

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$2,293,521.00
COLLECTION COSTS @	2%	\$48,798.32
EARLY PAYMENT DISCOUNT @	4%	\$97,596.64
TOTAL O&M ASSESSMENT		<u>\$2,439,915.96</u>

\$159,962.77

\$2,076,561.70

\$203,391.49

PLATTED	UNITS ASSESSED					ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS					ALLOCATION OF STRATIFIED FIELD COSTS				
	LOT SIZE	O&M	DEBT SERVICE SERIES 2015 ⁽¹⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	DEBT SERVICE SERIES 2020 ⁽²⁾	DEBT SERVICE SERIES 2022 ⁽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
Townhomes	243	242	0	0	0	1.00	243.00	8.75%	\$13,992.42	\$57.58	1.00	243.00	11.96%	\$248,451.25	\$1,022.43	0.50	121.50	6.28%	\$12,779.68	\$52.59
Single Family 40'	288	283	0	0	0	1.00	288.00	10.37%	\$16,583.61	\$57.58	1.00	288.00	14.18%	\$294,460.74	\$1,022.43	0.80	230.40	11.91%	\$24,234.06	\$84.15
Single Family 50'	410	397	0	0	0	1.00	410.00	14.76%	\$23,608.62	\$57.58	1.00	410.00	20.19%	\$419,197.59	\$1,022.43	1.00	410.00	21.20%	\$43,124.84	\$105.18
Single Family 60'	231	226	0	0	0	1.00	231.00	8.32%	\$13,301.44	\$57.58	1.00	231.00	11.37%	\$236,182.05	\$1,022.43	1.20	277.20	14.34%	\$29,156.60	\$126.22
Single Family 70'	185	163	0	0	0	1.00	185.00	6.66%	\$10,652.67	\$57.58	1.00	185.00	9.11%	\$189,150.13	\$1,022.43	1.40	259.00	13.39%	\$27,242.28	\$147.26
Single Family 80'	69	66	0	0	0	1.00	69.00	2.48%	\$3,973.16	\$57.58	1.00	69.00	3.40%	\$70,547.89	\$1,022.43	1.60	110.40	5.71%	\$11,612.15	\$168.29
Townhomes	190	0	190	0	0	1.00	190.00	6.84%	\$10,940.58	\$57.58	1.00	190.00	9.35%	\$194,262.30	\$1,022.43	0.50	95.00	4.91%	\$9,992.34	\$52.59
Single Family 40'	162	0	162	0	0	1.00	162.00	5.83%	\$9,328.28	\$57.58	1.00	162.00	7.98%	\$165,634.17	\$1,022.43	0.80	129.60	6.70%	\$13,631.66	\$84.15
Single Family 50'	72	0	72	0	0	1.00	72.00	2.59%	\$4,145.90	\$57.58	1.00	72.00	3.55%	\$73,615.19	\$1,022.43	1.00	72.00	3.72%	\$7,573.14	\$105.18
Single Family 60'	124	0	124	0	0	1.00	124.00	4.46%	\$7,140.17	\$57.58	1.00	124.00	6.11%	\$126,781.71	\$1,022.43	1.20	148.80	7.70%	\$15,651.16	\$126.22
Single Family 70'	57	0	57	0	0	1.00	57.00	2.05%	\$3,282.17	\$57.58	1.00	57.00	2.81%	\$58,278.69	\$1,022.43	1.40	79.80	4.13%	\$8,393.57	\$147.26
TOTAL	2031	1377	605	0	0		2031.00	73%	\$116,949.02			2031.00	100%	\$2,076,561.70			1933.70	100%	\$203,391.49	

