

SOMERSET COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$2,064,872.00
COLLECTION COSTS @	2.0%	\$43,933.45
EARLY PAYMENT DISCOUNT @	4.0%	\$87,866.89
TOTAL O&M ASSESSMENT		<u>\$2,196,672.34</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽¹⁾
SINGLE & MULTI FAMILY	636	636
COMMERCIAL ⁽⁵⁾	37.06	37.06
Total Platted	673.06	673.06
<i>Unplatted</i>		
SINGLE & MULTI FAMILY	151	142
COMMERCIAL ⁽⁵⁾	27.94	16.79
Total Unplatted	178.94	158.79
Total Community	852	831.85

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	636.00	76.10%	\$1,671,652.54
0.75	27.79	3.33%	\$73,048.06
	663.79	79.42%	\$1,744,700.60
1.00	151.00	18.07%	\$396,886.06
0.75	20.96	2.51%	\$55,085.68
	171.96	20.58%	\$451,971.74
	835.75	100.00%	\$2,196,672.34

PER LOT ANNUAL ASSESSMENT		
O&M ⁽²⁾	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽²⁾⁽³⁾	TOTAL ⁽⁴⁾
\$2,628.38	\$1,252.44	\$3,880.82
\$1,971.29	\$939.33	\$2,910.62
\$2,628.38	\$1,252.44	\$3,880.82
\$1,971.29	\$939.33	\$2,910.62

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

(\$131,800.34)

Net Revenue to be Collected:

\$2,064,872.00

⁽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 2026 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

⁽⁵⁾ Commercial square footage is represented in units of 1,000 square feet.

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FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$2,064,872.00	2025/2026 O&M Budget:	\$1,665,252.00
Collection Costs:	2%	\$43,933.45	2026/2027 O&M Budget:	\$2,064,872.00
Early Payment Discounts:	4%	\$87,866.89		
2026/2027 Total:		\$2,196,672.34	Total Difference:	\$399,620.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family	Series 2022 Debt Service	\$1,252.44	\$1,252.44	\$0.00	0.00%
	Operations/Maintenance	\$2,119.71	\$2,628.38	\$508.67	24.00%
	Total	\$3,372.15	\$3,880.82	\$508.67	15.08%
Commercial	Series 2022 Debt Service	\$939.33	\$939.33	\$0.00	0.00%
	Operations/Maintenance	\$1,589.78	\$1,971.29	\$381.51	24.00%
	Total	\$2,529.11	\$2,910.62	\$381.51	15.08%