

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 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		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	% TOTAL	TOTAL		O&M ⁽²⁾	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
PLATTED LOTS										
SINGLE FAMILY	383	383	1.00	383.00	50.28%	\$303,158.08	\$621,490.27	\$791.54	\$1,622.69	\$2,414.23
COMMERCIAL	8.9	8.9	1K sf 0.75	6.68	0.88%	\$5,283.50	\$10,831.48	\$693.65	\$1,217.02	\$1,810.67
Total Platted	<u>391.9</u>	<u>391.9</u>		<u>389.68</u>	<u>51.16%</u>	<u>\$308,441.58</u>	<u>\$632,321.75</u>			
UNPLATTED LOTS										
COMMERCIAL	168.1	168.1	1K sf 0.75	126.08	16.55%	\$99,792.83	\$204,581.06	\$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	216	216	1.00	216.00	28.36%	\$170,971.66	\$350,501.04	\$791.54	\$1,622.69	\$2,414.23
Total Unplatted	<u>444.1</u>	<u>444.1</u>		<u>372.08</u>	<u>48.84%</u>	<u>\$294,510.55</u>	<u>\$603,763.10</u>			
TOTAL COMMUNITY	<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%):							(\$36,177.13)	(\$74,165.09)		
Net Revenue to be Collected:							<u>\$566,775.00</u>	<u>\$1,161,919.76</u>		
PER ACRE ASSESSMENTS - UNPLATTED										
UNPLAT BY ACREAGE ⁽²⁾	88.62	88.62				\$294,510.55	\$603,763.10	\$3,323.26	\$8,812.87	\$10,136.13

- ⁽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 2020 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).