

Bexley Community Development District

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

2021/2022 O&M Budget		\$1,903,599.00
Collection Cost @ 2%	2%	\$40,502.11
Early Payment Discount @ 4%	4%	\$81,004.21
2021/2022 Total:		<u>\$2,025,105.32</u>

2020/2021 O&M Budget	\$1,716,333.00
2021/2022 O&M Budget	\$1,903,599.00
Total Difference:	<u>\$187,266.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
2016 Debt Service - Townhome	\$575.00	\$575.00	\$0.00	0%
Operations/Maintenance - Townhome	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$1,778.04</b>	<b>\$1,827.77</b>	<b>\$49.73</b>	<b>3%</b>
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2016 Debt Service - 30 Series	\$850.00	\$850.00	\$0.00	0%
Operations/Maintenance - 30 Series	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,053.04</b>	<b>\$2,102.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - Duplex/Villa	\$900.00	\$900.00	\$0.00	0%
Operations/Maintenance - Duplex/Villa	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,103.04</b>	<b>\$2,152.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - 40 Series	\$900.00	\$900.00	\$0.00	0%
Operations/Maintenance - 40 Series	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,103.04</b>	<b>\$2,152.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - 50 Series	\$945.00	\$945.00	\$0.00	0%
Operations/Maintenance - 50 Series	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,148.04</b>	<b>\$2,197.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - 60 Series	\$1,090.00	\$1,090.00	\$0.00	0%
Operations/Maintenance - 60 Series	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,293.04</b>	<b>\$2,342.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - Courtyard	\$1,090.00	\$1,090.00	\$0.00	0%
Operations/Maintenance - Courtyard	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,293.04</b>	<b>\$2,342.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - 70 Series	\$1,275.00	\$1,275.00	\$0.00	0%
Operations/Maintenance - 70 Series	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,478.04</b>	<b>\$2,527.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - 80 Series	\$1,465.00	\$1,465.00	\$0.00	0%
Operations/Maintenance - 80 Series	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$2,668.04</b>	<b>\$2,717.77</b>	<b>\$49.73</b>	<b>2%</b>
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2016 Debt Service - Daycare/Residential Support	\$0.00	\$0.00	\$0.00	0%
Operations/Maintenance - Daycare/Residential Support	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$1,203.04</b>	<b>\$1,252.77</b>	<b>\$49.73</b>	<b>4%</b>

**Bexley Community Development District**

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

2021/2022 O&M Budget		\$1,903,599.00
Collection Cost @ 2%	2%	\$40,502.11
Early Payment Discount @ 4%	4%	\$81,004.21
2021/2022 Total:		<u>\$2,025,105.32</u>

2020/2021 O&M Budget	\$1,716,333.00
2021/2022 O&M Budget	\$1,903,599.00
Total Difference:	<u>\$187,266.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
2016 Debt Service - Recreation Center	\$4,716.00	\$4,716.00	\$0.00	0%
Operations/Maintenance - Recreation Center	\$1,203.04	\$1,252.77	\$49.73	4%
<b>Total</b>	<b>\$5,919.04</b>	<b>\$5,968.77</b>	<b>\$49.73</b>	<b>1%</b>
2016 Debt Service - 40 Series (Expansion Parcel)	\$900.00	\$900.00	\$0.00	0%
Operations/Maintenance - 40 Series (Unplatted to Platted)	\$757.29	\$1,252.77	\$495.48	65%
<b>Total</b>	<b>\$1,657.29</b>	<b>\$2,152.77</b>	<b>\$495.48</b>	<b>30%</b>
2016 Debt Service - 50 Series (Expansion Parcel)	\$945.00	\$945.00	\$0.00	0%
Operations/Maintenance - 50 Series (Unplatted to Platted)	\$757.29	\$1,252.77	\$495.48	65%
<b>Total</b>	<b>\$1,702.29</b>	<b>\$2,197.77</b>	<b>\$495.48</b>	<b>29%</b>
2016 Debt Service - Townhome	\$575.00	\$575.00	\$0.00	0%
Operations/Maintenance - Townhome (Unplatted)	\$757.29	\$822.11	\$64.82	9%
<b>Total</b>	<b>\$1,332.29</b>	<b>\$1,397.11</b>	<b>\$64.82</b>	<b>5%</b>
2016 Debt Service - 40 Series (Expansion Parcel)	\$900.00	\$900.00	\$0.00	0%
Operations/Maintenance - 40 Series (Unplatted)	\$757.29	\$822.11	\$64.82	9%
<b>Total</b>	<b>\$1,657.29</b>	<b>\$1,722.11</b>	<b>\$64.82</b>	<b>4%</b>

BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 OPERATIONS AND MAINTENANCE TABLE

