BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		**$2,609,976.00**
COLLECTIONS COSTS @	**2%**	**$55,531.40**
EARLY PAYMENT DISCOUNT @	**4%**	**$111,062.81**
TOTAL O&M ASSESSMENT		**$2,776,570.21**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2016 DEBT SERVICE [1]
Townhome	171	171
30 Series	64	64
Duplex/Villa	44	44
40 Series	254	254
50 Series	336	336
60 Series	212	212
Courtyard	28	28
70 Series	187	187
80 Series	43	43
Daycare/Residential Support	1	0
Recreation Center	1	1
40 Series (Expansion Parcel)	160	160
50 Series (Expansion Parcel)	143	143
TOTAL	**1644**	**1643**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	171	10.40%	$288,803.84
1.00	64	3.89%	$108,090.32
1.00	44	2.68%	$74,312.10
1.00	254	15.45%	$428,983.48
1.00	336	20.44%	$567,474.20
1.00	212	12.90%	$358,049.20
1.00	28	1.70%	$47,289.52
1.00	187	11.37%	$315,826.42
1.00	43	2.62%	$72,623.19
1.00	1	0.06%	$1,688.91
1.00	1	0.06%	$1,688.91
1.00	160	9.73%	$270,225.81
1.00	143	8.70%	$241,514.32
	1644.00	**100.00%**	**$2,776,570.22**

PER LOT ANNUAL O&M ASSESSMENT

O&M	SERIES 2016 DEBT SERVICE [2]	TOTAL [3]
$1,688.91	**$575.00**	**$2,263.91**
$1,688.91	**$850.00**	**$2,538.91**
$1,688.91	**$900.00**	**$2,588.91**
$1,688.91	**$900.00**	**$2,588.91**
$1,688.91	**$945.00**	**$2,633.91**
$1,688.91	**$1,090.00**	**$2,778.91**
$1,688.91	**$1,090.00**	**$2,778.91**
$1,688.91	**$1,275.00**	**$2,963.91**
$1,688.91	**$1,465.00**	**$3,153.91**
$1,688.91	**$0.00**	**$1,688.91**
$1,688.91	**$4,716.00**	**$6,404.91**
$1,688.91	**$900.00**	**$2,588.91**
$1,688.91	**$945.00**	**$2,633.91**

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)	**($166,594.21)**
Net Revenue to be Collected	**$2,609,976.01**

(1) **Reflects the number of total lots with Series 2016 debt outstanding.**

(2) **Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.**

(3) **Annual assessment that will appear on November 2026 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.**