

MADEIRA

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

TOTAL O&M BUDGET		\$320,002.00
COLLECTION COSTS @	2.0%	\$6,808.55
EARLY PAYMENT DISCOUNT	4.0%	\$13,617.11
TOTAL O&M ASSESSMENT		<u>\$340,427.66</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT DEBT</u>			
	<u>O&M</u>	<u>SERIES 2007A DEBT SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL</u>		<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>SERVICE</u> ^{(3) (5)}	<u>TOTAL</u> ⁽⁴⁾
				<u>EAU's</u>	<u>O&M BUDGET</u>					
Platted Parcels										
Single Family 55'	71	65	0.55	39.05	6.18%	\$21,026.02	\$296.14	\$1,665.96	\$1,962.10	
Single Family 65'	83	64	0.65	53.95	8.53%	\$29,048.75	\$349.98	\$1,805.32	\$2,155.30	
Single Family 75'	74	63	0.75	55.50	8.78%	\$29,883.33	\$403.83	\$1,943.62	\$2,347.45	
Single Family 85'	21	17	0.85	17.85	2.82%	\$9,611.12	\$457.67	\$2,082.98	\$2,540.65	
Total Platted	249	209		166.35	26.31%	\$89,569.22				
Unplatted Lands										
	Planned Units									
Condos	110	110	0.50	55.00	8.70%	\$29,614.11	\$269.22	\$1,248.94	\$1,518.16	
Townhomes	166	166	0.50	83.00	13.13%	\$44,690.38	\$269.22	\$1,295.74	\$1,564.96	
Single Family 65'	6	6	0.65	3.90	0.62%	\$2,099.91	\$349.98	\$1,429.83	\$1,779.81	
Single Family 75'	16	16	0.75	12.00	1.90%	\$6,461.26	\$403.83	\$1,499.94	\$1,903.77	
Single Family 85'	40	40	0.85	34.00	5.38%	\$18,306.90	\$457.67	\$1,565.24	\$2,022.91	
Single Family 90'	85	85	0.90	76.50	12.10%	\$41,190.54	\$484.59	\$1,619.17	\$2,103.76	
Single Family 100'	74	74	1.00	74.00	11.70%	\$39,844.44	\$538.44	\$1,691.88	\$2,230.32	
Commercial	170	170	0.75	127.50	20.17%	\$68,650.89	\$403.83	\$154.58	\$558.41	
Total Unplatted	667	667		465.90	73.69%	\$250,858.44				
Total Community	916	876		632.25	100.00%	\$340,427.66				
LESS: St. Johns County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$20,425.66)				
Net Revenue to be Collected						\$320,002.00				

UNPLAT BY ACREAGE 245.11 245.11 \$250,858.44

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$1,023.45	\$3,005.88	\$4,029.33

- (1) Reflects forty (40) prepayments.
- (2) Reflects the number of total lots with Series 2007A debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2019 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.
- (5) Some amounts are subject to acceleration of debt service assessments.