

TROUT CREEK

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

TOTAL O&M BUDGET	\$1,999,037.00
COLLECTION COSTS @ 2%	\$42,532.70
EARLY PAYMENT DISCOUNT @ 4%	\$85,065.40
TOTAL O&M ASSESSMENT	\$2,126,635.11

UNITS ASSESSED					\$141,658.51					\$1,823,393.62					\$161,582.98					PER LOT ANNUAL ASSESSMENT					
PLATTED					ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS					ALLOCATION OF STRATIFIED FIELD COSTS					PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	DEBT SERVICE SERIES 2015 ⁽¹⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	DEBT SERVICE SERIES 2020 ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2015 DEBT SERVICE ⁽²⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	DEBT SERVICE SERIES 2020 ⁽²⁾	TOTAL ⁽³⁾	
Townhomes	200	199	0	0	1.00	200.00	7.48%	\$10,595.25	\$52.98	1.00	200.00	10.56%	\$192,544.20	\$962.72	0.50	100.00	5.65%	\$9,126.40	\$45.63	\$1,061.33	\$879.50	\$0.00	\$0.00	\$1,940.83	
Single Family 40'	159	155	0	0	1.00	159.00	5.95%	\$8,423.22	\$52.98	1.00	159.00	8.39%	\$153,072.64	\$962.72	0.80	127.20	7.18%	\$11,608.79	\$73.01	\$1,088.71	\$979.50	\$0.00	\$0.00	\$2,068.21	
Single Family 60'	414	401	0	0	1.00	414.00	15.48%	\$21,932.17	\$52.98	1.00	414.00	21.86%	\$398,566.50	\$962.72	1.00	414.00	23.38%	\$37,783.31	\$91.26	\$1,106.96	\$1,079.50	\$0.00	\$0.00	\$2,186.46	
Single Family 60'	295	291	0	0	1.00	295.00	11.03%	\$15,628.00	\$52.98	1.00	295.00	15.58%	\$284,002.70	\$962.72	1.20	354.00	19.99%	\$32,307.47	\$109.52	\$1,125.22	\$1,179.50	\$0.00	\$0.00	\$2,304.72	
Single Family 70'	200	178	0	0	1.00	200.00	7.48%	\$10,595.25	\$52.98	1.00	200.00	10.56%	\$192,544.20	\$962.72	1.40	280.00	15.81%	\$25,553.93	\$127.77	\$1,143.47	\$1,279.50	\$0.00	\$0.00	\$2,422.97	
Single Family 80'	69	67	0	0	1.00	69.00	2.58%	\$3,655.36	\$52.98	1.00	69.00	3.64%	\$6,427.75	\$962.72	1.60	110.40	6.24%	\$10,075.55	\$146.02	\$1,161.72	\$1,379.50	\$0.00	\$0.00	\$2,541.22	
Townhomes	233	0	233	0	1.00	233.00	8.71%	\$12,343.47	\$52.98	1.00	233.00	12.30%	\$224,314.00	\$962.72	0.50	116.50	6.58%	\$10,632.26	\$45.63	\$1,061.33	\$0.00	\$879.50	\$0.00	\$1,940.83	
Single Family 40'	278	0	278	0	1.00	278.00	10.40%	\$14,727.40	\$52.98	1.00	278.00	14.68%	\$267,636.44	\$962.72	0.80	222.40	12.56%	\$20,297.12	\$73.01	\$1,088.71	\$0.00	\$979.50	\$0.00	\$2,068.21	
Single Family 50'	46	0	46	0	1.00	46.00	1.72%	\$2,436.91	\$52.98	1.00	46.00	2.43%	\$4,285.17	\$962.72	1.00	46.00	2.60%	\$4,198.15	\$91.26	\$1,106.96	\$0.00	\$1,079.50	\$0.00	\$2,186.46	
TOTAL	1894	1291	567	0		1894.00	71%	\$100,337.03			1894.00	100%	\$1,823,393.62		1770.50	100%	\$161,582.98								
UNPLATTED					\$141,658.51					\$0.00					\$0.00					PER LOT ANNUAL ASSESSMENT					
Single Family 60'	14	14	0	0	1.00	14.00	0.52%	\$741.67	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	1.20	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$1,179.50	\$0.00	\$0.00	\$1,232.48	
Single Family 70'	39	39	0	0	1.00	39.00	1.46%	\$2,066.07	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	1.40	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$1,279.50	\$0.00	\$0.00	\$1,332.48	
Townhomes	223	0	223	0	1.00	223.00	8.34%	\$11,813.71	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$879.50	\$0.00	\$932.48	
Single Family 40'	74	0	74	0	1.00	74.00	2.77%	\$3,920.24	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$979.50	\$0.00	\$1,032.48	
Single Family 50'	106	0	106	0	1.00	106.00	3.96%	\$5,615.48	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	1.00	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$1,079.50	\$0.00	\$1,132.48	
Single Family 60'	72	0	72	0	1.00	72.00	2.69%	\$3,814.29	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	1.20	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$1,179.50	\$0.00	\$1,232.48	
Townhomes	105	0	0	105	1.00	105.00	3.93%	\$5,562.51	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$0.00	\$880.00	\$932.98	
Single Family 40'	54	0	0	54	1.00	54.00	2.02%	\$2,860.72	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$0.00	\$980.00	\$1,032.98	
Single Family 60'	93	0	0	93	1.00	93.00	3.48%	\$4,926.79	\$52.98	1.00	0.00	0.00%	\$0.00	\$0.00	1.20	0.00	0.00%	\$0.00	\$0.00	\$52.98	\$0.00	\$0.00	\$1,180.00	\$1,232.98	
TOTAL	780	53	475	252		780.00	29%	\$41,321.48			0.00	0%	\$0.00		0.00	0%	\$0.00								
TOTAL COMMUNITY	2674	1344	1032	252		2674.00	100%	\$141,658.51			1894.00	100%	\$1,823,393.62					\$161,582.98							
LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):								(\$8,499.51)						(\$109,403.62)											(\$9,694.98)
Net Revenue to be Collected								\$133,159.00						\$1,713,990.00											\$151,888.00

⁽¹⁾ Reflects forty-five (45) Series 2015 Prepayments.

⁽²⁾ Reflects the number of total lots with Series 2015, Series 2018 and Series 2020 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2018 and Series 2020 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 2021 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.