

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,411,265.00
COLLECTION COSTS @:	2.0%	\$30,026.91
EARLY PAYMENT DISCOUNT @	4.0%	\$60,053.83
TOTAL O&M ASSESSMENT:		<u>\$1,501,345.74</u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT		
	O&M	SERIES 2005 DEBT SERVICE ⁽¹⁾		TOTAL	% TOTAL	TOTAL
PLATTED LOTS						
SINGLE & MULTI FAMILY	409	409	1.00	409.00	47.56%	\$714,012.10
COMMERCIAL	5.632	5.632	1K sf 0.75	4.22	0.49%	\$7,374.05
Total Platted	<u>414.632</u>	<u>414.632</u>		<u>413.22</u>	<u>48.05%</u>	<u>\$721,386.16</u>
UNPLATTED LOTS						
COMMERCIAL	74.368	74.368	1K sf 0.75	55.78	6.49%	\$97,371.00
SINGLE FAMILY	391	391	1.00	391.00	45.47%	\$682,588.59
Total Unplatted	<u>465.368</u>	<u>465.368</u>		<u>446.78</u>	<u>51.95%</u>	<u>\$779,959.59</u>
TOTAL COMMUNITY	<u>880</u>	<u>880</u>		<u>860.00</u>	<u>100.00%</u>	<u>\$1,501,345.74</u>

PER LOT ANNUAL ASSESSMENT		
SERIES 2005		
O&M ⁽²⁾	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$1,745.75	\$1,622.69	\$3,368.44
\$1,309.31	\$1,217.02	\$2,526.33
\$1,309.31	\$1,217.02	\$2,526.33
\$1,745.75	\$1,622.69	\$3,368.44

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

Net Revenue to be Collected: (\$90,080.74)

\$1,411,265.00

UNPLAT BY ACREAGE ⁽²⁾ 88.62 88.62 \$779,959.59

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT SERVICE	TOTAL
\$8,801.07	\$8,180.67	\$16,981.74

⁽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 2021 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).