

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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TOTAL O&M BUDGET		\$765,320.00
COLLECTION COSTS @	2%	\$16,283.40
EARLY PAYMENT DISCOUNT @	4%	\$32,566.81
TOTAL O&M ASSESSMENT		<u>\$814,170.21</u>

TOTAL ADMIN BUDGET		\$134,884.00
COLLECTION COSTS @	2%	\$2,869.87
EARLY PAYMENT DISCOUNT @	4%	\$5,739.74
TOTAL ADMIN ASSESSMENT		\$143,493.62

TOTAL SHARED FIELD O&M BUDGET		\$630,436.00
COLLECTION COSTS @	2%	\$13,413.53
EARLY PAYMENT DISCOUNT @	4%	\$26,827.06
TOTAL SHARED FIELD ASSESSMENT		<u>\$670,676.60</u>

UNITS ASSESSED		
	SERIES 2025	
LOT SIZE	O&M	DEBT SERVICE ⁽¹⁾
<u>Series 2025 Assessment Area (Phase 1A)</u>		
Single Family 40'	134	134
Single Family 50'	159	159
Single Family 60'	107	107
<u>Series 2026 Assessment Area (Phase 4A)</u>		
Single Family 40'	66	0
Single Family 50'	73	0
Single Family 60'	62	0
TOTAL PLATTED	601	400
<u>Series 2025 Assessment Area (Parcel 1)</u>		
Single Family 50'	125	125
Single Family 60'	86	86
<u>Future Assessment Area (Parcels 1 & 4)</u>		
Multifamily 25'	251	0
Single Family 40'	234	0
Single Family 50'	545	0
Single Family 60'	250	0
TOTAL UNPLATTED	1491	211
TOTAL COMMUNITY	2092	611

Allocation of Administrative O&M				
EAU Factor	TOTAL	% TOTAL	TOTAL	ADMIN
	EAU's	EAU's	BUDGET	PER LOT
1.00	134.00	6.41%	\$9,191.27	\$68.59
1.00	159.00	7.60%	\$10,906.06	\$68.59
1.00	107.00	5.11%	\$7,339.30	\$68.59
1.00	66.00	3.15%	\$4,527.05	\$68.59
1.00	73.00	3.49%	\$5,007.19	\$68.59
1.00	62.00	2.96%	\$4,252.68	\$68.59
		28.73%	\$41,223.55	
1.00	125.00	5.98%	\$8,573.95	\$68.59
1.00	86.00	4.11%	\$5,898.88	\$68.59
1.00	251.00	12.00%	\$17,216.49	\$68.59
1.00	234.00	11.19%	\$16,050.43	\$68.59
1.00	545.00	26.05%	\$37,382.42	\$68.59
1.00	250.00	11.95%	\$17,147.90	\$68.59
		71.27%	\$102,270.07	
	2092.00	100%	\$143,493.62	

Allocation of Field O&M				
EAU Factor	Total EAU's	% Total EAU's	Total Budget	Shared Field Per Lot
0.73	98.47	16.61%	\$111,408.80	\$831.41
1.00	159.00	26.82%	\$179,893.97	\$1,131.41
1.27	135.37	22.84%	\$153,160.68	\$1,431.41
0.73	48.50	8.18%	\$54,872.99	\$831.41
1.00	73.00	12.31%	\$82,592.83	\$1,131.41
1.27	78.44	13.23%	\$88,747.31	\$1,431.41
		100.00%	\$670,676.60	
0.00	0.00	0.00%	\$0.00	\$0.00
0.00	0.00	0.00%	\$0.00	\$0.00
0.00	0.00	0.00%	\$0.00	\$0.00
0.00	0.00	0.00%	\$0.00	\$0.00
0.00	0.00	0.00%	\$0.00	\$0.00
0.00	0.00	0.00%	\$0.00	\$0.00
		0.00%	\$0.00	
	592.78	100%	\$670,676.60	

PER LOT ANNUAL ASSESSMENT		
SERIES 2025		
O&M	DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$900.00	\$1,599.99	\$2,499.99
\$1,200.00	\$1,899.98	\$3,099.98
\$1,500.00	\$2,199.98	\$3,699.98
\$900.00	\$0.00	\$900.00
\$1,200.00	\$0.00	\$1,200.00
\$1,500.00	\$0.00	\$1,500.00
\$68.59	\$1,899.98	\$1,968.57
\$68.59	\$2,199.98	\$2,268.57
\$68.59	\$0.00	\$68.59
\$68.59	\$0.00	\$68.59
\$68.59	\$0.00	\$68.59
\$68.59	\$0.00	\$68.59

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

(\$8,609.62)

(\$40,240.60)

Net Revenue to be Collected.

\$134,884.00

\$630,436.00

⁽¹⁾ Reflects the number of total lots with Series 2025 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2025 bond issue. Annual assessment includes principal, interest, Clay collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Clay county property tax bill for platted lots only. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.