

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget	\$1,899,468.00
Collection Costs @ 2%	\$40,414.21
Early Payment Discount @ 4%	\$89,828.43
Total O&M Assessment	\$2,020,716.64

Total Admin Budget	\$239,970.00
Collection Costs @ 2%	\$5,105.74
Early Payment Discount @ 4%	\$10,211.49
Total O&M Assessment	\$255,287.23

Platted Field	\$1,360,951.00
Collection Costs @ 2%	\$28,956.40
Early Payment Discount @ 4%	\$67,912.81
Total O&M Assessment	\$1,447,820.21

Unplatted Field	\$83,547.00
Collection Costs @ 2%	\$1,777.60
Early Payment Discount @ 4%	\$3,555.19
Total O&M Assessment	\$88,879.79

Parcel Streetlight	\$215,000.00
Collection Costs @ 2%	\$4,574.47
Early Payment Discount @ 4%	\$9,148.94
Total O&M Assessment	\$228,723.40

LOT SIZE	O&M	EAU Factor	Platted		Unplatted	Allocation of Admin O&M Assessment			
			EAU's	EAU's		% Total EAU's	Admin Per Product	Admin Per Lot	
Platted Parcels									
Single Family 55	1.350	110.70	110.70	0.00	4.54%	\$11,593.97	\$141.39		
Single Family 65	1.625	133.25	133.25	0.00	5.47%	\$13,955.70	\$170.19		
Single Family 75	1.850	85.10	85.10	0.00	3.49%	\$8,912.80	\$193.76		
Single Family 90	2.250	121.50	121.50	0.00	4.98%	\$12,725.09	\$226.65		
Commercial	21.15	0.400	8.70	8.70	0.36%	\$911.18	\$41.99		
Townhome	0.0	0.750	0.00	0.00	0.00%	\$0.00	\$0.00		
Single Family 45	55	1.125	61.88	61.88	2.54%	\$6,480.37	\$117.82		
Single Family 55	255	1.350	344.25	344.25	14.12%	\$36,054.41	\$141.39		
Single Family 65	186	1.625	302.25	302.25	12.40%	\$13,655.62	\$170.19		
Single Family 75	68	1.850	125.80	125.80	5.16%	\$13,175.44	\$193.76		
Apartments	264	0.500	132.00	132.00	5.42%	\$13,824.79	\$52.37		
Townhome	0	0.750	0.00	0.00	0.00%	\$0.00	\$0.00		
Single Family 45	26	1.125	29.25	29.25	1.20%	\$3,063.45	\$117.82		
Single Family 45	156	1.125	175.50	175.50	7.20%	\$18,380.68	\$117.82		
Single Family 55	15	1.350	20.25	20.25	0.83%	\$2,120.85	\$141.39		
Single Family 65	13	1.625	21.13	21.13	0.87%	\$2,212.49	\$170.19		
Single Family 75	36	1.850	66.60	66.60	2.73%	\$6,975.23	\$193.76		
Single Family 40	80	1.000	80.00	80.00	3.28%	\$8,378.66	\$104.73		
Single Family 50	66	1.250	82.50	82.50	3.38%	\$8,640.49	\$130.92		
Single Family 60	58	1.500	87.00	87.00	3.57%	\$9,111.79	\$157.10		
Single Family 70	55	1.750	96.25	96.25	3.95%	\$10,080.57	\$183.28		
Single Family 40	107	1.000	107.00	107.00	4.39%	\$11,206.45	\$104.73		
Single Family 50	106	1.250	132.50	132.50	5.44%	\$13,877.15	\$130.92		
Single Family 60	61	1.500	91.50	91.50	3.75%	\$9,583.09	\$157.10		
Total Platted	1892.75		2414.90	2414.90	0.00	\$252,920.26			
Commercial	56.5	0.400	22.60	0.00	22.60	0.93%	\$2,366.97	\$41.89	
Total Unplatted	56.5		22.60	0.00	22.60	0.93%	\$2,366.97		
Total Community	1949.25		2437.50	2414.90	22.60	\$255,287.23			

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

Net Revenue to be Collected

Allocation of Admin O&M Assessment		
% Total EAU's	Admin Per Product	Admin Per Lot
99.07%	\$252,920.26	
0.93%	\$2,366.97	\$41.89
0.93%	\$2,366.97	
100.00%	\$255,287.23	
	(\$15,317.23)	
	\$239,970.00	

Allocation of Platted Field O&M Assessment		
% Total EAU's	Field Per Product	Field Per Lot
100.00%	\$1,447,820.21	
0.00%	\$0.00	\$0.00
0.00%	\$0.00	
100.00%	\$1,447,820.21	
	(\$86,869.21)	
	\$1,360,951.00	

Allocation of Unplatted Field O&M Assessment		
% Total EAU's	Field Per Product	Field Per Lot
0.00%	\$0.00	
100.00%	\$88,879.79	\$1,573.09
100.00%	\$88,879.79	
100.00%	\$88,879.79	
	(\$5,332.79)	
	\$83,547.00	

