SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		**$4,663,451.00**
COLLECTION COSTS @	**2.0%**	**$99,222.36**
EARLY PAYMENT DISCOUNT @	**4.0%**	**$198,444.72**
TOTAL O&M ASSESSMENT		**$4,961,118.09**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2021 DEBT SERVICE [1]	SERIES 2016A DEBT SERVICE [1]	SERIES 2016B DEBT SERVICE [1]
Townhome	98	98	0	0
Single Family 40'	72	72	0	0
Single Family 50'	96	96	0	0
Single Family 60'	70	70	0	0
Single Family 70'	79	78	0	0
Single Family 80'	104	102	0	0
Single Family 90'	45	45	0	0
Multifamily (Apt)	558	558	0	0
Retail	75.31	73.15	0	0
Office	7.74	7.74	0	0
Townhome	204	0	204	0
Single Family 35'	106	0	106	0
Single Family 40'	107	0	107	0
Single Family 50'	186	0	183	0
Single Family 60'	72	0	72	0
Single Family 70'	110	0	110	0
Single Family 80'	58	0	58	0
Single Family 50'	218	0	0	217
Single Family 60'	276	0	0	275
Single Family 65'	55	0	0	55
Single Family 80'	51	0	0	51
Single Family 90'	76	0	0	76
Office	31.23	0	0	31.23
Total Community	**2755.28**	**1199.89**	**840**	**705.23**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.75	73.50	1.81%	$89,636.06
1.00	72.00	1.77%	$87,806.75
1.25	120.00	2.95%	$146,344.59
1.50	105.00	2.58%	$128,051.51
1.75	138.25	3.40%	$168,601.16
2.00	208.00	5.11%	$253,663.95
2.25	101.25	2.49%	$123,478.25
0.10	55.80	1.37%	$68,050.23
10.00	753.10	18.51%	$918,434.24
10.00	77.40	1.90%	$94,392.26
0.75	153.00	3.76%	$186,589.35
0.88	93.28	2.29%	$113,758.53
1.00	107.00	2.63%	$130,490.59
1.25	232.50	5.72%	$283,542.64
1.50	108.00	2.65%	$131,710.13
1.75	192.50	4.73%	$234,761.11
2.00	116.00	2.85%	$141,466.43
1.25	272.50	6.70%	$332,324.17
1.50	414.00	10.18%	$504,888.83
1.63	89.65	2.20%	$109,331.60
2.00	102.00	2.51%	$124,392.90
2.25	171.00	4.20%	$208,541.04
10.00	312.30	7.68%	$380,861.79
	4068.03	**100.00%**	**$4,961,118.09**

PER LOT ANNUAL ASSESSMENT

O&M	SERIES 2021 DEBT SERVICE [2]	SERIES 2016A DEBT SERVICE [2]	SERIES 2016B DEBT SERVICE [2]	TOTAL [3]
$914.65	$259.77	$0.00	$0.00	$1,174.42
$1,219.54	$346.36	$0.00	$0.00	$1,565.90
$1,524.42	$432.95	$0.00	$0.00	$1,957.37
$1,829.31	$519.54	$0.00	$0.00	$2,348.85
$2,134.19	$606.13	$0.00	$0.00	$2,740.32
$2,439.08	$692.72	$0.00	$0.00	$3,131.80
$2,743.96	$779.31	$0.00	$0.00	$3,523.27
$121.95	$36.41	$0.00	$0.00	$158.36
$12,195.38	$3,640.90	$0.00	$0.00	$15,836.28
$12,195.38	$3,640.90	$0.00	$0.00	$15,836.28
$914.65	$0.00	$287.87	$0.00	$1,202.52
$1,073.19	$0.00	$337.76	$0.00	$1,410.95
$1,219.54	$0.00	$383.82	$0.00	$1,603.36
$1,524.42	$0.00	$479.78	$0.00	$2,004.20
$1,829.31	$0.00	$575.73	$0.00	$2,405.04
$2,134.19	$0.00	$671.69	$0.00	$2,805.88
$2,439.08	$0.00	$767.65	$0.00	$3,206.73
$1,524.42	$0.00	$0.00	$552.37	$2,076.79
$1,829.31	$0.00	$0.00	$662.85	$2,492.16
$1,987.85	$0.00	$0.00	$720.30	$2,708.15
$2,439.08	$0.00	$0.00	$883.80	$3,322.88
$2,743.96	$0.00	$0.00	$994.27	$3,738.23
$12,195.38	$0.00	$0.00	$4,419.00	$16,614.38

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	**($297,667.09)**
Net Revenue to be Collected	**$4,663,451.00**

[1] Reflects the number of total lots with Series 2021, Series 2016A and Series 2016B debt outstanding.

[2] 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%).

[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.