00
		Land Use Class 5	4.80	\$4,298.41	\$0.00
		Land Use Class 4	10.60	\$9,492.32	\$0.00
14-1-35	Tuxedo Reserve Owner, LLC	Land Use Class 1	37.00	\$33,133.58	\$0.00
14-1-36	Tuxedo Reserve Owner, LLC	Land Use Class 1	120.00	\$107,460.26	\$0.00
14-1-37	Tuxedo Reserve Owner, LLC	Land Use Class 1	58.00	\$51,939.13	\$0.00
14-1-38	Tuxedo Reserve Owner, LLC	Land Use Class 1	201.00	\$179,995.94	\$0.00
14-1-39	Tuxedo Reserve Owner, LLC	Land Use Class 1	92.00	\$82,386.20	\$0.00
14-1-40	The Tuxedo Club	Exempt	0.00	\$0.00	\$0.00
14-1-41	Village of Tuxedo Park	Exempt	0.00	\$0.00	\$0.00
14-1-42	Tuxedo TPA Owner, LLC	Exempt	0.00	\$0.00	\$0.00
<b>Total</b>			<b>1029.76</b>	<b>\$922,152.33</b>	<b>\$0.00</b>

**Appendix B**

**Hamlet District  
Special Assessment Roll  
Fiscal Year 2018**

<b>Tax ID</b>	<b>Property Owner</b>	<b>Special Assessment - Debt Service Component</b>	<b>Special Assessment - O&amp;M Component</b>
11-2-8	1 Park Ave Tuxedo Llc	N/A	\$0.00
11-5-2	14 Store Road LLC	N/A	\$0.00
11-4-2	3 Store Road LLC	N/A	\$0.00
11-2-7	48-88 Corp	N/A	\$0.00
11-4-1	9 Store Road, LLC	N/A	\$0.00
13-3-11	Pierre Americh and Sara Maddix	N/A	\$0.00
12-8-3	Joseph M. Arcuni	N/A	\$0.00
12-4-2	Augusta Properties Inc	N/A	\$0.00
12-4-3	Augusta Properties Inc	N/A	\$0.00
13-4-7	Volker Baer	N/A	\$0.00
13-3-22	Sharon Barba	N/A	\$0.00
12-2-40	Tuxedo Hudson Company, # 2 LLC	N/A	\$0.00
12-6-2	Renard O. Barone	N/A	\$0.00
11-2-5	Rodrigo and Yolanda Bedoya	N/A	\$0.00
12-9-4	Mary Bentley and Margaret Coe	N/A	\$0.00
12-9-5.1	Julian and Edit Biba	N/A	\$0.00
13-3-34	John J. Billy	N/A	\$0.00
12-9-6	John Birish	N/A	\$0.00
12-7-14	Michael J. and Karen Birish	N/A	\$0.00
12-7-6	Michael J. and Karen Birish	N/A	\$0.00
12-6-3	John Bishko and Barbara A. Domovich	N/A	\$0.00
11-8-3	Thomas Brennan	N/A	\$0.00
11-8-2	Thomas J. and Patricia S. Brennan	N/A	\$0.00
13-2-7	Matthew and Jacqueline A. Broersma	N/A	\$0.00
12-2-16	Kathleen A. Burtoft-Sahler and William H. Sahler	N/A	\$0.00
12-2-5	Peter M. Bush and Dennis F. Trotter	N/A	\$0.00
12-7-7	Michael Cardona	N/A	\$0.00
13-3-4	George Carroll	N/A	\$0.00
12-7-13	William Castaldi, Jr. and Jessica Castaldi	N/A	\$0.00
12-2-44	Michael and Elizabeth Catenaro	N/A	\$0.00
12-2-45	Rosa Catrini	N/A	\$0.00
12-2-19.1	Luis F. and Nancy E. Cepeda	N/A	\$0.00
11-2-19	John O. and Kam P. Cichowski	N/A	\$0.00