Administrative Budget		\$120,462.00	Community Field Budget		\$1,150,000.00	Platted Field Budget		\$633,137.00
Collection Costs @	2%	\$2,563.02	Collection Costs @	2%	\$24,468.09	Collection Costs @	2%	\$13,471.00
Early Payment Discount @	4%	\$5,126.04	Early Payment Discount @	4%	\$48,936.17	Early Payment Discount @	4%	\$26,942.00
Total Admin Budget		\$128,151.06	Total Community Field Budget		\$1,223,404.26	Total Platted Field Budget		\$673,550.00

UNITS ASSESSED <sup>(1)</sup>		Allocation of Admin Assessment			Allocation of Community Field Assessment			Allocation of Platted Field Assessment			PER LOT ANNUAL O&M ASSESSMENT		
LOT SIZE	Series 2016 Debt Units	UNITS	AMOUNT PER PARCEL	AMOUNT PER LOT	UNITS	AMOUNT PER PARCEL	AMOUNT PER LOT	UNITS	AMOUNT PER PARCEL	AMOUNT PER LOT	O&M <sup>(2)</sup>	Series 2016 Debt Service <sup>(3)</sup>	Total
Townhome	123	123	\$9,587.94	\$77.95	123	\$91,532.07	\$744.16	123	\$52,971.00	\$430.66	\$1,252.77	\$575.00	\$1,827.77
30 Series	64	64	\$4,988.85	\$77.95	64	\$47,626.44	\$744.16	64	\$27,562.15	\$430.66	\$1,252.77	\$850.00	\$2,102.77
Duplex/Villa	44	44	\$3,429.83	\$77.95	44	\$32,743.18	\$744.16	44	\$18,948.98	\$430.66	\$1,252.77	\$900.00	\$2,152.77
40 Series	254	254	\$19,799.50	\$77.95	254	\$189,017.45	\$744.16	254	\$109,387.28	\$430.66	\$1,252.77	\$900.00	\$2,152.77
50 Series	336	336	\$26,191.46	\$77.95	336	\$250,038.83	\$744.16	336	\$144,701.28	\$430.66	\$1,252.77	\$945.00	\$2,197.77
60 Series	212	212	\$16,525.56	\$77.95	212	\$157,762.59	\$744.16	212	\$91,299.62	\$430.66	\$1,252.77	\$1,090.00	\$2,342.77
Courtyard	28	28	\$2,182.62	\$77.95	28	\$20,836.57	\$744.16	28	\$12,058.44	\$430.66	\$1,252.77	\$1,090.00	\$2,342.77
70 Series	187	187	\$14,576.79	\$77.95	187	\$139,158.51	\$744.16	187	\$80,533.15	\$430.66	\$1,252.77	\$1,275.00	\$2,527.77
80 Series	43	43	\$3,351.88	\$77.95	43	\$31,999.02	\$744.16	43	\$18,518.32	\$430.66	\$1,252.77	\$1,465.00	\$2,717.77
Daycare/Residential Support	0	1	\$77.95	\$77.95	1	\$744.16	\$744.16	1	\$430.66	\$430.66	\$1,252.77	\$0.00	\$1,252.77
Recreation Center	1	1	\$77.95	\$77.95	1	\$744.16	\$744.16	1	\$430.66	\$430.66	\$1,252.77	\$4,716.00	\$5,968.77
40 Series (Expansion Parcel)	128	128	\$9,977.70	\$77.95	128	\$95,252.89	\$744.16	128	\$55,124.30	\$430.66	\$1,252.77	\$900.00	\$2,152.77
50 Series (Expansion Parcel)	143	143	\$11,146.96	\$77.95	143	\$106,415.33	\$744.16	143	\$61,584.18	\$430.66	\$1,252.77	\$945.00	\$2,197.77
Townhome (Unplatted)	48	48	\$3,741.64	\$77.95	48	\$35,719.83	\$744.16	0	\$0.00	\$0.00	\$822.11	\$575.00	\$1,397.11
40 Series (Expansion Parcel Unplatted)	32	32	\$2,494.42	\$77.95	32	\$23,813.22	\$744.16	0	\$0.00	\$0.00	\$822.11	\$900.00	\$1,722.11
		1644	\$128,151.06		1644	\$1,223,404.26		1564	\$673,550.00				
LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)			(\$7,689.06)			(\$73,404.26)			(\$40,413.00)				
Net Revenue to be Collected			\$120,462.00			\$1,150,000.00			\$633,137.00				

<sup>(1)</sup> Reflects the number of total lots with Series 2016 debt outstanding. A true-up payment was made April 2021 for the change in development resulting in a NET increase of four units.

<sup>(2)</sup> 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.

<sup>(3)</sup> 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 discount costs of up to 4% if paid early.