

WORLD COMMERCE

FISCAL YEAR 2020/2021 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$314,050.00
COLLECTION COSTS @	2%	\$6,681.91
EARLY PAYMENT DISCOUNT @	4%	\$13,363.83
TOTAL O&M ASSESSMENT		<u>\$334,095.74</u>

<u>UNITS ASSESSED</u>				<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT O&M ASSESSMENT</u>			
<u>LOT SIZE</u>	<u>O&M</u>	<u>SERIES 2004A-1 & 2007A DEBT SERVICE ⁽¹⁾</u>	<u>SERIES 2015 DEBT SERVICE ⁽¹⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>2004A-1 & 2007A D/S ⁽²⁾</u>	<u>2015 D/S ⁽²⁾</u>	<u>Total ⁽³⁾</u>
PLATTED PARCELS											
SF	405		401	1.50	607.50	10.84%	\$36,230.85	\$89.46		\$1,145.74	\$1,235.20
MF	220.000	220		1.25	275.00	4.91%	\$16,400.80	\$74.55	\$699.32		\$773.87
COMM	276.678	258		1.75	484.19	8.64%	\$28,876.53	\$104.37	\$979.05		\$1,083.42
OFFICE	277.003	192.203		1.50	415.50	7.42%	\$24,780.38	\$89.46	\$839.19		\$928.65
IND	358.190	59.39		1.00	358.19	6.39%	\$21,362.19	\$59.63	\$559.46		\$619.09
Total Platted	1536.871	729.971	401		2140.38	38.21%	\$127,650.75				
UNPLATTED LANDS											
				PLANNED UNITS							
MF	523	523		1.25	653.75	11.67%	\$38,989.17	\$74.55	\$699.32		\$773.87
COMM	479	497		1.75	837.73	14.95%	\$49,961.30	\$104.37	\$979.05		\$1,083.42
HOTEL	250	250		1.00	250.00	4.46%	\$14,909.82	\$59.63	\$559.46		\$619.09
OFFICE	1126.851	1126.817		1.50	1690.28	30.17%	\$100,806.85	\$89.46	\$839.19		\$928.65
IND	29.81	26.159		1.00	29.81	0.53%	\$1,777.85	\$59.63	\$559.46		\$619.09
Total Unplatted	2408.361	2422.976	0		3461.56	61.79%	\$206,444.99				
Total Community	3945.232	3152.947	401		5601.94	100.00%	\$334,095.74				

LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%): (\$20,045.74)
Net Revenue to be Collected \$314,050.00

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>			
<u>UNPLAT BY ACREAGE</u>	<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
355.45	355.45		\$206,444.99
	\$580.80	\$5,492.88	\$6,073.68

- ⁽¹⁾ Reflects the number of total lots with Series 2004A-1, Series 2007A and Series 2015 debt outstanding.
- ⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2004A-1, Series 2007A and Series 2015 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.
- ⁽³⁾ Annual assessment that will appear on November 2020 St. Johns 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.