

SEVEN OAKS**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

O&M Budget		\$3,965,571.00
Pasco Co. Collection %	2.0%	\$84,373.85
Early Payment Discounts %	4.0%	\$168,747.70
Total O&M Budget		<u>\$4,218,692.55</u>

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2021A-1 DEBT SERVICE ^{(1) (2)}	SERIES 2021A-2 DEBT SERVICE ^{(1) (2)}	SERIES 2016A DEBT SERVICE ^{(1) (2)}	SERIES 2016B DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	TOTAL O&M BUDGET	O&M	2011A-1 DEBT SERVICE ⁽³⁾	2011A-2 DEBT SERVICE ⁽³⁾	2016A DEBT SERVICE ⁽³⁾	2016B DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Multifamily (Apt)	558		558			0.10	55.80	\$57,866.60	\$103.70		\$36.41			\$140.11
Townhome	98	98				0.75	73.50	\$76,222.13	\$777.78	\$259.77				\$1,037.55
Townhome	204			204		0.75	153.00	\$158,666.47	\$777.78			\$287.87		\$1,065.65
Single Family 35'	106			106		0.88	93.28	\$96,734.70	\$912.59			\$337.76		\$1,250.35
Single Family 40'	72	72				1.00	72.00	\$74,666.57	\$1,037.04	\$346.36				\$1,383.40
Single Family 40'	107			107		1.00	107.00	\$110,962.83	\$1,037.04			\$383.82		\$1,420.86
Single Family 50'	96	96				1.25	120.00	\$124,444.29	\$1,296.29	\$432.95				\$1,729.24
Single Family 50'	186			183		1.25	232.50	\$241,110.81	\$1,296.29			\$479.78		\$1,776.07
Single Family 50'	218				217	1.25	272.50	\$282,592.24	\$1,296.29				\$552.37	\$1,848.66
Single Family 60'	70	70				1.50	105.00	\$108,888.75	\$1,555.55	\$519.54				\$2,075.09
Single Family 60'	72			72		1.50	108.00	\$111,999.86	\$1,555.55			\$575.73		\$2,131.28
Single Family 60'	276				275	1.50	414.00	\$429,332.80	\$1,555.55				\$662.85	\$2,218.40
Single Family 65'	55				55	1.63	89.65	\$92,970.26	\$1,690.37				\$720.30	\$2,410.67
Single Family 70'	79	78				1.75	138.25	\$143,370.19	\$1,814.81	\$606.13				\$2,420.94
Single Family 70'	110			110		1.75	192.50	\$199,629.38	\$1,814.81			\$671.69		\$2,486.50
Single Family 80'	104	102				2.00	208.00	\$215,703.44	\$2,074.07	\$692.72				\$2,766.79
Single Family 80'	58			58		2.00	116.00	\$120,296.15	\$2,074.07			\$767.65		\$2,841.72
Single Family 80'	51				51	2.00	102.00	\$105,777.65	\$2,074.07				\$883.80	\$2,957.87
Single Family 90'	45	45				2.25	101.25	\$104,999.87	\$2,333.33	\$779.31				\$3,112.64
Single Family 90'	76				76	2.25	171.00	\$177,333.11	\$2,333.33				\$994.27	\$3,327.60
Retail	75.31		74.23			10.00	753.10	\$780,991.63	\$10,370.36		\$3,640.90			\$14,011.26
Office	7.74		7.74			10.00	77.40	\$80,266.57	\$10,370.36		\$3,640.90			\$14,011.26
Office	31.23				31.23	10.00	312.30	\$323,866.27	\$10,370.36				\$4,419.00	\$14,789.36
2755.28		561	639.97	840	705.23		4068.03	\$4,218,692.55						
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, 1 (one) Series 2011A-2 prepayment of 1.3 acres, 2 (two) Series 2016A prepayments, and 2 (two) Series 2016B prepayments.

(2) Reflects the number of total lots with Series 2021A-1, Series 2021A-2, Series 2016A and Series 2016B debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2021A-1, Series 2021A-2, 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 2021 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.