

Tara Community Development DistrictFISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | |
|------------------------------|----------------------------|
| 2021/2022 O&M Budget | \$682,662.00 |
| Collection Cost @ 3%: | \$22,021.35 |
| Early Payment Discount @ 4%: | \$29,361.81 |
| 2021/2022 Total: | <u><u>\$734,045.16</u></u> |

| | |
|----------------------|----------------------|
| 2020/2021 O&M Budget | \$682,662.00 |
| 2021/2022 O&M Budget | \$682,662.00 |
| Total Difference: | <u><u>\$0.00</u></u> |

| | PER UNIT ANNUAL ASSESSMENT | | Proposed Increase / Decrease | |
|---------------------------------------|----------------------------|--------------------|------------------------------|--------------|
| | 2020/2021 | 2021/2022 | \$ | % |
| Debt Service - Multi-Family | \$141.76 | \$141.76 | \$0.00 | 0.00% |
| Operations/Maintenance - Multi-Family | \$292.57 | \$292.57 | \$0.00 | 0.00% |
| Total | \$434.33 | \$434.33 | \$0.00 | 0.00% |
| Debt Service - Standard | \$175.11 | \$175.11 | \$0.00 | 0.00% |
| Operations/Maintenance - Standard | \$886.57 | \$886.57 | \$0.00 | 0.00% |
| Total | \$1,061.68 | \$1,061.68 | \$0.00 | 0.00% |
| Debt Service - Deluxe | \$216.80 | \$216.80 | \$0.00 | 0.00% |
| Operations/Maintenance - Deluxe | \$1,037.29 | \$1,037.29 | \$0.00 | 0.00% |
| Total | \$1,254.09 | \$1,254.09 | \$0.00 | 0.00% |
| Debt Service - Estates | \$266.83 | \$266.83 | \$0.00 | 0.00% |
| Operations/Maintenance - Estates | \$1,329.86 | \$1,329.86 | \$0.00 | 0.00% |
| Total | \$1,596.69 | \$1,596.69 | \$0.00 | 0.00% |
| Debt Service - Golf Club | \$46,450.12 | \$46,450.12 | \$0.00 | 0.00% |
| Operations/Maintenance - Golf Club | \$38,415.11 | \$38,415.11 | \$0.00 | 0.00% |
| Total | \$84,865.23 | \$84,865.23 | \$0.00 | 0.00% |

TARA COMMUNITY DEVELOPMENT DISTRICT

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

| | | |
|--------------------------|------|---------------------|
| TOTAL O&M BUDGET | | \$682,662.00 |
| COLLECTION COSTS @ | 3.0% | \$22,021.35 |
| EARLY PAYMENT DISCOUNT @ | 4.0% | \$29,361.81 |
| TOTAL O&M ASSESSMENT | | <u>\$734,045.16</u> |

| <u>LOT SIZE</u> | <u>UNITS ASSESSED</u> | | <u>ALLOCATION OF O&M ASSESSMENT</u> | | | |
|-----------------|-----------------------|-----------------------------------|---|---------------|----------------|-----------------------|
| | <u>O&M</u> | <u>SERIES 2012</u> | <u>EAU FACTOR</u> | <u>TOTAL</u> | <u>% TOTAL</u> | <u>TOTAL</u> |
| | | <u>DEBT</u> | | <u>EAU's</u> | <u>EAU's</u> | <u>O&M BUDGET</u> |
| | | <u>SERVICE ^{(1) (2)}</u> | | | | |
| Multi-Family | 524 | 493 | 0.33 | 172.92 | 20.89% | \$153,305.82 |
| Standard | 232 | 230 | 1.00 | 232.00 | 28.02% | \$205,684.43 |
| Deluxe | 163 | 160 | 1.17 | 190.71 | 23.03% | \$169,077.92 |
| Estates | 126 | 119 | 1.50 | 189.00 | 22.83% | \$167,561.88 |
| Golf Club | 1 | 1 | 43.33 | 43.33 | 5.23% | \$38,415.11 |
| | <u>1046</u> | <u>1003</u> | | <u>827.96</u> | <u>100.00%</u> | <u>\$734,045.16</u> |

| <u>PER LOT ANNUAL ASSESSMENT</u> | | | |
|----------------------------------|-------------------------------|-------------------------------|-----------------------------|
| <u>O&M</u> | <u>2012A-1 DEBT</u> | <u>2012A-2 DEBT</u> | <u>TOTAL ⁽⁴⁾</u> |
| | <u>SERVICE ⁽³⁾</u> | <u>SERVICE ⁽³⁾</u> | |
| \$292.57 | \$106.50 | \$35.26 | \$434.33 |
| \$886.57 | \$131.55 | \$43.56 | \$1,061.68 |
| \$1,037.29 | \$162.87 | \$53.93 | \$1,254.09 |
| \$1,329.86 | \$200.46 | \$66.37 | \$1,596.69 |
| \$38,415.11 | \$34,895.91 | \$11,554.21 | \$84,865.23 |

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%) (\$51,383.16)

Net Revenue to be Collected \$682,662.00

(1) Reflects 43 (forty-three) Series 2012 prepayments.

(2) Reflects the number of total lots with Series 2012 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012A-1 and 2012A-2 bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(4) Annual assessment that will appear on November 2021 Manatee 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.