

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,595,252.00
COLLECTION COSTS @	2.0%	\$33,941.53
EARLY PAYMENT DISCOUNT @	4.0%	\$67,883.06
TOTAL O&M ASSESSMENT		<u>\$1,697,076.60</u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2022 (REFUNDING) DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽¹⁾		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M ⁽²⁾	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽³⁾⁽⁵⁾	TOTAL ⁽⁴⁾
PLATTED LOTS										
SINGLE & MULTI FAMILY	558	558	1.00	558.00	66.77%	\$1,133,076.57	\$698,861.52	\$2,030.60	\$1,252.44	\$3,283.04
COMMERCIAL	13.22	13.22	1K sf 0.75	9.92	1.19%	\$20,133.43	\$12,417.94	\$1,522.95	\$939.33	\$2,462.28
Total Platted	571.22	571.22		567.92	67.95%	\$1,153,210.00	\$711,279.46			
UNPLATTED LOTS										
SINGLE & MULTI FAMILY	229	229	1.00	229.00	27.40%	\$465,008.12	\$268,214.76	\$2,030.60	\$1,252.44	\$3,283.04
COMMERCIAL	51.78	51.78	1K sf 0.75	38.84	4.65%	\$78,858.47	\$45,485.24	\$1,522.95	\$939.33	\$2,462.28
Total Unplatted	280.78	280.78		267.84	32.05%	\$543,866.60	\$313,700.00			
TOTAL COMMUNITY	852	852		835.75	100.00%	\$1,697,076.60	\$1,024,979.46			
LESS: Walton County Collection Costs (2%) and Early Payment Discounts (4%):						(\$101,824.60)	(\$61,498.77)			
Net Revenue to be Collected:						\$1,595,252.00	\$963,480.69			
PER ACRE ASSESSMENTS - UNPLATTED										
UNPLAT BY ACREAGE ⁽²⁾	34.53	34.53				\$543,866.60	\$313,700.00	\$15,751.92	\$9,085.64	\$24,837.56

⁽¹⁾ Reflects the number of total lots with Series 2022 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 2022 bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2023 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).