

# ANNUAL CONTINUING DISCLOSURE REPORT

For the Period Ending June 30, 2006

*\$6,730,000 Frederick County, Maryland  
Villages of Lake Linganore Community Development Authority  
Special Obligation Bonds, Series 2001 A and B*

Prepared by

**MUNICAP, INC.**

February 25, 2007

**ANNUAL CONTINUING DISCLOSURE REPORT**  
**For the Period Ending June 30, 2006**

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## *I. UPDATED INFORMATION*

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Information updated from the Annual Continuing Disclosure Report, dated June 30, 2005 is as follows:

- As of June 30, 2006, total bond proceeds expended for construction equaled \$845,246 or 8.29% of the budget for public improvements.
- Special taxes totaling \$489,308.98 were levied for collection in fiscal year 2005-2006. As of August 30, 2006, Frederick County reported collecting \$489,308.98 in special taxes. According to Frederick County, the amount of outstanding fiscal year 2005-2006 special taxes is from Account No 27514596. This account was taken to Tax Sale the year before (2004-2005) and by law could not go to Tax Sale two years in row.
- Special taxes totaling \$499,207.13 were levied for collection in fiscal year 2006-2007. Special taxes were due in September and December of 2006. As of March 31, 2007, Frederick County reports that fiscal year 2006-2007 special taxes in the total amount of \$486,861.21 were collected leaving a total of \$12,345.92 outstanding.

## **II. INTRODUCTION**

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The Frederick County Maryland Special Obligation Bonds (Villages of Lake Linganore Community Development Authority) Series 2001A (Tax-Exempt) and Series 2001B (Taxable) Bonds are issued pursuant to Chapter 517 of the Laws of Maryland 1997 and an Indenture of Trust by and between the County Commissioners of Frederick County (the County) and Allfirst Trust Company, National Association (the Trustee), dated as of January 1, 2001.

The Villages of Lake Linganore Community Development Authority (the Authority) was created by Resolution Number 98-18, which was adopted by the Board of County Commissioners on August 18, 1998, and modified pursuant to Resolution 00-06 adopted on April 11, 2000. The property within the authority consists of approximately 3,700 acres including a 216-acre man-made lake, 800 acres of wooded parkland as well as swimming, golf and tennis facilities. The acreage within the development is composed of 1,142 lots and an additional 10.28 acres of land in Frederick County and is bounded on the north by Interstate 70 and the west by Maryland State Route 75. The authority is located in the New Market region of Frederick County, approximately five miles east of the City of Frederick, Maryland and is accessed from Maryland State Route 144 at Boyers Mill Road.

Lake Linganore was originally conceived in the 1960s. The property in the district is divided into five separate existing villages and includes 774 developed and 367 undeveloped lots—30 of which have been prepaid—and 10.28 acres of additional property that could be developed as either residential or commercial property.

The estimated number of homes and vacant lots within each village, excluding the 30 parcels for which the special tax has been prepaid, is given in the table below:

**Table III-1  
Lake Linganore Unit Summary**

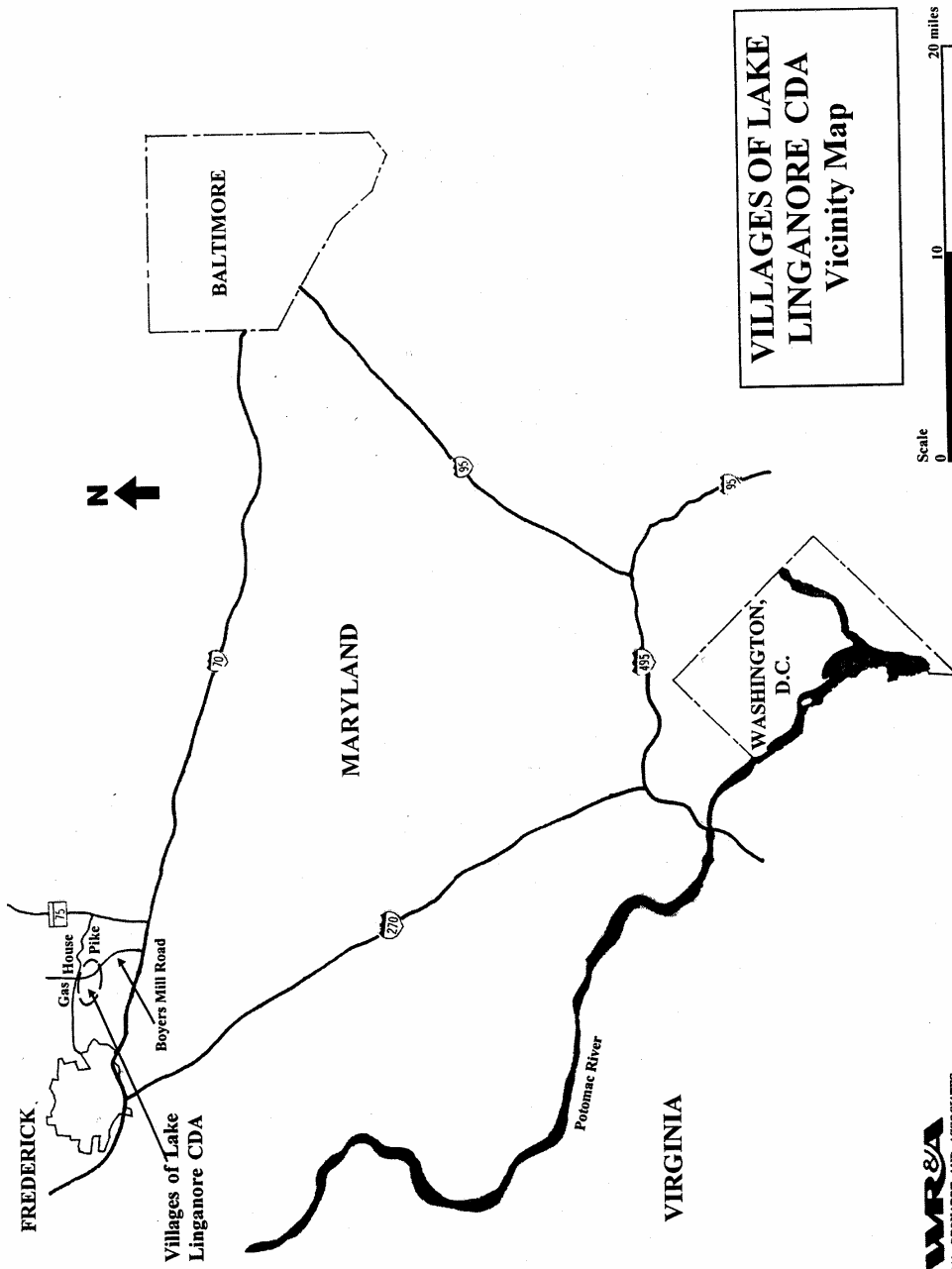
<b>Village</b>	<b>Homes</b>	<b>Vacant Lots</b>	<b>Total Units</b>
Pinehurst	203	175	378
Coldstream	191	33	224
Meadows	297	102	399
Balmoral	50	27	77
Nightingale	3	30	33
<b>TOTAL</b>	<b>744</b>	<b>367</b>	<b>1,111</b>

