

ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL GLOBAL O&M BUDGET	\$275,853.00
COLLECTION COSTS AND EPD @ 6.0%	<u>\$17,607.64</u>
TOTAL GLOBAL O&M ASSESSMENT	<u><u>\$293,460.64</u></u>

UNITS ASSESSED	\$220,552.13							\$72,908.51					TOTAL			
	SERIES 2006A		ALLOCATION OF ADMIN & FIELD COSTS					ALLOCATION OF AMENITY COSTS					SERIES 2006A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	PER UNIT ASSESSMENT		O&M	DEBT SERVICE ^{(2) (3)}	TOTAL ⁽⁴⁾
PLATTED																
Apartments	208	0	0.25	52.00	13.54%	\$29,859.56	\$143.56	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$143.56	\$0.00	\$143.56
Single Family 55'	114	114	1.00	114.00	29.68%	\$65,461.33	\$574.22	1.00	114.00	35.84%	\$26,129.75	\$229.21	\$90,957.18	\$803.43	\$797.87	\$1,601.30
Single Family 65'	115	115	1.18	135.91	35.38%	\$78,041.88	\$678.63	1.18	135.91	42.73%	\$31,151.43	\$270.88	\$91,755.05	\$949.51	\$797.87	\$1,747.38
Commercial	70	0	0.20	14.00	3.64%	\$8,039.11	\$114.84	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$114.84	\$0.00	\$114.84
UNPLATTED																
Single Family 55'	58	58	1.00	58.00	15.10%	\$33,304.89	\$574.22	1.00	58.00	18.23%	\$13,294.08	\$229.21	\$50,058.06	\$803.43	\$863.07	\$1,666.50
Single Family 80'	7	7	1.45	10.18	2.65%	\$5,845.36	\$835.05	1.45	10.18	3.20%	\$2,333.25	\$333.32	\$8,787.59	\$1,168.37	\$1,255.37	\$2,423.74
	<u>572</u>	<u>294</u>		<u>384.09</u>	<u>100.00%</u>	<u>\$220,552.13</u>			<u>318.09</u>	<u>100.00%</u>	<u>\$72,908.51</u>		<u>\$241,557.88</u>			
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):						<u>(\$13,233.13)</u>					<u>(\$4,374.51)</u>		<u>(\$14,493.47)</u>			
Net Revenue to be Collected						<u><u>\$207,319.00</u></u>					<u><u>\$68,534.00</u></u>		<u><u>\$227,064.41</u></u>			

⁽¹⁾ Reflects the number of total lots with Series 2006A debt outstanding. Certain lands do not reflect assessments due to transfer of ownership to SPE.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Series 2006A bonds annual assessment on platted lots as of FY 2018/2019 per the terms of the Lot Purchase Agreement and the Forbearance Agreement.

⁽⁴⁾ Annual assessment that would appear on November 2018 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).