

**CFD 2022-2 (McLaughlin Village)  
Proforma Summary Sheet  
Applicant: Century Communities**

**Assumptions**

<b>Description</b>	<b>Amount</b>
Average Coupon	5.20%
Priority Administration	\$30,000
Cost of Issuance	\$250,000
Capitalized Interest Period	3-months
Special Tax Escalation	2%
Bond Term	30 Years
Underwriter Discount	2.00%
Total Special Tax Revenues	\$322,570

**Estimated Sources and Uses**

<i>Sources</i>	
Par Bond Amount	\$5,080,000
<i>Uses</i>	
Reserve Fund	\$440,118
Capitalized Interest	\$0
Underwriter Discount	\$101,600
Cost of Issuance	\$250,000
Improvement Fund	\$4,288,282

**Allocation of Improvement Fund**

<b>Description</b>	<b>Originally Proposed</b>	<b>2025 Bonds</b>
City Fees	\$2,021,040	\$2,368,526
City Premium	\$404,208	\$473,705
Romoland School Fees	\$1,397,438	\$1,446,051
Unfunded	\$65,542	\$43,380
<b>Total</b>	<b>\$3,888,228</b>	<b>\$4,331,662</b>

**Other Items**

Acreage	Gross: 14.81; Net: 6.53
Development Description	Single Family Residential
Number of Units (50 min)	110 Developed Units; 126 Total Units
Estimated Home Size Range	2,021 SF to 2,420 SF
Average Home Size	2,220 SF
Average Estimated Home Price	\$554,323
Total Effective Tax Rate (2% Max)	1.93%
CFD Tax Rate Range	\$2,513 to \$2,607
Escalation (2.00% Max)	Yes, 2.00%
Maintenance CFD	Proposed, CFD 2015-2 Tax Zone 27
Maintenance CFD Rate	\$384/Unit