The bond proceeds will be utilized to repair and reconstruct the existing roads within the authority, which were built approximately twenty years ago and are in a significant state of disrepair due to substandard drainage improvements, and improvements to storm water drainage and storm water management systems within the district, which will ensure the structural soundness of the existing roads.

The roads in the district are currently owned by the Lake Linganore Association (LLA). The association will grant perpetual easements to the Lake Linganore Conservation Society (LLCS). The Lake Linganore Conservation Society will own and undertake to provide for the reconstruction of the roadways and the construction of the storm water management improvements. The Lake Linganore Conservation Society was incorporated in the State of Maryland on November 30, 1998 as a 501(c)(3) tax-exempt corporation.

Special obligation bonds in the amount of \$6,242,000 (Series 2001A Tax-Exempt) and \$488,000 (Series 2001B Taxable) were sold in January 2001. The Series 2001A Bond proceeds in the amount of \$5,780,000 (including engineering and contingencies) are to be used to reconstruct twelve miles of roadways and drainage improvements located within the authority. The Series 2001B Bond proceeds in the amount of \$422,250 are to be used to pay certain additional costs of issuing the bonds.

In order to comply with the continuing disclosure requirements, the county, the administrator and the LLCS have agreed to provide annual disclosure reports. This report is provided pursuant to that agreement. The information in this report on construction activity and significant events was provided by the LLCS and is believed to be accurate; however, no effort has been made to independently verify the information.



**WR&A**  
 WHITMAN, REQUARDT AND ASSOCIATES  
 Engineers and Planners  
 10000 Judicial Drive, Suite 200  
 Fairfax, Virginia

### ***III. STATUS OF CONSTRUCTION***

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#### **A. BACKGROUND INFORMATION**

The method of reconstruction of the roads involves the removal of the existing distressed or improperly constructed pavement, compaction and grading of the pavement base, and replacement of the pavement with full depth asphalt. Correction of drainage outfall problems is also required since proper drainage is key to pavement longevity and performance.

Storm drainage improvements consist of replacing roadway cross culverts and driveway culverts as well as the installation of drainage structures and pipes to convey concentrated runoff from the rights-of-way through properties to riprap outfalls at lower elevations near the lake. All work shall be in compliance with county specifications for construction materials and procedures. A map of the public improvements to be provided in part by the CDA is shown on page 6.

The estimated construction costs by village are provided in the table below. The original estimated costs are based on the engineer's report, dated October 28, 1999, which was prepared by Whitman Requardt and Associates, LLP.

**Table III-2**  
**Estimated Construction Costs Per Village**

<b>Village</b>	<b>Original Estimated Costs</b>	<b>Revised Estimated Costs</b>
Coldstream	\$1,175,000	\$2,107,866
Balmoral/Meadows	\$2,247,000	\$3,855,711
<b>Sub-total</b>	<b>\$3,422,000</b>	<b>\$5,963,577</b>
Verifier	-	\$17,000
Contingency	-	\$923,473
Engineering	-	\$195,950
<b>Sub-total</b>	<b>\$3,422,000</b>	<b>\$7,100,000</b>
Nightingale	\$217,000	\$217,000
Pinehurst	\$2,141,000	\$2,141,000
<b>TOTAL</b>	<b>\$5,780,000</b>	<b>\$9,458,000</b>

#### **B. GOVERNEMENTAL APPROVALS**

The engineer has received the State/Federal Wetland Permit for the project. The permit will require modification to incorporate final design for the Villages of Pinehurst and Nightingale. It is anticipated that mitigation plans will be required for the Pinehurst and Nightingale Villages. If required, these detail mitigation plans will be prepared after further completion of the design.

According to the engineer, final forest conservation plans have been submitted and approved by Frederick County Planning for the Villages of Coldstream, Balmoral, and Meadows.

The forest conservation easement plat (consisting of approximately six acres in the Village of Pinehurst serving as mitigation for all Villages) has been completed and was submitted to LLA for recordation in September 2003. Upon completion of the design for the Villages of Pinehurst and Nightingale, the forest impact plans and calculations must be submitted to the county to confirm that the area set aside in the Village of Pinehurst is adequate.

According to the engineer, a permit has been received by MDE Dam Safety Division for installing a new 12-inch water main across the embankment of Lake Merle on Eaglehead Drive.

According to the engineer, combined roadway and drainage plans and water and sewer plans for the Villages of Coldstream, Balmoral, and Meadows have been completed and have received all required approval signatures. Construction plans for the combined roadway and drainage improvements and water and sewer improvements for the Village of Nightingale were submitted to LLCS and the county on September 12, 2005 for their reviews. Combined construction plans for the roadway and drainage improvements and the water and sewer improvements for the Village of Pinehurst are currently being coordinated. These plans were submitted to LLCS and the County for review on October 14, 2005.