UNPLATTED	UNITS ASSESSED					ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS					ALLOCATION OF STRATIFIED FIELD COSTS				
	LOT SIZE	O&M	DEBT SERVICE SERIES 2015 ⁽²⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	DEBT SERVICE SERIES 2020 ⁽²⁾	DEBT SERVICE SERIES 2022 ⁽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
Single Family 40'	109	0	109	0	0	1.00	109.00	3.92%	\$6,276.44	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00
Single Family 50'	80	0	80	0	0	1.00	80.00	2.88%	\$4,606.56	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	1.00	0.00	0.00%	\$0.00	\$0.00
Single Family 60'	46	0	46	0	0	1.00	46.00	1.66%	\$2,648.77	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	1.00	0.00	0.00%	\$0.00	\$0.00
Townhomes	288	0	0	288	0	1.00	288.00	10.37%	\$16,583.61	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	0.00	0.00%	\$0.00	\$0.00
Single Family 40'	2	0	0	2	0	1.00	2.00	0.07%	\$115.16	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00
Townhomes	64	0	0	0	64	1.00	64.00	2.30%	\$3,685.25	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	0.00	0.00%	\$0.00	\$0.00
Single Family 50'	158	0	0	0	158	1.00	158.00	5.69%	\$9,097.95	\$57.58	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00
TOTAL	747	0	235	290	222		747.00	27%	\$43,013.75			0.00	0%	\$0.00			0.00	0%	\$0.00	

TOTAL COMMUNITY	2778	1377	840	290	222		2778.00	100%	\$159,962.77			2031.00	100%	\$2,076,561.70			1933.70	100.00%	\$203,391.49	
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LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):	(\$9,597.77)	(\$124,593.70)	(\$12,203.49)
Net Revenue to be Collected	\$150,365.00	\$1,951,968.00	\$191,188.00

PER LOT ANNUAL ASSESSMENT					
TOTAL O&M	2015 DEBT SERVICE ⁽²⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	DEBT SERVICE SERIES 2020 ⁽²⁾	DEBT SERVICE SERIES 2022 ⁽²⁾	TOTAL ⁽¹⁾
\$1,132.60	\$879.50	\$0.00	\$0.00	\$0.00	\$2,012.10
\$1,164.16	\$979.50	\$0.00	\$0.00	\$0.00	\$2,143.66
\$1,185.19	\$1,079.50	\$0.00	\$0.00	\$0.00	\$2,264.69
\$1,206.23	\$1,179.50	\$0.00	\$0.00	\$0.00	\$2,385.73
\$1,227.27	\$1,279.50	\$0.00	\$0.00	\$0.00	\$2,506.77
\$1,248.30	\$1,379.50	\$0.00	\$0.00	\$0.00	\$2,627.80
\$1,132.60	\$0.00	\$879.50	\$0.00	\$0.00	\$2,012.10
\$1,164.16	\$0.00	\$979.50	\$0.00	\$0.00	\$2,143.66
\$1,185.19	\$0.00	\$1,079.50	\$0.00	\$0.00	\$2,264.69
\$1,206.23	\$0.00	\$1,179.50	\$0.00	\$0.00	\$2,385.73
\$1,227.27	\$0.00	\$1,279.50	\$0.00	\$0.00	\$2,506.77

PER LOT ANNUAL ASSESSMENT					
TOTAL O&M	2015 DEBT SERVICE ⁽²⁾	DEBT SERVICE SERIES 2018 ⁽²⁾	DEBT SERVICE SERIES 2020 ⁽²⁾	DEBT SERVICE SERIES 2022 ⁽²⁾	TOTAL ⁽¹⁾
\$57.58	\$0.00	\$979.50	\$0.00	\$0.00	\$1,037.08
\$57.58	\$0.00	\$1,079.50	\$0.00	\$0.00	\$1,137.08
\$57.58	\$0.00	\$1,179.50	\$0.00	\$0.00	\$1,237.08
\$57.58	\$0.00	\$0.00	\$879.50	\$0.00	\$57.58
\$57.58	\$0.00	\$0.00	\$979.50	\$0.00	\$57.58
\$57.58	\$0.00	\$0.00	\$0.00	\$879.50	\$57.58
\$57.58	\$0.00	\$0.00	\$0.00	\$1,079.50	\$57.58

⁽¹⁾ Reflects forty-nine (49) Series 2015 Prepayments.

⁽²⁾ Reflects the number of total lots with Series 2015, Series 2018, Series 2020 and Series 2022 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2018, Series 2020, and Series 2022 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 2022 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.