

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$1,367,371.00
COLLECTION COSTS @	2.0%	\$29,093.00
EARLY PAYMENT DISCOUNT @	4.0%	\$58,186.00
TOTAL O&M ASSESSMENT		<u>\$1,454,650.00</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u> <u>SERIES 2016</u> <u>DEBT</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>TOTAL</u> <u>SERIES 2016</u> <u>DEBT SERVICE</u> <u>ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL</u> <u>EAU's</u>	<u>% TOTAL</u> <u>EAU's</u>	<u>TOTAL</u> <u>O&M BUDGET</u>		<u>O&M</u>	<u>DEBT</u> <u>SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
Platted Parcels										
Single Family 40'	289	289	1.00	289.00	19.06%	\$277,304.65	\$326,468.85	\$959.53	\$1,129.65	\$2,089.18
Single Family 50'	822	822	1.00	822.00	54.22%	\$788,735.03	\$1,057,889.34	\$959.53	\$1,286.97	\$2,246.50
Single Family 50' Prepaid	1	1	1.00	1.00	0.07%	\$959.53	\$501.23	\$959.53	\$501.23	\$1,460.76
Single Family 65'	404	403	1.00	404.00	26.65%	\$387,650.79	\$565,235.71	\$959.53	\$1,402.57	\$2,362.10
Total Community	<u>1516</u>	<u>1515</u>		<u>1516.00</u>	<u>100.00%</u>	<u>\$1,454,650.00</u>	<u>\$1,950,095.13</u>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$87,279.00)

(\$115,445.63)

Net Revenue to be Collected:

\$1,367,371.00

\$1,834,649.50

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽²⁾ Reflects one Series 2016 prepayment and one lot that prepaid the previous Series 2005 bond debt and therefore has a reduced Series 2016 assessment.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).