12-2-15	Anne Clark	N/A	\$0.00
12-2-2	William Clarke	N/A	\$0.00
11-2-12	Raymond V. Coleman and Joan M. Dunseath	N/A	\$0.00
12-8-2	Frank and Angela Coviello	N/A	\$0.00
12-9-18	M.C. Coviello, Jr. and Audrey A. Coviello	N/A	\$0.00
12-6-5	Mark Coviello	N/A	\$0.00
12-7-10	U.S. Bank Trust, N.A.	N/A	\$0.00
12-2-14	David and Jennifer Creamer	N/A	\$0.00
12-7-9	Roger A. and Judith A. Cronk	N/A	\$0.00
11-2-10	James Cunningham and Christopher Husk	N/A	\$0.00
12-2-23	Daniel J. and Alice M. Cutler	N/A	\$0.00
13-3-27	Matthew D. Amore	N/A	\$0.00
12-8-13	Thomas D. and Mary Beth D. Ercole	N/A	\$0.00
12-2-25	Louis and Judi DeBrino	N/A	\$0.00
13-2-10	Donald and Kathe Derbyshire	N/A	\$0.00
13-4-6	Dennis and Pauline Deuerlein	N/A	\$0.00
12-8-19	Diane Forzano	N/A	\$0.00
13-3-10	Kevin and Neala Didriksen	N/A	\$0.00
13-3-3	Jeffrey and Pamela J. Dowding	N/A	\$0.00
12-7-4	David and Jean Dowling	N/A	\$0.00
12-2-1.1	Association Federal National Mortgage	N/A	\$0.00
14-1-16.11	E DeMarino & Sons, LLC	N/A	\$0.00
13-2-8	Kevin and Ann T. Earl	N/A	\$0.00
12-2-31	Carmen Echeandia	N/A	\$0.00
13-4-16	June Eichengreen	N/A	\$0.00
13-3-24	Debra Ann Eirand	N/A	\$0.00
13-3-26	James L. Eirand, Jr.	N/A	\$0.00
12-8-18	Elizabeth and Rudolph Frassinelli	N/A	\$0.00
13-3-7	Xiaobo Fu and Susan Yee	N/A	\$0.00
12-2-7.2	Elyse A. and Thomas S. Fuller	N/A	\$0.00
13-4-14	Cyril and Angela Geoghegan	N/A	\$0.00
13-3-28	Spyridon Ginis and Melissa Guzman-Ginis	N/A	\$0.00
12-8-4	Giovanny Gomez and Gina Consiglio	N/A	\$0.00
12-8-15	Dominique Gouldner	N/A	\$0.00
13-4-1	Jeffrey A. Gunderman and Daniel J. Collins	N/A	\$0.00
12-2-4.11	Michael F. and Gloria J. MacEwan	N/A	\$0.00
13-4-9	Michael W. Gurley	N/A	\$0.00
12-2-1.2	Matthew and Sofia Gutierrez	N/A	\$0.00
11-2-11	Louis F. Hall, Jr. and Marion Hall	N/A	\$0.00
12-7-12	Michele C. Hamilton	N/A	\$0.00
11-2-3	Robert P. Harkin	N/A	\$0.00
13-4-5	John E. Haubert and Kimberly Ruger	N/A	\$0.00

