

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$566,775.00
COLLECTION COSTS @ 7.0%	<u>\$42,660.48</u>
TOTAL O&M ASSESSMENT	<u><u>\$609,435.48</u></u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2005 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2005 DEBT SERVICE ⁽¹⁾		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	SERIES 2005 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
PLATTED LOTS										
SINGLE FAMILY	273	273	1.00	273.00	35.84%	\$218,412.72	\$442,994.37	\$800.05	\$1,622.69	\$2,422.74
Total Platted	<u>273</u>	<u>273</u>		<u>273.00</u>	<u>35.84%</u>	<u>\$218,412.72</u>	<u>\$442,994.37</u>			
UNPLATTED LOTS										
COMMERICAL	177	177	1K sf 0.75	132.75	17.43%	\$106,206.18	\$215,412.54	\$600.03	\$1,217.02	\$1,817.05
HOTEL/INN	60	60	0.50	30.00	3.94%	\$24,001.40	\$48,681.00	\$400.02	\$811.35	\$1,211.37
SINGLE FAMILY	326	326	1.00	326.00	42.80%	\$260,815.19	\$528,996.94	\$800.05	\$1,622.69	\$2,422.74
Total Unplatted	<u>563</u>	<u>563</u>		<u>488.75</u>	<u>64.16%</u>	<u>\$391,022.77</u>	<u>\$793,090.48</u>			
TOTAL COMMUNITY	<u>836</u>	<u>836</u>		<u>761.75</u>	<u>100.00%</u>	<u>\$609,435.48</u>	<u>\$1,236,084.85</u>			
LESS: Walton County Collection Costs and Early Payment Discount Costs						(\$42,660.48)	(\$86,525.94)			
Net Revenue to be Collected						<u>\$566,775.00</u>	<u>\$1,149,558.91</u>			

UNPLAT BY ACREAGE ⁽⁴⁾	95.57	95.57				\$391,022.77	\$793,090.48			
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<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&M</u>	<u>DEBT SERVICE</u>	<u>TOTAL</u>
\$4,091.48	\$8,298.53	\$12,390.01

⁽¹⁾ Reflects the number of total lots with Series 2005 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2005 bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2017 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.

⁽⁴⁾ Assessments are allocated on an equal assessment per acre basis until lots are platted.