

CFM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$577,881.00
EARLY PAYMENT DISCOUNT	4.0%	\$24,078.38
⁽⁶⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE		\$2,056.10
TOTAL O&M ASSESSMENT		\$604,015.48

UNITS ASSESSED

<u>LOT SIZE</u>	<u>SERIES 2004A-1 Series 2004A-2</u>			<u>ALLOCATION OF O&M ASSESSMENT</u>		
	<u>O&M</u>	<u>DEBT SERVICE ⁽²⁾</u>	<u>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	541	558.00	39.35%	\$237,687.33
Golf Course	18	0	18	18.00	1.27%	\$7,667.33
Total Platted	576	0	559	576.00	40.62%	\$245,354.66
Unplatted Lands						
	<u>Planned Units</u>					
Residential	842	842	0	842.00	59.38%	\$358,660.81
Total Unplatted	842	842	0	842.00	59.38%	\$358,660.81
Total Community	1418	842	559	1418.00	100.00%	\$604,015.48

<u>PER LOT ANNUAL ASSESSMENT</u>			
<u>O&M</u>	<u>2004A-1 DEBT SERVICE ⁽⁴⁾</u>	<u>2004A-2 DEBT SERVICE ⁽⁴⁾</u>	<u>TOTAL ⁽⁵⁾</u>
\$425.96		\$1,478.97	\$1,904.93
\$425.96		\$1,478.97	\$1,904.93
\$425.96	\$1,060.99		\$1,486.95

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

(\$26,134.48)

Net Revenue to be Collected:

\$577,881.00

UNPLAT BY ACREAGE 249.43 249.43

\$358,660.81

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$1,437.92	\$3,581.58	\$5,019.50

- (1) Reflects seventeen (17) Series 2004A-2 prepayments.
- (2) Reflects the number of total lots with Series 2004A-1 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 2004 bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%).
- (5) Annual assessment that will appear on November 2020 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.
- (6) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.