

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		\$94,575.00	TOTAL FIELD O&M BUDGET		\$31,900.00
COLLECTION COSTS @	2%	\$2,012.23	COLLECTION COSTS @	2%	\$678.72
EARLY PAYMENT DISCOUNT @	4%	\$4,024.47	EARLY PAYMENT DISCOUNT @	4%	\$1,357.45
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$100,611.70</b>	<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$33,936.17</b>

LOT SIZE PLATTED PARCELS	UNITS ASSESSED SERIES 2007A	
	O&M	DEBT SERVICE <sup>(1)</sup>
COTTAGE/SMALL HOUSE	73	28
ROWHOUSE/TOWNHOUSE	26	5
HOUSE	84	9
SIDE YARD	52	22
LIVE/WORK UNIT	2	0
<b>Total Platted</b>	<b>237</b>	<b>64</b>

ALLOCATION OF O&M ASSESSMENT									
EAU FACTOR	TOTAL	% TOTAL	ADMIN O/M	ADMIN O/M	TOTAL	% TOTAL	FIELD O/M	FIELD O/M	
	EAU's	EAU's	PER PARCEL	PER LOT	EAU's <sup>(2)</sup>	EAU's	PER PARCEL	PER LOT	
0.90	65.70	3.46%	\$3,483.26	\$47.72	65.70	15.11%	\$5,129.07	\$70.26	
0.90	23.40	1.23%	\$1,240.61	\$47.72	23.40	5.38%	\$1,826.79	\$70.26	
1.00	84.00	4.43%	\$4,453.49	\$53.02	84.00	19.32%	\$6,557.71	\$78.07	
1.00	52.00	2.74%	\$2,756.92	\$53.02	52.00	11.96%	\$4,059.54	\$78.07	
1.50	3.00	0.16%	\$159.05	\$79.53	3.00	0.69%	\$234.20	\$117.10	
	<b>228.10</b>	<b>12.02%</b>	<b>\$12,093.34</b>		<b>228.10</b>	<b>52.47%</b>	<b>\$17,807.32</b>		

PER LOT ANNUAL ASSESSMENT		
Admin & Field O&M	2007A DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
\$117.98	\$1,215.00	\$1,332.98
\$117.98	\$1,215.00	\$1,332.98
\$131.09	\$1,350.00	\$1,481.09
\$131.09	\$1,350.00	\$1,481.09
\$196.63	\$2,025.00	\$2,221.63

25-1N-19-17000-001-0000	270.20	27.10
25-1N-19-17000-001-0020	419.16	0.00
25-1N-19-17000-001-0040	35.91	3.96
<b>UNPLAT BY ACREAGE <sup>(5)</sup></b>	<b>725.27</b>	<b>31.06</b>

TOTAL ACRES	ADMIN O/M PER PARCEL	ADMIN O/M PER ACRE	TOTAL ACRES	FIELD O/M PER PARCEL	FIELD O/M PER ACRE
270.20	\$32,977.60	\$122.05	27.10	\$13,801.45	\$509.28
419.16	\$51,157.99	\$122.05	0.61	\$310.66	\$509.28
35.91	\$4,382.77	\$122.05	3.96	\$2,016.74	\$509.28
<b>725.27</b>	<b>\$88,518.36</b>		<b>31.67</b>	<b>\$16,128.85</b>	

PER ACRE ASSESSMENTS - UNPLATTED		
Admin O&M <sup>(6)</sup>	Field O&M <sup>(6)</sup>	Debt Service
\$122.05	\$509.28	\$0.00
\$122.05	\$509.28	\$0.00
\$122.05	\$509.28	\$0.00

<b>Total Community</b>	<b>2025</b>	<b>311</b>	<b>\$100,611.70</b>	<b>\$33,936.17</b>
LESS: Walton County Collection Costs (2%) and Early Payment Discount Costs (4%) :			<b>(\$6,036.70)</b>	<b>(\$2,036.17)</b>
<b>Net Revenue to be Collected</b>			<b>\$94,575.00</b>	<b>\$31,900.00</b>

- (1) Reflects the number of total lots/acres with Series 2007A debt outstanding. Some lots are subject to acceleration of debt service assessments.
- (2) The District has determined that only lots situated within Phase I of the development receive special benefit from the field operations portion of the budget. Therefore, these expenses are being allocated among the 484 platted and/or planned units in Phase I. The administrative expenses of the District are allocated among all units within the District.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2019 Walton 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.
- (5) Unplatted acreage is subject to acceleration of debt service assessments. Debt service assessments have been prepaid on Parcel: 25-1N-19-17000-001-0020.
- (6) Admin O&M applies to all unplatted acreage within the District. Field O&M only applies to the 31.67 unplatted developable acres within the District.