Allocation of Parcel Streetlight Assessment			
Parcel SL Units	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot
82	4.87%	\$11,133.45	\$135.77
82	5.86%	\$13,401.37	\$163.43
46	3.74%	\$8,558.77	\$186.06
54	5.34%	\$12,219.63	\$226.29
0	0.00%	\$0.00	\$0.00
0	0.00%	\$0.00	\$0.00
55	2.72%	\$6,222.96	\$113.14
255	15.14%	\$34,622.30	\$135.77
186	13.29%	\$30,398.23	\$163.43
68	5.53%	\$12,655.10	\$186.06
0	0.00%	\$0.00	\$0.00
0	0.00%	\$0.00	\$0.00
26	1.29%	\$2,941.76	\$113.14
156	7.72%	\$17,650.58	\$113.14
15	0.89%	\$2,036.61	\$135.77
13	0.93%	\$2,124.61	\$163.43
36	2.93%	\$6,698.17	\$186.06
80	3.52%	\$8,045.85	\$100.57
66	3.63%	\$8,297.28	\$125.72
58	3.83%	\$8,749.86	\$150.86
55	4.23%	\$9,685.16	\$175.00
107	4.70%	\$10,761.32	\$100.57
106	5.83%	\$13,325.94	\$125.72
61	4.02%	\$9,202.44	\$150.86
	100.00%	\$228,723.40	
	0.00%	\$0.00	\$0.00
	0.00%	\$0.00	
	100.00%	\$228,723.40	
		(\$13,723.40)	
		\$215,000.00	

PER LOT ANNUAL ASSESSMENT		
O&M	SL	TOTAL
\$990.76	\$135.77	\$1,086.53
\$1,144.44	\$163.43	\$1,307.87
\$1,302.90	\$186.06	\$1,488.96
\$1,864.61	\$226.29	\$1,816.90
\$281.79	\$0.00	\$281.79
\$0.00	\$0.00	\$0.00
\$792.30	\$113.14	\$905.44
\$950.76	\$135.77	\$1,086.53
\$1,144.44	\$163.43	\$1,307.87
\$1,302.90	\$186.06	\$1,488.96
\$352.14	\$0.00	\$352.14
\$0.00	\$0.00	\$0.00
\$792.30	\$113.14	\$905.44
\$792.30	\$113.14	\$905.44
\$990.76	\$135.77	\$1,086.53
\$1,144.44	\$163.43	\$1,307.87
\$1,302.90	\$186.06	\$1,488.96
\$704.27	\$100.57	\$804.84
\$880.34	\$125.72	\$1,006.06
\$1,096.40	\$150.86	\$1,207.26
\$1,252.47	\$175.00	\$1,408.47
\$704.27	\$100.57	\$804.84
\$880.34	\$125.72	\$1,006.06
\$1,096.40	\$150.86	\$1,207.26

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 DEBT SERVICE ASSESSMENT SCHEDULE

LOT SIZE	O&M	Series 2018(refunding)	Series 2018(refunding)	Series 2018	Series 2006A-1	Series 2006A-2	Series 2015A-1
		Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾
Single Family 55	82	82					
Single Family 65	82	79					
Single Family 75	46	46					
Single Family 90	54	53					
Commercial	21.75	21.75					
Townhome	0.0	0					
Single Family 45	55		54				
Single Family 55	255		237				
Single Family 65	186		186				
Single Family 75	68		68				
Apartments	264				0		
Single Family 45	26				0		
Single Family 45	156						156
Single Family 55	15						15
Single Family 65	13						13
Single Family 75	36						36
Townhome	0				0		
Single Family 40	80			80			
Single Family 50	66			66			
Single Family 60	58			58			
Single Family 70	55			55			
Single Family 40	107					107	
Single Family 50	106					106	
Single Family 60	61					61	
Total Platted	1892.8	281.75	545	259	0	274	220
Commercial	56.5					56.5	
Total Unplatted	56.5	0	0	0	0	56.5	0
Total Community	1949.25	281.75	545	259	0	330.5	220

PER LOT ANNUAL ASSESSMENT							
Series 2018(refunding)	Series 2018	Series 2006A-1	Series 2006A-2	Series 2015 A-1	Series 2015 A-2	Series 2018-1	TOTAL
\$650.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.09
\$782.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$782.52
\$890.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$890.86
\$1,083.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083.48
\$722.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$722.33
\$361.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361.16
\$0.00	\$609.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$609.70
\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64
\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$880.68
\$0.00	\$1,002.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,002.62
\$0.00	\$0.00	\$296.00	\$0.00	\$0.00	\$0.00	\$0.00	\$296.00
\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$675.00
\$0.00	\$0.00	\$0.00	\$0.00	\$675.00	\$772.85	\$0.00	\$1,447.85
\$0.00	\$0.00	\$0.00	\$0.00	\$825.00	\$912.42	\$0.00	\$1,737.42
\$0.00	\$0.00	\$0.00	\$0.00	\$975.00	\$1,116.34	\$0.00	\$2,091.34
\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,255.91	\$0.00	\$2,380.91
\$0.00	\$0.00	\$449.83	\$0.00	\$0.00	\$0.00	\$0.00	\$449.83
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,125.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350.00	\$1,350.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.00	\$1,575.00
\$0.00	\$0.00	\$824.69	\$818.00	\$0.00	\$0.00	\$0.00	\$1,642.69
\$0.00	\$0.00	\$974.63	\$1,023.00	\$0.00	\$0.00	\$0.00	\$1,997.63
\$0.00	\$0.00	\$1,124.57	\$1,227.00	\$0.00	\$0.00	\$0.00	\$2,351.57
\$0.00	\$0.00	\$0.00	\$327.00	\$0.00	\$0.00	\$0.00	\$327.00

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

Net Revenue to be Collected

(1) Reflects the number of total lots with Series 2006A-1, 2006A-2, 2015 and 2018 debt outstanding.