### **C. STATUS OF IMPROVEMENTS**

According to the engineer, all of the original surveys and easement plats have been completed, including the location and surveys of underground utilities such as underground water, electric and telephone. LLCS has concurred in revision of certain outfall locations due to unwillingness of some residents to grant easements.

The engineer reports that a few surveys of side and backyards, primarily in the Village of Pinehurst, remain to be changed due to the unwillingness of some residents to grant outflow easements. LLCS has indicated that several easements for drainage outfalls in the Village of Pinehurst will not be obtained. The engineer sent a letter to LLCS on May 18, 2004 that designated which easements were still outstanding and requesting the concurrence of LLCS in the redesign of the outfalls.

The engineer reports that final road, ditch and culvert design for the Villages of Coldstream, Balmoral and Meadows has also been completed and the project has been advertised for construction. According to the engineer, however, some revisions of the erosion and sediment plans will be required. The amount of work remaining with respect to these erosion and sediment control plan revisions is unknown, pending a response to a letter sent to the county on May 10, 2004. The design of the roadway and drainage improvements for the Villages of Pinehurst and Nightingale are approximately 95% complete, pending final county resolution of the erosion and sediment plan requirements and outfall design.

The engineer reports that the final road plans include reduced pavement thickness requirements for certain roads within the Villages. The final design for this reduced typical section is: 2 inches surface course (hot mix asphalt), 2 inches base course (hot mix asphalt), and 4 inches reclaimed base.

The engineer reports that the electronic location and survey effort for the underground utilities is complete. The additional costs are being covered by Allegheny Power and the LLCS, which are paying one third each, and the final third is being split between the LLCS and Whitman Requardt and Associates (the Engineer).

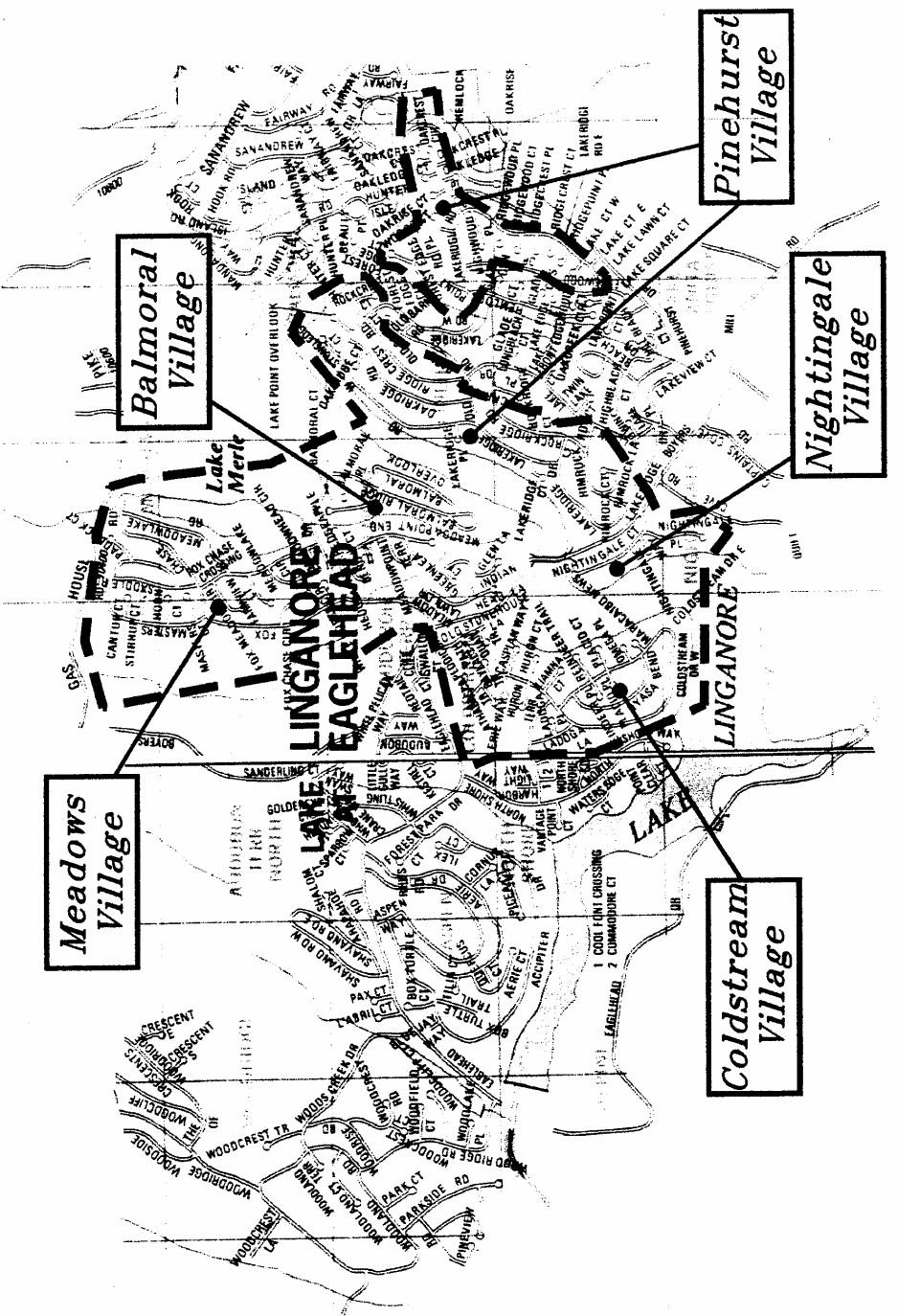


The engineer is currently working with the county on the design of the water and sewer improvements in the CDA. The design currently envisions the installation of a 12-inch redundant water main from Boyers Mill Road to Balmoral Overlook, a 10-inch sewer main from Lake Merle to Caves, Interceptor I improvements (including abandoning the Esplanade, upgrading the Boyer Mill pumping station, force main, gravity sewer and low pressure/grinder pump design in the Village of Coldstream), televising of some existing side and rear yard sewers, selective manhole inspections, and the performance of water-modeling analysis for all of the villages. The engineer anticipates some problems with obtaining approval and permitting for the proposed storm water management solutions in the villages. Once tentative approval has been obtained from the County, the engineer will discuss the solutions with the Maryland Department of Environment in an effort to minimize these problems.

