

SOMERSET COMMUNITY DEVELOPMENT DISTRICT												
FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE												
TOTAL O&M BUDGET									\$566,775.00			
COLLECTION COSTS & EPD @:							7.0%				\$42,660.48	
TOTAL O&M ASSESSMENT:									\$609,435.48			
LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				TOTAL	PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2005 DEBT SERVICE ⁽¹⁾		EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	SERIES 2005 DEBT SERVICE ASSESSMENT	O&M ⁽²⁾	SERIES 2005 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾	
PLATTED LOTS												
SINGLE FAMILY	314	\$314.00		1.00	314.00	41.22%	\$251,214.63	\$509,524.66	\$800.05	\$1,622.69	\$2,422.74	
COMMERCIAL	4	\$4.00	1K sf	0.75	3.00	0.39%	\$2,400.14	\$4,868.08	\$600.03	\$1,217.02	\$1,817.05	
Total Platted	318	\$318.00			317.00	41.61%	\$253,614.77	\$514,392.74				
UNPLATTED LOTS												
COMMERCIAL	173	173	1K sf	0.75	129.75	17.03%	\$103,806.04	\$210,544.46	\$600.03	\$1,217.02	\$1,817.05	
HOTEL / INN	60	6000.0%		0.50	30.00	3.94%	\$24,001.40	\$48,681.00	\$400.02	\$811.35	\$1,211.37	
SINGLE FAMILY	285	285		1.00	285.00	37.41%	\$228,013.28	\$462,466.65	\$800.05	\$1,622.69	\$2,422.74	
Total Unplatted	518	518			444.75	58.39%	\$355,820.72	\$721,692.11				
TOTAL COMMUNITY	836	836			761.75	100.00%	\$609,435.48	\$1,236,084.85				
LESS: Walton County Collection Costs (3%) and Early Payment Discounts (4%):									(\$42,660.48)		(\$86,525.94)	
Net Revenue to be Collected:									\$566,775.00		\$1,149,558.91	
UNPLAT BY ACREAGE ⁽²⁾	95.57	95.57					\$355,820.72	\$721,692.11				

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT SERVICE	TOTAL
\$3,723.14	\$7,551.45	\$11,274.59

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

⁽²⁾ Assessments are allocated on an equal assessment per acre basis until lots are platted.

⁽³⁾ 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 discounts.

⁽⁴⁾ Annual assessment that will appear on November 2018 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).