

Reserve at Pradera Community Development District

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$686,094.00
Hillsborough County Collection Cost @	2%	\$14,597.74
Early Payment Discount @	4%	\$29,195.49
2023/2024 Total		\$729,887.23

2022/2023 O&M Budget	\$572,153.40
2023/2024 O&M Budget	\$686,094.00

Total Difference	\$113,940.60
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Single Family 55'	\$642.55	\$642.55	\$0.00	0%
O&M - Single Family 55'	\$1,622.51	\$1,943.10	\$320.59	20%
Total	\$2,265.06	\$2,585.65	\$320.59	14%
Debt Service - Single Family 65'	\$759.38	\$759.38	\$0.00	0%
O&M - Single Family 65'	\$1,694.80	\$2,029.08	\$334.28	20%
Total	\$2,454.18	\$2,788.46	\$334.28	14%
Debt Service - Commercial	\$0.00	\$0.00	\$0.00	0%
O&M - Commercial	\$1,191.76	\$1,501.07	\$309.31	26%
Total	\$1,191.76	\$1,501.07	\$309.31	26%

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$686,094.00
COLLECTION COSTS @	2%	\$14,597.74
EARLY PAYMENT DISCOUNT @	4%	\$29,195.49
TOTAL O&M ASSESSMENT		<u>\$729,887.23</u>

LOT SIZE Phase 1	UNITS ASSESSED		ALLOCATION OF EQUALIZED COSTS					ALLOCATION OF STRATIFIED COSTS					PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2015 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	SERIES 2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
	Single Family 55'	204	204	1.00	204.00	54.84%	\$299,931.45	\$1,470.25	1.00	204.00	51.27%	\$96,462.38	\$472.85	\$1,943.10	\$642.55
Single Family 65'	154	154	1.00	154.00	41.40%	\$226,418.84	\$1,470.25	1.18	182.00	45.74%	\$86,059.58	\$558.83	\$2,029.08	\$759.38	\$2,788.46
Commercial	14	0	1.00	14.00	3.76%	\$15,388.00	\$1,099.14	0.85	11.90	2.99%	\$5,626.97	\$401.93	\$1,501.07	\$0.00	\$1,501.07
TOTAL	372	358		372.00	100.00%	\$541,738.30			397.90	100.00%	\$188,148.94				

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)

(\$32,504.30)

(\$11,288.94)

Net Revenue to be Collected

\$509,234.00

\$176,860.00

⁽¹⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts. Property owner is eligible for a discount of up to 4% if paid early.