According to the engineer, preliminary storm water management concepts of using the existing lakes as water quality management for the Villages of Balmoral/Meadows and Pinehurst were approved by LLCS and Frederick County. A subsequent visit by the Maryland Department of the Environment, which was made at the request of the County, resulted in new concepts and design. The engineer has since designed water quality filtering ditches to provide management for the proposed cul-de-sac new paved roads. All other roads and cul-de-sacs that existed in the form of asphalt paving or compacted stone and earth were not considered as imposing storm water management requirements.

According to the engineer, the projected intersection with Boyer's Mill Road and Nightingale Court has been delayed due to excessive grades. The engineer has presented two alternate intersections with entrance roads. The engineer has been instructed by the LLCS to design both alternates and present both alternates on the bid documents. After obtaining bids, the residents of Nightingale will decide which alternate to construct.

The engineer has completed the preliminary road and drainage design for the Villages of Pinehurst and Nightingale.



Villages of Lake Langanore CDA  
Boundary Map

— Limits of CDA

**WR&A**  
WHITMAN, REQUARDT AND ASSOCIATES  
Engineers and Planners

FILENAME: M:\1999\Map\LAKE LANG.CHW

**D. STATUS OF ROAD AND CULVERT RECONSTRUCTION**

The following tables list the status of road reconstruction to be funded by bond proceeds in each village. (Asterisks denote new construction.)

**Table III-3  
Status of Public Improvements  
Coldstream Village**

<b>Roadway</b>	<b>Lineal Feet</b>	<b>Driveway Culverts</b>	<b>Driveway Aprons</b>	<b>Status</b>
Athabasca Trail	190	1	6	Construction not begun
Baykal Trail	212	0	6	Construction not begun
Caspian Way	278	0	8	Construction not begun
Coldstream Drive	5,963	17	56	Construction not begun
Coolfront Crossing	740	0	15	Construction not begun
Erie Way	201	1	5	Construction not begun
Huron Court	214	0	4	Construction not begun
Huron Terrace	299	2	8	Construction not begun
Iliamna Court*	290	0	1	Construction not begun
Ladoga Lane	594	3	11	Construction not begun
Ladoga Place	183	0	4	Construction not begun
Maracaibo Mews*	114	0	2	Construction not begun
Nyasa Bend	1,427	2	37	Construction not begun
Old Stonehouse Lane	870	0	11	Construction not begun
Omega Place	194	0	2	Construction not begun
Peddicord Path	132	0	4	Construction not begun
Placid Court	165	0	2	Construction not begun
Placid Place	183	0	6	Construction not begun
Quail Trail	132	0	4	Construction not begun
Reindeer Place	182	0	5	Construction not begun
Reindeer Trail	215	1	3	Construction not begun

**Table III-4**  
**Status of Public Improvements**  
**Meadows/Balmoral Villages**

<b>Roadway</b>	<b>Lineal Feet</b>	<b>Driveway Culverts</b>	<b>Driveway Aprons</b>	<b>Status</b>
Balmoral Court	116	4	15	Construction not begun
Balmoral Place	269	0	5	Construction not begun
Balmoral Overlook	1,197	2	8	Construction not begun
Balmoral Ridge	2,434	1	31	Construction not begun
Cantor Court	149	0	1	Construction not begun
Eaglehead Drive	2,080	0	0	Construction not begun
Fox Chase Circle	535	0	12	Construction not begun
Fox Chase Crossing	364	1	1	Construction not begun
Fox Chase Road	3,840	29	68	Construction not begun
Fox Meadow Circle	439	1	11	Construction not begun
Glen Lane	355	0	0	Construction not begun
Greenlea Court	158	0	4	Construction not begun
Hedgeapple Bend	1,085	1	23	Construction not begun
Hedgeapple Court	290	0	8	Construction not begun
Horn Court	210	0	3	Construction not begun
Indian Head Lane*	200	0	0	Construction not begun
Masters Court	234	0	5	Construction not begun
Masters Path	686	0	0	Construction not begun
Masters Road	2,833	4	21	Construction not begun
Meadowhead Circle	310	0	9	Construction not begun
Meadow Lake Circle	405	1	9	Construction not begun
Meadow Lake Road	2,795	6	29	Construction not begun
Meadow Lawn Circle	1,967	9	29	Construction not begun
Meadowpoint End	245	0	3	Construction not begun
Meadowpoint Terrace	1,899	4	12	Construction not begun
Paddock Court	283	0	6	Construction not begun
Parkrose Court	123	0	4	Construction not begun
Saddle Road	1,110	6	11	Construction not begun
Stirrup Court	212	0	6	Construction not begun
Whitehorse Circle	271	0	8	Construction not begun