13-3-1	Marilyn Heater	N/A	\$0.00
13-1-2	Joseph A. and Cecilia P. Hekl	N/A	\$0.00
13-8-1	HH Rogers Club Inc	N/A	\$0.00
13-2-4	Doreen Hippler	N/A	\$0.00
12-7-8	Yolanda M. and James David Hofmann	N/A	\$0.00
11-2-20	Willam and Peter Iannone	N/A	\$0.00
13-3-2	Irene T. Mason and Ann T. Mason	N/A	\$0.00
12-8-7	Martha P. and Lazaro Zepeda	N/A	\$0.00
12-7-16	Frederick Jones	N/A	\$0.00
11-7-2	JP Morgan Chase Bank, National Assoc.	N/A	\$0.00
11-11-3.1	JSC & Son, Inc	N/A	\$0.00
12-4-1	Karlyn Industries, Inc.	N/A	\$0.00
13-4-8	Robert Karwowski	N/A	\$0.00
12-2-9	Desmond Kearney	N/A	\$0.00
12-2-10	Desmond and Bernadette Kearney	N/A	\$0.00
12-2-13	Desmond and Bernadette Kearney	N/A	\$0.00
13-3-17	Theodore Kincaid, Jr.	N/A	\$0.00
12-8-12	Dennis J. and Betty D. Kowalski	N/A	\$0.00
12-8-14	Joan Kowalski	N/A	\$0.00
12-2-26	2 Circle Drive LLC	N/A	\$0.00
12-2-18	Joyce and Charles G. Labar	N/A	\$0.00
12-8-9	Kirk and Bonnie LaBar	N/A	\$0.00
13-4-10	Christine D. Leandre	N/A	\$0.00
12-2-37	Samuel P. and Linda Leghorn, Jr.	N/A	\$0.00
11-2-14	Library Realty Trust and Susan Gibbons	N/A	\$0.00
13-3-18	Brian D. Lohmeyer	N/A	\$0.00
13-3-15.2	Augustin and Nolina Louissaint	N/A	\$0.00
13-2-5	Michael MacKenzie	N/A	\$0.00
13-3-29	Joseph B. Mammato	N/A	\$0.00
13-3-32	Jonathan S. and Lee Evan Margolies	N/A	\$0.00
12-8-11	Richard L. and Lisa R. Marsh, Jr.	N/A	\$0.00
12-9-9	Robert and Marie Ann Marsh	N/A	\$0.00
13-3-8.2	Adam C. and Megan P. Eirand	N/A	\$0.00
12-7-1.2	Edward J. Matthews	N/A	\$0.00
12-8-17	Keith and Sharon Rupinski	N/A	\$0.00
12-2-17	Gerald McClintock	N/A	\$0.00
12-2-21	Joan and William McGrady	N/A	\$0.00
13-7-1	MDF Properties, LLC	N/A	\$0.00
12-2-20.2	Michael Rost	N/A	\$0.00
11-2-13	Jorge and Adela M. Minano	N/A	\$0.00
13-4-15	Paul Mitchell	N/A	\$0.00
12-2-46	John V. Modder, Francis X. Modder and Bernard Modder	N/A	\$0.00

