

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$1,744,846.50
COLLECTION COSTS @	2.0%	\$37,124.39
EARLY PAYMENT DISCOUNT @	4.0%	\$74,248.79
TOTAL O&M ASSESSMENT		<u>\$1,856,219.68</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>SERIES 2016 DEBT SERVICE</u> <sup>(1) (2)</sup>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>O&amp;M</u>	<u>SERIES 2016 DEBT SERVICE</u> <sup>(3)</sup>	<u>TOTAL</u> <sup>(4)</sup>
<b><u>Platted Parcels</u></b>									
Single Family 40'	289	289	1.00	289.00	19.06%	\$353,857.18	\$1,224.42	\$1,129.65	\$2,354.07
Single Family 50'	822	822	1.00	822.00	54.22%	\$1,006,472.68	\$1,224.42	\$1,286.97	\$2,511.39
Single Family 50' Prepaid	1	1	1.00	1.00	0.07%	\$1,224.42	\$1,224.42	\$501.23	\$1,725.65
Single Family 65'	404	403	1.00	404.00	26.65%	\$494,665.40	\$1,224.42	\$1,402.57	\$2,626.99
<b>Total Community</b>	<b>1516</b>	<b>1515</b>		<b>1516.00</b>	<b>100.00%</b>	<b>\$1,856,219.68</b>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$111,373.18)

**Net Revenue to be Collected:** \$1,744,846.50

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

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

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.

Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).