**Table III-5**  
**Status of Public Improvements**  
**Pinehurst Village**

<b>Roadway</b>	<b>Lineal Feet</b>	<b>Driveway Culverts</b>	<b>Driveway Aprons</b>	<b>Status</b>
Forest Edge Circle	858	10	14	Construction not begun
Forest Edge Court	129	0	2	Construction not begun
Forest Edge Place	231	1	2	Construction not begun
Hemlock Point Road	2,587	15	32	Construction not begun
Hemlock Pt Rd Spur	144	0	2	Construction not begun
Highwood Place*	462	0	0	Construction not begun
Lake Point Overlook	294	0	7	Construction not begun
Lakeridge Court	410	0	2	Construction not begun
Lakeridge Drive	1,000	5	10	Construction not begun
Lakeridge Place*	160	0	0	Construction not begun
Lakeridge Spur	170	0	2	Construction not begun
Lakeridge Road E.	2,358	6	17	Construction not begun
Lakeridge Road W.	3,836	6	37	Construction not begun
Oakcrest Circle	1,010	0	1	Construction not begun
Oakcrest Court*	130	0	0	Construction not begun
Oakcrest Place*	141	0	0	Construction not begun
Oakledge Place*	122	0	0	Construction not begun
Oakridge Court	198	0	0	Construction not begun
Oakridge Road	1,825	11	19	Construction not begun
Oakrise Court	143	0	0	Construction not begun
Old Barn Road	644	0	0	Construction not begun
Ridgecrest Court*	445	0	0	Construction not begun
Ridgecrest Place	156	0	0	Construction not begun
Ridgecrest Road	1,549	0	0	Construction not begun
Ridgewood Court*	152	0	0	Construction not begun
Ridgewood Place*	146	0	0	Construction not begun
Rimrock Court	139	0	1	Construction not begun
Rimrock Lane	650	1	1	Construction not begun
Rimrock Road	898	2	11	Construction not begun
Rockridge Court	297	0	5	Construction not begun
Rockridge Place	4347	1	7	Construction not begun
Rockridge Road	1,125	4	10	Construction not begun
Stoneledge Court	547	0	3	Construction not begun
Woods Court	346	0	3	Construction not begun

**Table III-6**  
**Status of Public Improvements**  
**Nightingale Village**

Roadway	Lineal Feet	Driveway Culverts	Driveway Aprons	Status
Nightingale Court*	958	0	0	Construction not begun
Nightingale Place*	1,020	0	0	Construction not begun
Nightingale Way*	154	0	0	Construction not begun
Temp-Access Lot 8*	243	0	0	Construction not begun

**(i.) Bond Proceeds Expended for Reconstruction**

The construction budget and bond proceeds expended for construction of public improvements are provided in the table below. As of June 30, 2006, total bond proceeds expended for construction equaled \$845,246 or 8.29% of the budget for public improvements. As of June 30, 2005, the revised budget for public improvements increased by \$ 4,415,934.00, which is 43.31% of the total budget. According to the engineer, over time the combination of finalizing the design and delays in construction increased the budget significantly.

**Table III-7**  
**Budget for Public Improvements**

<b>Village</b>	<b>Improvement</b>	<b>Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Expended</b>	<b>Percent</b>
Coldstream						
	Road Construction	\$622,849	\$690,098	\$1,312,947	\$0	0.00%
	Storm Drainage	\$218,610	\$232,635	\$451,245	\$0	0.00%
	Roadway Culverts	\$17,680	\$4,850	\$22,530	\$0	0.00%
	Stormwater Mgm't	\$7,500	\$1,000	\$8,500	\$0	0.00%
	W & S Offset	(\$32,000)	\$0	(\$32,000)		
	Contingency	\$92,740	(\$92,740)	\$0	\$0	0.00%
	Engineering	\$247,205	\$0	\$247,205	\$195,463	75.5%
	<b><i>Subtotal</i></b>	<b>\$1,174,584</b>	<b>\$835,843</b>	<b>\$2,010,427</b>	<b>\$195,463</b>	<b>9.7%</b>
Meadows/ Balmoral						
	Road Construction	\$1,143,365	\$1,587,300	\$2,730,665	\$0	0.00%
	Storm Drainage	\$196,760	\$492,900	\$689,660	\$0	0.00%
	Roadway Culverts	\$34,950	\$10,050	\$45,000	\$0	0.00%
	Stormwater Mgm't	\$7,500	\$2,500.	\$10,000	\$0	0.00%
	W & S Offset	(\$32,000)	\$0	(\$32,000)		
	Contingency	\$455,268	(\$455,268)	\$0	\$0	0.00%
	Engineering	\$440,875	0	\$440,875	\$339,998	77.1%
	<b><i>Subtotal</i></b>	<b>\$2,246,718</b>	<b>\$1,637,482</b>	<b>\$3,884,200</b>	<b>\$339,998</b>	<b>8.7%</b>
Pinehurst						
	Road Construction	\$991,691	\$1,658,309	\$2,650,000	\$0	0.00%
	Storm Drainage	\$218,950	\$351,050	\$570,000	\$0	0.00%
	Roadway Culverts	\$31,800	\$48,200	\$80,000	\$0	0.00%
	Stormwater Mgm't	\$75,000	\$125,000	\$200,000	\$0	0.00%
	W & S Offset	(\$32,000)	\$0	(\$32,000)		
	Contingency	\$475,176	(\$475,176)	\$0	\$0	0.00%
	Engineering	\$380,345	\$0	\$380,345	\$282,473	74.3%
	<b><i>Subtotal</i></b>	<b>\$2,140,962</b>	<b>\$1,707,383</b>	<b>\$3,848,345</b>	<b>\$282,473</b>	<b>7.3%</b>
Nightingale						
	Road Construction	\$136,754	\$228,246	\$365,000	\$0	0.00%
	Storm Drainage	\$12,250	\$22,750	\$35,000	\$0	0.00%
	Contingency	\$15,770	(\$15,770)	\$0	\$0	0.00%
	Engineering	\$52,177	\$0	\$52,177	\$27,313	52.3 %
	<b><i>Subtotal</i></b>	<b>\$216,951</b>	<b>\$235,226</b>	<b>\$452,177</b>	<b>\$27,313</b>	<b>6.0%</b>
	<b>TOTAL</b>	<b>\$5,779,215</b>	<b>\$4,415,934</b>	<b>\$10,195,149</b>	<b>\$845,246</b>	<b>8.3%</b>

#### ***IV. TRUSTEE ACCOUNTS***

The trustee for the Series 2001A and B bonds is M&T (formerly Allfirst) Trust Company. The December 31, 2005 balance, interest paid, disbursements, special tax collections and additional proceeds, and account balances for each fund, as of June 30, 2006, are shown by the following table:

**Table IV-1  
Account Balances**

	<b>12/31/05 Balance</b>	<b>Interest Paid</b>	<b>Additional Proceeds</b>	<b>Disbursements</b>	<b>06/30/06 Balance</b>
Balmoral/Meadows	\$1,458,062	\$29,051	\$0	\$1,750	\$1,485,363
Coldstream	\$744,426	\$14,834	\$0	\$736	\$758,524
Pinehurst	\$1,438,785	\$28,687	\$0	\$0	\$1,467,472
Nightingale	\$147,020	\$2,931	\$0	\$0	\$149,952
Contingency	\$1,215,006	\$24,225	\$0	\$0	\$1,239,231
Prepayments	\$174,338	\$3,476	\$0	\$0	\$177,814
Bond Account	\$0	\$0	\$194,087	\$194,087	\$0
Series A&B Reserve Fund	\$732,365	\$14,602	\$0	\$0	\$746,967
Special Tax Account	\$743,674	\$13,689	\$179,665	\$227,087	\$709,940
Admin Expense Fund	\$13,065	\$172	\$33,000	\$19,749	\$26,487
<b>TOTAL</b>	<b>\$6,666,742</b>	<b>\$131,666</b>	<b>\$406,752</b>	<b>\$443,411</b>	<b>\$6,761,750</b>

Additional proceeds to the Bond Fund are transfers of special taxes from the Special Tax Account for the payment of debt service. Additional proceeds to the Special Tax Account are special taxes levied and collected by the county. Additional proceeds to the Administrative Expense Fund are transfers from the special tax account to fund annual administrative expenses. Disbursements from the Balmoral/Meadows and Coldstream accounts are fees paid for drainage plan review. Disbursements from the Administrative Expense Fund are for the payment of administrative expenses.

The interest paid through June 30, 2006 does not include interest accrued but not yet paid. Bond proceeds in the funds and accounts are invested in money market funds currently earning 4.42 percent per annum. The table below shows the current rate of return on the investments in each fund or account.



Investment income on the Administrative Expense Fund will remain in that fund and be used for the purpose of paying administrative expenses. Investment income on the Improvement Fund, which consists of the Balmoral/Meadows, Coldstream, Pinehurst, Nightingale, Contingency and Preclosing Prepayments Accounts, will be used in the following order of priority: (i) deposited in the project fund, or if the facilities are complete, (ii) transferred to the Series A Prepayment Subaccount and applied to redeem the Series A Bonds. If the reserve requirement is met, investment income in the reserve fund will be transferred to pay debt service on the bonds or to the Series A or Series B Prepayment Subaccounts as appropriate and used to prepay the bonds. Alternatively, the Authority may instead request that such investment income be transferred to the Administrative Expense Fund and made available for the payment of administrative expenses.

**Table IV-2**  
**Average Investment**  
**Rate of Return**

Account	Rate of Return
Balmoral/Meadows	4.42%
Coldstream	4.42%
Pinehurst	4.42%
Nightingale	4.42%
Contingency	4.42%
Prepayments	4.42%
Administrative expense	4.42%
Reserve Fund	4.42%
Special Tax Account	4.42%

## V. *AUTHORITY OPERATIONS*

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### A. **LEVY OF SPECIAL TAXES**

A special tax is to be levied and collected each fiscal year in the Lake Linganore Community Development Authority pursuant to Resolution 00-06 adopted by the Board of County Commissioners of Frederick County on April 11, 2000.

The rates and method to be used in levying the special tax are provided for in the “Rate and Method of Apportionment of Special Taxes” (RMA) for the Lake Linganore Community Development Authority as contained in Exhibit 1 of Resolution 00-06. The RMA provides for special taxes to be levied in an amount “necessary to fund the Special Tax Requirement.” The RMA defines the Special Tax Requirement as follows:

Prior to the Completion of Construction, the Special Tax Requirement shall be, at the option of and determined by the County, equal to (1) the Maximum Special Tax that may be levied on all of the Parcels of Taxable Property in the CDA, (2) the amount calculated according to the provisions that apply for the calculation of the Special Tax Requirement subsequent to the Completion of Construction.

The RMA provides, for special taxes to be levied at the maximum special tax rate prior to the completion of construction to provide additional funds for construction. Any proceeds not used for construction will be used to repay the bonds, resulting in lower special taxes in subsequent years.

#### **Special Tax Rates**

The maximum special tax rate for the parcels of taxable property within the CDA for the 2006-2007 fiscal year are shown by the following table:

**Table V-1**  
**Special Tax Rates**  
**Fiscal Year 2006-2007**

<b>Village</b>	<b>Maximum Special Tax Rate</b>	<b>Special Tax Rate Levied</b>
Pinehurst	\$492.13	\$492.13
Coldstream	\$385.15	\$385.15
Meadows/Balmoral	\$442.58	\$442.58
Nightingale	\$492.13	\$492.13

According to the RMA, the maximum special tax rates for property intended for commercial development shall be equal to the maximum special tax per dwelling unit, as shown for other parcels within the same neighborhood on the special tax roll, multiplied by three dwelling units per acre. There are three parcels of commercial property within the CDA, two within the Meadow’s Village and one in the Village of Pinehurst. Currently, two of these parcels are being utilized as residences

and the remaining parcel is vacant. As a result, these three parcels will be classified as though they are residential parcels and taxed at the special tax rate of the village within which they are located.

**Special Tax Requirement**

The special tax requirement is equal to the maximum special tax that may be levied on all of the parcels of taxable property in the CDA in order to provide additional funds for construction. As shown by the following table, the maximum special taxes and the estimated reserve fund interest income for fiscal year 2006-2007 are estimated to be \$499,208.66 and \$26,583.50, respectively. The expenses of the district for fiscal year 2006-2007 are estimated to be \$480,826.42, resulting in additional proceeds for construction of \$44,965.74.

Table V-2 provides a summary of the revenues and expenses of the CDA for fiscal year 2006-2007. An explanation of these estimates follows.