11-2-16	Matthew and Carolina Antonelli	N/A	\$0.00
13-7-4.2	James Mottola	N/A	\$0.00
13-3-33	Jerald H. Mottola and Dale D. Scelia	N/A	\$0.00
13-2-11.2	Michael J. Bruno, II	N/A	\$0.00
12-2-35	Thomas Mottola	N/A	\$0.00
12-2-49	MSP Realty Trust	N/A	\$0.00
11-2-4	Robert and Sandra R. Nesoff	N/A	\$0.00
13-3-6	James and Lori Ann O Reilly	N/A	\$0.00
13-3-19	Martina and Joseph O Reilly	N/A	\$0.00
12-2-47	Oaktree Property Services, LLC	N/A	\$0.00
12-2-38	Our Lady of Mt Carmel, R C Church	N/A	\$0.00
12-2-41	Our Lady of Mt Carmel, R C Church	N/A	\$0.00
12-9-5.2	Carlos Padua, Jr.	N/A	\$0.00
12-6-4	David B. Parker	N/A	\$0.00
12-2-42	Petgre Inc	N/A	\$0.00
12-2-50	Spyridon Ginis and Melissa Guzman-Ginis	N/A	\$0.00
12-9-7.1	Donna and Vittorio Posta	N/A	\$0.00
12-8-5	Victor and Ada Posta	N/A	\$0.00
11-2-2	Richard and Theresa Rattazzi	N/A	\$0.00
12-7-3	Richard G. Rigoli and Paula S. Gravitt	N/A	\$0.00
12-7-1.1	Frank and Maureen Rinaldo	N/A	\$0.00
13-3-31	Jose A. and Eileen M. Rivera	N/A	\$0.00
13-2-6	Dennis and Kimberly Rohe	N/A	\$0.00
12-8-1	Betzaida and Luise Rosenblum	N/A	\$0.00
13-2-9	John and Debra Ruel	N/A	\$0.00
11-11-3.21	Rushcap 218 Realty LLC	N/A	\$0.00
13-2-3	Stephen and Marion Ruszkiewicz	N/A	\$0.00
13-3-15.1	William H. Sahler and Kathleen A. Burtoft-Sahler	N/A	\$0.00
13-4-11	William H. Sahler	N/A	\$0.00
12-2-36	William H. Sahler and Kathleen A. Burtoft-Sahler	N/A	\$0.00
12-7-17	Sharon A. Salter	N/A	\$0.00
12-9-10	John P. Sandak and Cathy G. Gastrich	N/A	\$0.00
12-2-22	Christopher M. Scanlon and Jennifer A. Jones-Scanlon	N/A	\$0.00
11-2-21	Christopher and Kristen Schucht	N/A	\$0.00
12-2-8	Timothy Scully and Lucy Cerezo-Scully	N/A	\$0.00
13-4-12	Matthew J. and Robin Seibel	N/A	\$0.00
12-8-16	Patrick Senda	N/A	\$0.00
11-7-3	Howard Shore	N/A	\$0.00
12-8-6	William and Rosemary Skerry	N/A	\$0.00
13-4-2	Jeremy D. and Johanna R. Sloan	N/A	\$0.00
13-3-13.1	Elise B. Smith	N/A	\$0.00
11-2-15	John and Jennifer Smith	N/A	\$0.00

13-4-4	Michael J. and Elizabeth C. Smith	N/A	\$0.00
12-2-3.1	William A. Solimine	N/A	\$0.00
12-7-2	Donald S. Somers	N/A	\$0.00
12-9-12	Donald S. Somers	N/A	\$0.00
13-4-3	Thomas Sovak	N/A	\$0.00
12-8-10	Michael and Claire Squillini	N/A	\$0.00
9-1-15	St Marys-In-Tuxedo	N/A	\$0.00
11-2-6	Harriet H. Stevens	N/A	\$0.00
12-7-15	Pamela A. Stevens	N/A	\$0.00
12-2-27	Bonita Takeuchi and Frances Murray	N/A	\$0.00
12-2-28	Bonita Takeuchi	N/A	\$0.00
12-2-24	Joseph and Kathleen Tripoli	N/A	\$0.00
11-8-4.1	Tuxedo Park Affiliates Realty, LTD	N/A	\$0.00
12-1-1	Town of Tuxedo	N/A	\$0.00
11-5-5.2	Tuxedo Hudson Company, # 1 LLC	N/A	\$0.00
13-6-1	Tuxedo Park Fire Dept	N/A	\$0.00
11-5-1	Tuxedo Park Library	N/A	\$0.00
12-2-6.22	Tuxedo Place LP	N/A	\$0.00
11-6-1	Tuxedo Square Bldg Llc	N/A	\$0.00
13-4-18	Sch Dist Tuxedo Union Free Business Admin	N/A	\$0.00
13-3-20	School Dist # 3 Tuxedo Union Free Business Admin	N/A	\$0.00
13-4-17	Tuxedo Union Free School	N/A	\$0.00
12-2-48	Ivan Tyhovych	N/A	\$0.00
11-11-2.2	United States Postal Ser	N/A	\$0.00
12-8-8	Marleny Uribe and William Gomez	N/A	\$0.00
12-7-5	Nicholas and Nancy L. Vega	N/A	\$0.00
12-7-11	Ventures Trust 2013 I-H-R	N/A	\$0.00
12-2-12	Laura Conboy	N/A	\$0.00
12-2-11	Rudolph and Elizabeth Villanyi	N/A	\$0.00
13-4-13	Robert and Gail Gokey	N/A	\$0.00
12-2-6.21	Lisa Wolfe	N/A	\$0.00
12-2-33	Maxwell Benton	N/A	\$0.00
11-11-3.22	Zadrima Property Group	N/A	\$0.00
<b>Total</b>		<b>N/A</b>	<b>\$0.00</b>



