

TROUT CREEK

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,531,633.00
COLLECTION COSTS @	2%	\$32,587.94
EARLY PAYMENT DISCOUNT @	4%	\$65,175.87
TOTAL O&M ASSESSMENT		\$1,629,396.81

PLATTED	UNITS ASSESSED				ALLOCATION OF EQUALIZED ADMIN COSTS			ALLOCATION OF EQUALIZED FIELD COSTS			ALLOCATION OF STRATIFIED FIELD COSTS			TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT			
	LOT SIZE	O&M	DEBT SERVICE SERIES 2015 ^{(1) (2)}	DEBT SERVICE SERIES 2018 ⁽²⁾	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	ASSESSMENT	ASSESSMENT	TOTAL O&M	2015 DEBT SERVICE ⁽²⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	TOTAL ⁽³⁾
Townhomes	200	200	0	1.00	\$10,138.03	\$50.69	1.00	\$193,591.42	\$967.96	0.50	\$8,651.33	\$43.26	\$175,900.00	\$0.00	\$1,061.91	\$879.50	\$0.00	\$1,941.41	
Single Family 40'	159	156	0	1.00	\$8,059.73	\$50.69	1.00	\$153,905.18	\$967.96	0.80	\$11,004.49	\$69.21	\$152,802.00	\$0.00	\$1,087.86	\$979.50	\$0.00	\$2,067.36	
Single Family 50'	414	402	0	1.00	\$20,985.71	\$50.69	1.00	\$400,734.23	\$967.96	1.00	\$35,816.51	\$86.51	\$433,959.00	\$0.00	\$1,105.16	\$1,079.50	\$0.00	\$2,184.66	
Single Family 60'	251	251	0	1.00	\$12,723.22	\$50.69	1.00	\$242,957.23	\$967.96	1.20	\$26,057.81	\$103.82	\$296,054.50	\$0.00	\$1,122.47	\$1,179.50	\$0.00	\$2,301.97	
Single Family 70'	200	180	0	1.00	\$10,138.03	\$50.69	1.00	\$193,591.42	\$967.96	1.40	\$24,223.73	\$121.12	\$230,310.00	\$0.00	\$1,139.77	\$1,279.50	\$0.00	\$2,419.27	
Single Family 80'	69	68	0	1.00	\$3,497.62	\$50.69	1.00	\$66,789.04	\$967.96	1.60	\$9,551.07	\$138.42	\$93,806.00	\$0.00	\$1,157.07	\$1,379.50	\$0.00	\$2,536.57	
Townhomes	43	0	43	1.00	\$2,179.68	\$50.69	1.00	\$41,622.15	\$967.96	0.50	\$1,860.04	\$43.26	\$0.00	\$37,818.50	\$1,061.91	\$0.00	\$879.50	\$1,941.41	
Single Family 40'	85	0	85	1.00	\$4,308.66	\$50.69	1.00	\$82,276.35	\$967.96	0.80	\$5,882.90	\$69.21	\$0.00	\$83,257.50	\$1,087.86	\$0.00	\$979.50	\$2,067.36	
TOTAL	1293	1257	128		\$72,030.67			\$1,251,568.51			\$123,047.87		\$1,382,831.50	\$121,076.00					
UNPLATTED	O&M	DEBT SERVICE SERIES 2015⁽²⁾	DEBT SERVICE SERIES 2018⁽²⁾	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT							
Townhomes	438	0	74	1.00	\$22,202.28	\$50.69	1.00	\$0.00	\$0.00	0.50	\$0.00	\$0.00	\$0.00	\$65,083.00	\$50.69	\$879.50	\$879.50	\$1,809.69	
Single Family 40'	233	0	233	1.00	\$11,810.80	\$50.69	1.00	\$0.00	\$0.00	0.80	\$0.00	\$0.00	\$0.00	\$228,223.50	\$50.69	\$979.50	\$979.50	\$2,009.69	
Single Family 50'	152	0	152	1.00	\$7,704.90	\$50.69	1.00	\$0.00	\$0.00	1.00	\$0.00	\$0.00	\$0.00	\$164,084.00	\$50.69	\$1,079.50	\$1,079.50	\$2,209.69	
Single Family 60'	201	58	143	1.00	\$10,188.72	\$50.69	1.00	\$0.00	\$0.00	1.20	\$0.00	\$0.00	\$68,411.00	\$168,668.50	\$50.69	\$1,179.50	\$1,179.50	\$2,409.69	
Single Family 70'	137	39	98	1.00	\$6,944.55	\$50.69	1.00	\$0.00	\$0.00	1.40	\$0.00	\$0.00	\$49,900.50	\$125,391.00	\$50.69	\$1,279.50	\$1,279.50	\$2,609.69	
TOTAL	1161	97	700		\$58,851.24			\$0.00			\$0.00		\$118,312	\$751,450					
TOTAL COMMUNITY	2454	1354	828		\$130,881.91			\$1,251,568.51			\$123,047.87								
LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):					(\$7,852.91)			(\$82,528.02)			(\$7,382.87)		(\$88,867.67)	(\$51,653.54)					
Net Revenue to be Collected					\$123,029.00			\$1,169,040.49			\$115,665.00		\$1,412,275.33	\$820,872.46					

⁽¹⁾ Reflects thirty-six (36) Series 2015 Prepayments.

⁽²⁾ Reflects the number of total lots with Series 2015 and Series 2018 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 and Series 2018 bond issues. Annual assessment includes principal, interest, St. John's County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2020 St. John's County property tax bill. Amount shown includes all applicable collection costs.

Property owner is eligible for a discount of up to 4% if paid early.