**Table V-2**  
**Estimated Revenues and Expenses of the CDA**  
**Fiscal Year 2005-2006**

<b>Estimated Revenues:</b>	
Special tax requirement	\$499,208.66
Reserve fund income	\$26,583.50
Total estimated revenues	\$525,792.16
<b>Estimated Expenses:</b>	
Series A Interest on January 1, 2007	\$176,918.50
Series A Interest on July 1, 2007	\$176,918.50
Series A Principal on July 1, 2007	\$0.00
Series B Interest on January 1, 2007	\$15,284.38
Series B Interest on July 1, 2007	\$15,284.38
Series B Principal on July 1, 2007	\$58,000.00
Sub-total debt service	\$442,405.76
Administrative expenses	\$33,660.00
Contingency	\$4,760.44
Total expenses	\$480,826.42
<b>Estimated surplus</b>	<b>\$44,965.74</b>

### *Reserve Fund Income*

As of February 28, 2006, the balance in the reserve fund was \$736,966.00, which includes the original deposit of \$673,000.00 and interest earnings of \$63,966.00. Interest earnings currently held in the reserve fund will be transferred to the bond fund to pay semi-annual debt service on July 1, 2006. The reserve requirement is \$673,000.00. Bond proceeds in the reserve fund are invested in a money market account currently earning a 3.95 percent rate of return per annum. The yield on the money market account fluctuates daily and rates have been increasing. Reserve fund income for fiscal year 2006-2007 is estimated based on the current yield of 3.95 percent, which results in estimated reserve fund interest income of \$26,583.50.

### *Debt Service*

Debt service includes the interest payments on the Series 2000A and 2000B Bonds due on January 1, 2007 and July 1, 2007. Each semi-annual interest payment on the Series 2000A Bonds is \$176,918.50. This is based on outstanding principal balances of \$4,285,000.00 and \$1,957,000.00 and the annual interest rates of 5.70 percent and 5.60 percent, respectively. Each semi-annual interest payment on the Series 2000B Bonds is \$15,284.38. This is based on an outstanding principal balance of \$365,000.00 and the annual interest rate of 8.375 percent. The principal amount due on the Series 2000B Bonds on July 1, 2007 is \$58,000. Total debt service is, therefore, \$442,405.75.

### *Administrative Expenses*

Administrative expenses include the trustee, the administrator, and the expenses of the county and the Lake Linganore Conservation Society (LLCS) related to the CDA. The annual charges of the trustee are estimated to be \$5,000.00. The annual charges of the administrator are estimated to be \$16,000.00. The expenses of the county are estimated to be \$2,000.00. The expenses of the LLCS are estimated to be \$10,000.00, consisting mostly of legal expenses. Increasing these amounts by two percent for inflation, results in total estimated administrative expenses of \$33,660.00 for fiscal year 2006-2007.

### *Contingency*

A contingency, equal to approximately one percent of estimated revenues, has been added in the event that there are unanticipated expenses or property tax delinquencies or if interest income earned is less than estimated.

### **Summary**

The maximum special taxes and the estimated reserve fund interest income for fiscal year 2006-2007 are estimated to be \$499,208.66 and \$26,583.50, respectively. The expenses of the district for fiscal year 2006-2007 are estimated to be \$480,826.42, resulting in additional proceeds for construction of \$44,965.74.

## **B. DELINQUENT SPECIAL ASSESSMENTS**

Special taxes totaling \$489,308.98 were levied for collection in fiscal year 2005-2006. As of August 30, 2006, Frederick County reported collecting \$489,308.98 in special taxes. According to

Frederick County, the amount of outstanding fiscal year 2005-2006 special taxes is from Account No 27514596. This account was taken to Tax Sale the year before (2004-2005) and by law could not go to Tax Sale two years in row.

Special taxes totaling \$499,207.13 were levied for collection in fiscal year 2006-2007. Special taxes were due in September and December of 2006. As of March 31, 2007, Frederick County reports that fiscal year 2006-2007 special taxes in the total amount of \$486,861.21 were collected leaving a total of \$12,345.92 outstanding.

**C. COLLECTION EFFORTS**

According to Frederick County, the amount of outstanding fiscal year 2005-2006 special taxes is from Account No 27514596. This account was taken to Tax Sale the year before (2004-2005) and by law could not go to Tax Sale two years in row. The outstanding amount is expected to be collected through the next tax sale in May 2007.

## ***VI. AUTHORITY FINANCIAL INFORMATION***

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The information provided in this section is provided to meet the requirements on the annual report as provided for in Section 3(a) of the Continuing Disclosure Agreement. The items listed below are in the same format and order as the items required for the annual report as listed in the Continuing Disclosure Agreement.

The financial statements for the Authority are provided under separate cover. There have been no amendments to the Continuing Disclosure Agreement or change in the accounting principals or presentation that would fall within Section 9 of the Continuing Disclosure Agreement.

All information in this section is provided as of June 30, 2005, unless otherwise stated.

### **A. SPECIAL TAXES LEVIED**

The special taxes levied for fiscal year 2005-2006 are described in Section V of this report, "District Operations." A summary of the special taxes levied in each village for fiscal year 2005-2006 is shown below in Table VI-1. (The table below excludes the 30 parcels for which the special tax is prepaid.)

**Table VI-1**  
**Special Taxes Levied**

<b>Village</b>	<b>Number of Units</b>	<b>Special Tax Per Unit</b>	<b>Total Special Tax</b>
Pinehurst	378	\$492.13	\$186,025.14
Coldstream	224	\$385.15	\$86,273.60
Balmoral	77	\$442.58	\$34,078.66
Meadows	399	\$442.58	\$176,589.42
Nightingale	33	\$492.13	\$16,240.29
<b>TOTAL</b>	<b>1,111</b>		<b>\$499,207.11</b>

### **B. SPECIAL TAXES COLLECTED**

According to Frederick County, special taxes are payable semi-annually at the same time as county property taxes and are due on September 30, 2006 and December 31, 2006. The special taxes due and collected in 2006 are shown by the table on the following page:

**Table VI-2**  
**Special Taxes Due and Collected**

	<b>Total</b>
Fiscal year 2006-2007 Special taxes levied	\$499,207.13
Fiscal year 2006-2007 Special taxes collected as of March 31, 2007	\$486,861.21
<b>Percent due collected</b>	<b>97.53%</b>

**C. DELINQUENT SPECIAL TAXES BY FISCAL YEAR**

Special taxes totaling \$489,308.98 were levied for collection in fiscal year 2005-2006. As of August 30, 2006, Frederick County reported collecting \$489,308.98 in special taxes. According to Frederick County, the amount of outstanding fiscal year 2005-2006 special taxes is from Account No 27514596. This account was taken to Tax Sale the year before (2004-2005) and by law could not go to Tax Sale two years in row.

