

**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**

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

**ALLOCATION OF O&M ASSESSMENT**

<b>UNITS ASSESSED</b>						<b>TOTAL O&amp;M BUDGET</b>				<b>TOTAL FIELD BUDGET</b>				<b>PER UNIT ASSESSMENTS</b>					
<b>LOT SIZE</b>	<b>O&amp;M</b>	<b>SERIES 2018A-1 (AA1) DEBT SERVICE <sup>(1)</sup></b>	<b>SERIES 2018A-2 (AA1) DEBT SERVICE</b>	<b>SERIES 2020 (AA2) DEBT SERVICE <sup>(1)</sup></b>	<b>EAU</b>	<b>COLLECTION COSTS &amp; EPD @ 3.0%</b>		<b>EARLY PAYMENT DISCOUNT @ 4.0%</b>		<b>COLLECTION COSTS @ 3.0%</b>		<b>EARLY PAYMENT DISCOUNT @ 4.0%</b>		<b>O&amp;M <sup>(2)</sup></b>	<b>SERIES 2018A-1 (AA1) DEBT SERVICE <sup>(3)</sup></b>	<b>2018A-2 DEBT (AA1) DEBT SERVICE <sup>(4)</sup></b>	<b>SERIES 2020 DEBT SERVICE <sup>(3)</sup></b>	<b>TOTAL <sup>(5)</sup></b>	
						<b>TOTAL</b>	<b>% TOTAL</b>	<b>ADMIN</b>	<b>ADMIN</b>	<b>TOTAL</b>	<b>% TOTAL</b>	<b>FIELD</b>	<b>FIELD</b>						
						<b>EAUs</b>	<b>EAUs</b>	<b>PER PARCEL</b>	<b>PER LOT</b>	<b>EAUs</b>	<b>EAUs</b>	<b>PER PARCEL</b>	<b>PER LOT</b>						
<b>Platted Parcels</b>																			
<b>Assessment Area One</b>																			
Single Family 40'	40	40	2	0	1.00	40.00	3.65%	\$4,151.85	\$103.80	40.00	12.53%	\$32,814.81	\$820.37	\$924.17	\$1,073.88	\$582.07	\$0.00	\$2,580.12	
Single Family 40' gated	143	143	89	0	1.00	143.00	13.06%	\$14,842.88	\$103.80	143.00	44.79%	\$117,312.96	\$820.37	\$924.17	\$1,181.27	\$554.35	\$0.00	\$2,659.79	
Single Family 50'	41	41	7	0	1.25	51.25	4.68%	\$5,319.56	\$129.75	51.25	16.05%	\$42,043.98	\$1,025.46	\$1,155.21	\$1,181.27	\$776.09	\$0.00	\$3,112.57	
<b>Assessment Area Two</b>																			
Single Family 40'	30	0	0	30	1.00	30.00	2.74%	\$3,113.89	\$103.80	30.00	9.40%	\$24,611.11	\$820.37	\$924.17	\$0.00	\$0.00	\$1,181.00	\$2,105.17	
Single Family 50'	44	0	0	44	1.25	55.00	5.02%	\$5,708.80	\$129.75	55.00	17.23%	\$45,120.37	\$1,025.46	\$1,155.21	\$0.00	\$0.00	\$1,289.00	\$2,444.21	
<b>Total Platted</b>	<b>298</b>	<b>224</b>	<b>98</b>	<b>74</b>		<b>319.25</b>	<b>29.16%</b>	<b>\$33,136.98</b>		<b>319.25</b>	<b>100.00%</b>	<b>\$261,903.23</b>							
<b>Unplatted Parcels</b>																			
<b>Assessment Area Two</b>																			
Single Family 40'	138	0	0	138	1.00	138.00	12.60%	\$14,323.89	\$103.80	0.00	0.00%	\$0.00	\$0.00	\$103.80	\$0.00	\$0.00	\$1,181.00	\$1,284.80	
Single Family 50'	126	0	0	126	1.25	157.50	14.38%	\$16,347.92	\$129.75	0.00	0.00%	\$0.00	\$0.00	\$129.75	\$0.00	\$0.00	\$1,289.00	\$1,418.75	
<b>Future Assessment Areas</b>																			
Single Family 40'	159	0	0	0	1.00	159.00	14.52%	\$16,503.62	\$103.80	0.00	0.00%	\$0.00	\$0.00	\$103.80	\$0.00	\$0.00	\$0.00	\$103.80	
Single Family 50'	257	0	0	0	1.25	321.25	29.34%	\$33,344.57	\$129.75	0.00	0.00%	\$0.00	\$0.00	\$129.75	\$0.00	\$0.00	\$0.00	\$129.75	
<b>Total Unplatted</b>	<b>680</b>	<b>0</b>	<b>0</b>	<b>264</b>		<b>775.75</b>	<b>70.84%</b>	<b>\$80,520.01</b>		<b>0.00</b>	<b>0.00%</b>	<b>\$0.00</b>							
<b>Total Planned</b>	<b>978</b>	<b>224</b>	<b>98</b>	<b>338</b>		<b>1095.00</b>	<b>100.00%</b>	<b>\$113,656.99</b>		<b>319.25</b>	<b>100.00%</b>	<b>\$261,903.23</b>							
LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):								<b>(\$7,955.99)</b>		LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):				<b>(\$18,333.23)</b>					
<b>Net Revenue to be Collected</b>								<b>\$105,701.00</b>		<b>Net Revenue to be Collected</b>				<b>\$243,570.00</b>					

<sup>(1)</sup> Reflects the number of total lots with Series 2018A-1 (AA1) and 2020 (AA2) debt outstanding.

<sup>(2)</sup> Administrative expenses, and any operational expenses above the levied gross assessment will be funded via a Developer Funding Agreement. The proposed operational assessment is based on an assumption of 298 platted units, but such assumption is subject to change, and the final assessments will be based on the number of platted units existing at the time of submission of the assessment roll to the Manatee County Tax Collector.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2018A-1 (AA1) and Series 2020 (AA2) bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

<sup>(4)</sup> The annual debt service assessment per lot adopted in connection with the Series 2018A-2 (AA1) bond issue are expected to be directly collected by the District; therefore, these amounts do not include Pasco County collection costs or early payment discounts.

<sup>(5)</sup> Annual assessment that will appear on November 2020 Manatee 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.