

**MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

TOTAL O&M BUDGET		\$686,388.00
COLLECTION COSTS @	2.0%	\$14,604.00
EARLY PAYMENT DISCOUNT @	4.0%	\$29,208.00
TOTAL O&M ASSESSMENT		<u>\$730,200.00</u>

	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>PER UNIT ASSESSMENTS</u>		
	<u>O&amp;M</u>	<u>Series 2019 Debt Service <sup>(1)</sup></u>	<u>EAU Factor</u>	<u>TOTAL EAUs</u>	<u>% TOTAL EAUs</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>O&amp;M</u>	<u>SERIES 2019 DEBT SERVICE <sup>(2)</sup></u>	<u>TOTAL <sup>(3)</sup></u>
Townhomes 18'	254	254	0.50	127.00	28.16%	\$205,621.73	\$809.53	\$606.00	\$1,415.53
Townhomes 28'	168	168	0.50	84.00	18.63%	\$136,001.77	\$809.53	\$943.00	\$1,752.53
Single Family 40'	94	94	1.00	94.00	20.84%	\$152,192.46	\$1,619.07	\$1,347.00	\$2,966.07
Single Family 50'	146	146	1.00	146.00	32.37%	\$236,384.04	\$1,619.07	\$1,684.00	\$3,303.07
<b>Total Community</b>	<b>662</b>	<b>662</b>		<b>451.00</b>	<b>100.00%</b>	<b>\$730,200.00</b>			

LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$43,812.00)

\$686,388.00

<sup>(1)</sup> Reflects the number of total lots with Series 2019 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue.  
Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessment that will appear on November 2023 Pasco County property tax bill.  
Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).