Special taxes totaling \$499,207.13 were levied for collection in fiscal year 2006-2007. Special taxes were due in September and December of 2006. As of March 31, 2007, Frederick County reports that fiscal year 2006-2007 special taxes in the total amount of \$486,861.21 were collected leaving a total of \$12,345.92 outstanding.

**Table VI-4**  
**Delinquent Special Taxes**

	<b>Total</b>
Six months delinquent	\$0
One year delinquent	\$109.12
Two years delinquent	\$0
<b>TOTAL</b>	<b>\$109.12</b>

The delinquent special taxes do not amount to more than ten percent of the annual special taxes due in any year.

**D. FORECLOSURE PROCEEDINGS**

The special taxes subject to foreclosure proceedings are shown by the following table:

**Table VI-5**  
**Special Taxes Subject to Foreclosure Proceedings**

	<b>Total</b>
Subject to foreclosure but not yet instituted	\$0
Foreclosure instituted but not concluded	\$0
Judgement obtained but not yet collected	\$0
Judgement collected	\$0
<b>TOTAL</b>	<b>\$0</b>

**E. SPECIAL TAX PREPAYMENTS**

The amount of special tax prepayments received during the past fiscal year and the amount of bonds redeemed or called for redemption as a result of such prepayments is shown by the following table:

**Table VI-6**  
**Special Tax Prepayments**  
**As of June 30, 2006**

	<b>Total</b>
Special assessment prepayments	\$0.00
Bonds redeemed	\$0.00
Bonds called for redemption	\$0.00

The table above does not include the prepayments on 30 parcels, which were prepaid at the time of bond issuance. There have been no additional prepayments subsequent to bond issuance.

**F. FUND BALANCES**

The fund balances in all of the funds and accounts provided for in the Indenture of Trust is included in Section IV, "Trustee Accounts," of this report.

**G. BONDS OUTSTANDING**

The bonds outstanding are shown by the following table:



**Table VI-7**  
**Bonds Outstanding**  
**As of July 1, 2006**

	<b>Total</b>
Series A Bonds	\$6,242,000
Series B Bonds	\$365,000
<b>TOTAL</b>	<b>\$6,607,000</b>

**H. PRINCIPAL AND INTEREST PAID AND DUE ON THE BONDS**

The principal and interest paid on the bonds in the bond year ending July 1, 2005 is shown by the following table:

**Table VI-8**  
**Interest and Principal Paid**  
**Bond Year Ending July 1, 2006**

	<b>Series A Bonds</b>	<b>Series B Bonds</b>	<b>Total</b>
Interest January 1, 2005	\$176,918.50	\$17,168.75	\$194,087.25
Interest July 1, 2005	\$176,918.50	\$17,168.75	\$194,087.25
Principal July 1, 2005	\$0.00	\$45,000.00	\$45,000.00
<b>TOTAL</b>	<b>\$353,837.00</b>	<b>\$79,337.50</b>	<b>\$433,174.50</b>

The principal and interest due on the bonds in the bond year ending July 1, 2007 is shown in the following table:

**Table VI-9**  
**Interest and Principal Due**  
**Bond Year Ending July 1, 2007**

	<b>Series A Bonds</b>	<b>Series B Bonds</b>	<b>Total</b>
Interest January 1, 2007	\$176,918.50	\$15,284.38	\$192,202.88
Interest July 1, 2007	\$176,918.50	\$15,284.38	\$192,202.88
Principal July 1, 2007	\$0.00	\$58,000.00	\$58,000.00
<b>TOTAL</b>	<b>\$353,837.00</b>	<b>\$88,568.76</b>	<b>\$442,405.76</b>

## **I. STATUS OF IMPROVEMENTS**

The status of the improvements is more fully outlined in Section III, “Development Activity,” of this report.

## ***VII. LISTED EVENTS***

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Pursuant to the Continuing Disclosure Agreement, listed events include the following:

- (i) Delinquency in payment when due of principal of or interest on the bonds;
- (ii) Occurrence of any event of default under the indenture (other than as described in clause (i) above);
- (iii) Amendment to the indenture or the disclosure agreement or the modifications to the rights of the owners of the bonds;
- (iv) Optional, mandatory or other redemption of any bonds;
- (v) Defeasance of the bonds or any portion thereof;
- (vi) Any change in any ratings of the bonds;
- (vii) Receipt of any adverse opinion with respect to the tax exempt status of the Series A Bonds, including but not limited to: Any challenge to the tax exempt status of the Series A Bonds by the Internal Revenue Service or in any administrative proceedings; or the issuance of any regulation, decision, or other official pronouncement by the Internal Revenue Service or other official authority or by any court adversely affecting the tax exempt status of the Series A Bonds, or when and if known by the county, bonds as the same type as the Series A Bonds or financing structures of the same type as financed by the Series A Bonds;
- (viii) Any unscheduled draw on the debt service reserve fund reflecting financial difficulties;
- (ix) Any unscheduled draw on any credit enhancement for the bonds reflecting financial difficulties;
- (x) The substitution of credit or liquidity providers, or their failure to perform;
- (xi) The release, substitution or sale (other than in the ordinary course of business) of property, if any, securing payment of the bonds (including property leased, mortgaged or pledged as such security);
- (xii) Any change in the county's fiscal year;
- (xiii) The institution or conclusion of any proceeding, appeal or litigation contesting the establishment of the authority, the issuance of the bonds, or the assessment, levy or collection of special taxes or the methodology of determining special taxes.

To the knowledge of the administrator, no listed events have occurred.