

CFM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$580,997.00
EARLY PAYMENT DISCOUNT	4.0%	\$24,208.21
⁽⁷⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE		\$1,596.45
TOTAL O&M ASSESSMENT		\$606,801.66

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>			<u>ALLOCATION OF O&M ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2021 DEBT SERVICE ⁽²⁾</u>	<u>SERIES 2004A-2 DEBT SERVICE ⁽¹⁾⁽³⁾</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET ⁽⁵⁾</u>
Platted Parcels						
Residential	558	0	538	558.00	50.68%	\$307,534.36
Golf Course	18	0	18	18.00	1.63%	\$9,920.46
Total Platted	576	0	556	576.00	52.32%	\$317,454.82
Unplatted Lands						
		<u>Planned Units</u>				
35' Twin Villa	152	152	0	152.00	13.81%	\$83,772.80
Single Family 50'	336	336	0	336.00	30.52%	\$185,181.98
Single Family 60'	37	37	0	37.00	3.36%	\$20,392.06
Total Unplatted	525	525	0	525.00	47.68%	\$289,346.84
Total Community	1101	525	556	1101.00	100.00%	\$606,801.66

<u>PER LOT ANNUAL ASSESSMENT</u>			
<u>O&M</u>	<u>2021 DEBT SERVICE ⁽⁴⁾</u>	<u>2004A-2 DEBT SERVICE ⁽⁵⁾</u>	<u>TOTAL ⁽⁶⁾</u>
\$551.14		\$1,478.97	\$2,030.11
\$551.14		\$1,478.97	\$2,030.11
\$551.14	\$875.00		\$1,426.14
\$551.14	\$1,250.00		\$1,801.14
\$551.14	\$1,500.00		\$2,051.14

LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):

(\$25,804.66)

Net Revenue to be Collected:

\$580,997.00

- (1) Reflects twenty (20) Series 2004A-2 prepayments.
- (2) Reflects the number of total lots with Series 2021 debt outstanding.
- (3) Reflects the number of total lots with Series 2004A-2 debt outstanding.
- (4) Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%). Assessment levels are preliminary.
- (5) Annual debt service assessment per lot adopted in connection with the Series 2004 bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%).
- (6) Annual assessment that will appear on November 2021 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
- (7) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.