

**SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT**

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

TOTAL O&M BUDGET		\$3,965,571.00
COLLECTION COSTS @	2.0%	\$84,373.85
EARLY PAYMENT DISCOUNT @	4.0%	<u>\$168,747.70</u>
TOTAL O&M ASSESSMENT		<u>\$4,218,692.55</u>

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2021	SERIES 2016A	SERIES 2016B	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	2021 DEBT	2016A DEBT	2016B DEBT	TOTAL (4)
		DEBT SERVICE (1)(2)	DEBT SERVICE (1)(2)	DEBT SERVICE (1)(2)		EAU's	EAU's	O&M BUDGET		SERVICE (3)	SERVICE (3)	SERVICE (3)	
Townhome	98	98			0.75	73.50	1.81%	\$76,222.13	\$777.78	\$259.77	\$0.00	\$0.00	\$1,037.55
Single Family 40'	72	72			1.00	72.00	1.77%	\$74,666.57	\$1,037.04	\$346.36	\$0.00	\$0.00	\$1,383.40
Single Family 50'	96	96			1.25	120.00	2.95%	\$124,444.29	\$1,296.29	\$432.95	\$0.00	\$0.00	\$1,729.24
Single Family 60'	70	70			1.50	105.00	2.58%	\$108,888.75	\$1,555.55	\$519.54	\$0.00	\$0.00	\$2,075.09
Single Family 70'	79	78			1.75	138.25	3.40%	\$143,370.19	\$1,814.81	\$606.13	\$0.00	\$0.00	\$2,420.94
Single Family 80'	104	102			2.00	208.00	5.11%	\$215,703.44	\$2,074.07	\$692.72	\$0.00	\$0.00	\$2,766.79
Single Family 90'	45	45			2.25	101.25	2.49%	\$104,999.87	\$2,333.33	\$779.31	\$0.00	\$0.00	\$3,112.64
Multifamily (Apt)	558	558			0.10	55.80	1.37%	\$57,866.60	\$103.70	\$36.41	\$0.00	\$0.00	\$140.11
Retail	75.31	74.23			10.00	753.10	18.51%	\$780,991.63	\$10,370.36	\$3,640.90	\$0.00	\$0.00	\$14,011.26
Office	7.74	7.74			10.00	77.40	1.90%	\$80,266.57	\$10,370.36	\$3,640.90	\$0.00	\$0.00	\$14,011.26
Townhome	204		204		0.75	153.00	3.76%	\$158,666.47	\$777.78	\$0.00	\$287.87	\$0.00	\$1,065.65
Single Family 35'	106		106		0.88	93.28	2.29%	\$96,734.70	\$912.59	\$0.00	\$337.76	\$0.00	\$1,250.35
Single Family 40'	107		107		1.00	107.00	2.63%	\$110,962.83	\$1,037.04	\$0.00	\$383.82	\$0.00	\$1,420.86
Single Family 50'	186		183		1.25	232.50	5.72%	\$241,110.81	\$1,296.29	\$0.00	\$479.78	\$0.00	\$1,776.07
Single Family 60'	72		72		1.50	108.00	2.65%	\$111,999.86	\$1,555.55	\$0.00	\$575.73	\$0.00	\$2,131.28
Single Family 70'	110		110		1.75	192.50	4.73%	\$199,629.38	\$1,814.81	\$0.00	\$671.69	\$0.00	\$2,486.50
Single Family 80'	58		58		2.00	116.00	2.85%	\$120,296.15	\$2,074.07	\$0.00	\$767.65	\$0.00	\$2,841.72
Single Family 50'	218			217	1.25	272.50	6.70%	\$282,592.24	\$1,296.29	\$0.00	\$0.00	\$552.37	\$1,848.66
Single Family 60'	276			275	1.50	414.00	10.18%	\$429,332.80	\$1,555.55	\$0.00	\$0.00	\$662.85	\$2,218.40
Single Family 65'	55			55	1.63	89.65	2.20%	\$92,970.26	\$1,690.37	\$0.00	\$0.00	\$720.30	\$2,410.67
Single Family 80'	51			51	2.00	102.00	2.51%	\$105,777.65	\$2,074.07	\$0.00	\$0.00	\$883.80	\$2,957.87
Single Family 90'	76			76	2.25	171.00	4.20%	\$177,333.11	\$2,333.33	\$0.00	\$0.00	\$994.27	\$3,327.60
Office	31.23			31.23	10.00	312.30	7.68%	\$323,866.27	\$10,370.36	\$0.00	\$0.00	\$4,419.00	\$14,789.36
	<u>2755.28</u>	<u>1200.97</u>	<u>840</u>	<u>705.23</u>		<u>4068.03</u>	<u>100.00%</u>	<u>\$4,218,692.55</u>					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%) (\$253,121.55)

**Net Revenue to be Collected \$3,965,571.00**

- (1) Reflects 3 (three) Series 2011A-1 prepayments and 1 (one) Series 2011A-2 prepayment of 1.3 acres (prior to 2021 refunding), 3 (three) Series 2016A prepayments, and 2 (two) Series 2016B prepayments.
- (2) Reflects the number of total lots with Series 2021, Series 2016A and Series 2016B debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2021, Series 2016A and Series 2016B bond issues. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount costs (4%).
- (4) Annual assessment that will appear on November 2023 Pasco 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.