

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		\$92,475.00	TOTAL FIELD O&M BUDGET		\$34,000.00
COLLECTION COSTS @	2%	\$1,967.55	COLLECTION COSTS @	2%	\$723.40
EARLY PAYMENT DISCOUNT @	4%	\$3,935.11	EARLY PAYMENT DISCOUNT @	4%	\$1,446.81
TOTAL O&M ASSESSMENT		<u>\$98,377.66</u>	TOTAL O&M ASSESSMENT		<u>\$36,170.21</u>

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

ALLOCATION OF O&M ASSESSMENT										
EAU FACTOR	TOTAL		ADMIN O/M		TOTAL		FIELD O/M		FIELD O/M	
	EAU's	% TOTAL EAU's	PER PARCEL	PER LOT	EAU's ⁽²⁾	% TOTAL EAU's	PER PARCEL	PER LOT	PER PARCEL	PER LOT
0.90	65.70	3.48%	\$3,405.92	\$46.66	65.70	15.11%	\$5,466.72	\$74.89		
0.90	23.40	1.23%	\$1,213.07	\$46.66	23.40	5.38%	\$1,947.05	\$74.89		
1.00	84.00	4.43%	\$4,354.60	\$51.84	84.00	19.32%	\$6,989.41	\$83.21		
1.00	52.00	2.74%	\$2,695.70	\$51.84	52.00	11.96%	\$4,326.79	\$83.21		
1.50	3.00	0.16%	\$155.52	\$77.76	3.00	0.69%	\$249.62	\$124.81		
	<u>228.10</u>	<u>12.02%</u>	<u>\$11,824.81</u>		<u>228.10</u>	<u>52.47%</u>	<u>\$18,979.58</u>			

PER LOT ANNUAL ASSESSMENT		
Admin & Field O&M	2007A DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$121.55	\$1,215.00	\$1,336.55
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\$135.05	\$1,350.00	\$1,485.05
\$135.05	\$1,350.00	\$1,485.05
\$202.57	\$2,025.00	\$2,227.57

ACRES	ADMIN O/M PER PARCEL	ADMIN O/M PER ACRE	FIELD O/M PER PARCEL	FIELD O/M PER ACRE
25-1N-19-17000-001-0000	270.20	\$32,245.34	\$119.34	\$14,710.01
25-1N-19-17000-001-0020	419.16	\$50,022.05	\$119.34	\$331.11
26-1N-19-17000-001-0040	35.91	\$4,285.46	\$119.34	\$2,149.51
UNPLAT BY ACREAGE⁽⁵⁾	<u>725.27</u>	<u>\$86,552.85</u>	<u>31.67</u>	<u>\$17,190.63</u>
Total Community	<u>2025</u>	<u>\$98,377.66</u>		<u>\$36,170.21</u>

PER ACRE ASSESSMENTS - UNPLATTED				
Admin O&M ⁽⁶⁾	Field O&M ⁽⁶⁾	Debt Service		
\$119.34	\$542.80	\$0.00		
\$119.34	\$542.80	\$0.00		
\$119.34	\$542.80	\$0.00		

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

Net Revenue to be Collected

	<u>(\$5,902.66)</u>	<u>(\$2,170.21)</u>
	<u>\$92,475.00</u>	<u>\$34,000.00</u>

- (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 2020 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.