

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

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

TOTAL O&M BUDGET		\$566,775.00
COLLECTION COSTS @:	2.0%	\$12,059.04
EARLY PAYMENT DISCOUNT @:	4.0%	\$24,118.09
TOTAL O&M ASSESSMENT:		<u>\$602,952.13</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2005 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2005 DEBT SERVICE <sup>(1)</sup>		EAU FACTOR	TOTAL EAU's	% TOTAL EAU's		TOTAL O&M BUDGET	O&M <sup>(2)</sup>	SERIES 2005 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
<b>PLATTED LOTS</b>											
SINGLE FAMILY	314	314		1.00	314.00	41.22%	\$248,542.13	\$509,524.66	\$791.54	\$1,622.69	\$2,414.23
COMMERCIAL	4	4	1K sf	0.75	3.00	0.39%	\$2,374.61	\$4,868.08	\$593.65	\$1,217.02	\$1,810.67
<b>Total Platted</b>	<u>318</u>	<u>318</u>			<u>317.00</u>	<u>41.61%</u>	<u>\$250,916.74</u>	<u>\$514,392.74</u>			
<b>UNPLATTED LOTS</b>											
COMMERCIAL	173	173	1K sf	0.75	129.75	17.03%	\$102,701.72	\$210,544.46	\$593.65	\$1,217.02	\$1,810.67
HOTEL / INN	60	60		0.50	30.00	3.94%	\$23,746.06	\$48,681.00	\$395.77	\$811.35	\$1,207.12
SINGLE FAMILY	285	285		1.00	285.00	37.41%	\$225,587.60	\$462,466.65	\$791.54	\$1,622.69	\$2,414.23
<b>Total Unplatted</b>	<u>518</u>	<u>518</u>			<u>444.75</u>	<u>58.39%</u>	<u>\$352,035.39</u>	<u>\$721,692.11</u>			
<b>TOTAL COMMUNITY</b>	<u>836</u>	<u>836</u>			<u>761.75</u>	<u>100.00%</u>	<u>\$602,952.13</u>	<u>\$1,236,084.85</u>			

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

**Net Revenue to be Collected:**

(\$36,177.13)	(\$74,165.09)
<u>\$566,775.00</u>	<u>\$1,161,919.76</u>

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT SERVICE	TOTAL
\$3,683.53	\$7,551.45	\$11,234.98

**UNPLAT BY ACREAGE <sup>(2)</sup>**      95.57      95.57      \$352,035.39      \$721,692.11

<sup>(1)</sup> Reflects the number of total lots with Series 2005 debt outstanding.

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

<sup>(3)</sup> 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.

<sup>(4)</sup> Annual assessment that will appear on November 2019 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).