**Appendix C**  
**PARIS Budget<sup>1</sup>**

	Last Year (Actual) 2016	Current Year (Estimated) 2017	Next Year (Adopted) 2018	Proposed 2019	Proposed 2020	Proposed 2021
<b><u>Revenue &amp; Financial Sources</u></b>						
<b>Operating Revenues</b>						
Charges for services	\$0	\$0	\$922,152	\$2,161,831	\$2,269,524	\$2,282,900
Rentals & Financing Income	\$0	\$0	\$0	\$0	\$0	\$0
Other Operating Revenues	\$0	\$0	\$0	\$0	\$0	\$0
<b>O&amp;M Fund Available to pay O&amp;M Service Fee</b>						
Investment Earnings	\$78,292	\$0	\$123,913	\$0	\$0	\$0
State subsidies / grants	\$0	\$0	\$0	\$0	\$0	\$0
Federal subsidies / grants	\$0	\$0	\$0	\$0	\$0	\$0
Municipals subsidies / grants	\$0	\$0	\$0	\$0	\$0	\$0
Public authority subsidies	\$0	\$0	\$0	\$0	\$0	\$0
Other Non-Operating Revenues		\$0	\$220,454	\$99,546	\$0	\$0
Proceeds from the issuance of debt	\$11,330,542	\$6,683,787	\$986,935	\$0	\$0	\$0
<b>Total Revenues and Financing Sources</b>	<b>\$11,408,834</b>	<b>\$6,683,787</b>	<b>\$2,253,454</b>	<b>\$2,261,377</b>	<b>\$2,269,524</b>	<b>\$2,282,900</b>
<b><u>Expenditures</u></b>						
<b>Operating Expenditures</b>						
Salaries and Wages	\$0	\$0	\$0	\$0	\$0	\$0
Other Employee Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services Contracts	\$82,248	\$80,000	\$73,000	\$74,460	\$75,949	\$77,468
Supplies and Materials	\$0	\$0	\$0	\$0	\$0	\$0
Other Operating Expenditures	\$0	\$0	\$215,454	\$221,917	\$228,575	\$235,432
<b>Non-Operating Expenditures</b>						
Payment of principal on bonds and financing arrangements	\$0	\$0	\$0	\$0	\$0	\$5,000
Interest and other financing charges	\$1,965,000	\$1,965,000	\$1,965,000	\$1,965,000	\$1,965,000	\$1,965,000
Subsidies to other public authorities	\$0	\$0	\$0	\$0	\$0	\$0
Capital asset outlay	\$9,361,586	\$4,638,787	\$0	\$0	\$0	\$0
Grants and Donations	\$0	\$0	\$0	\$0	\$0	\$0
Other Non-Operating Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$11,408,834</b>	<b>\$6,683,787</b>	<b>\$2,253,454</b>	<b>\$2,261,377</b>	<b>\$2,269,524</b>	<b>\$2,282,900</b>
<i>Capital Contributions</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Excess (deficiency) of revenues and capital contributions over expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup>The District Budget addresses the revenue and expenditure items that require appropriation by the LDC Board. Certain funds held by the Trustee may be disbursed by the Trustee pursuant to the Trust Indenture without further appropriation by the LDC Board. Capitalized interest may also be disbursed by the trustee without further appropriation by the LDC Board, but is included as it is necessary to determine the amount of special assessment revenues to be included in the budget.