

TOTAL O&M BUDGET		\$3,883,618.00
COLLECTION COSTS @ 2%		\$82,630.17
EARLY PAYMENT DISCOUNT @ 4%		\$165,260.34
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$4,131,508.51</b>

UNITS ASSESSED						ALLOCATION OF RESERVE				\$312,048.94	ALLOCATION OF EQUALIZED COSTS				\$3,549,246.81	ALLOCATION OF STRATIFIED COSTS				\$270,212.77	PER LOT ANNUAL ASSESSMENT						
LOT SIZE	O&M	SERIES 2015	SERIES 2018	SERIES 2020	SERIES 2022	EAU FACTOR	TOTAL	% TOTAL	TOTAL	RESERVE	EAU FACTOR	TOTAL	% TOTAL	TOTAL	EQUALIZED	EAU FACTOR	TOTAL	% TOTAL	TOTAL	STRATIFIED	O&M	SERIES 2015	SERIES 2018	SERIES 2020	SERIES 2022	TOTAL <sup>(3)</sup>	
		DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>		EAU's	EAU's	BUDGET	PER LOT		EAU's	EAU's	BUDGET	PER LOT		EAU's	EAU's	BUDGET	PER LOT		DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>		
<b>PLATTED</b>																											
<b>Series 2015 Assessment Area</b>																											
Townhomes	243	241	0	0	0	1.00	243.00	8.73%	\$27,256.61	\$112.17	1.00	243.00	8.73%	\$310,016.89	\$1,275.79	0.50	121.50	4.86%	\$13,139.17	\$54.07	\$1,442.03	\$879.50	\$0.00	\$0.00	\$0.00	\$2,321.53	
Single Family 40'	288	282	0	0	0	1.00	288.00	10.35%	\$32,304.13	\$112.17	1.00	288.00	10.35%	\$367,427.42	\$1,275.79	0.80	230.40	9.22%	\$24,915.76	\$86.51	\$1,474.47	\$979.50	\$0.00	\$0.00	\$0.00	\$2,453.97	
Single Family 50'	410	395	0	0	0	1.00	410.00	14.74%	\$45,988.52	\$112.17	1.00	410.00	14.74%	\$523,073.76	\$1,275.79	1.00	410.00	16.41%	\$44,337.95	\$108.14	\$1,496.10	\$1,079.50	\$0.00	\$0.00	\$0.00	\$2,575.60	
Single Family 60'	231	226	0	0	0	1.00	231.00	8.30%	\$25,910.61	\$112.17	1.00	231.00	8.30%	\$294,707.41	\$1,275.79	1.20	277.20	11.09%	\$29,976.78	\$129.77	\$1,517.73	\$1,179.50	\$0.00	\$0.00	\$0.00	\$2,697.23	
Single Family 70'	185	163	0	0	0	1.00	185.00	6.65%	\$20,750.92	\$112.17	1.00	185.00	6.65%	\$236,021.09	\$1,275.79	1.40	259.00	10.37%	\$28,008.61	\$151.40	\$1,539.36	\$1,279.50	\$0.00	\$0.00	\$0.00	\$2,818.86	
Single Family 80'	69	65	0	0	0	1.00	69.00	2.48%	\$7,739.53	\$112.17	1.00	69.00	2.48%	\$88,029.49	\$1,275.79	1.60	110.40	4.42%	\$11,938.80	\$173.03	\$1,560.99	\$1,379.50	\$0.00	\$0.00	\$0.00	\$2,940.49	
<b>Series 2018 Assessment Area</b>																											
Townhomes	243	0	243	0	0	1.00	243.00	8.73%	\$27,256.61	\$112.17	1.00	243.00	8.73%	\$310,016.89	\$1,275.79	0.50	121.50	4.86%	\$13,139.17	\$54.07	\$1,442.03	\$0.00	\$879.50	\$0.00	\$0.00	\$0.00	\$2,321.53
Single Family 40'	222	0	222	0	0	1.00	222.00	7.98%	\$24,901.10	\$112.17	1.00	222.00	7.98%	\$283,225.30	\$1,275.79	0.80	177.60	7.11%	\$19,205.90	\$86.51	\$1,474.47	\$0.00	\$979.50	\$0.00	\$0.00	\$0.00	\$2,453.97
Single Family 50'	153	0	152	0	0	1.00	153.00	5.50%	\$17,161.57	\$112.17	1.00	153.00	5.50%	\$195,195.82	\$1,275.79	1.00	153.00	6.12%	\$16,545.63	\$108.14	\$1,496.10	\$0.00	\$1,079.50	\$0.00	\$0.00	\$0.00	\$2,575.60
Single Family 60'	170	0	170	0	0	1.00	170.00	6.11%	\$19,068.41	\$112.17	1.00	170.00	6.11%	\$216,884.24	\$1,275.79	1.20	204.00	8.16%	\$22,060.83	\$129.77	\$1,517.73	\$0.00	\$1,179.50	\$0.00	\$0.00	\$0.00	\$2,697.23
Single Family 70'	57	0	57	0	0	1.00	57.00	2.05%	\$6,393.53	\$112.17	1.00	57.00	2.05%	\$72,720.01	\$1,275.79	1.40	79.80	3.19%	\$8,629.68	\$151.40	\$1,539.36	\$0.00	\$1,279.50	\$0.00	\$0.00	\$0.00	\$2,818.86
<b>Series 2020 Assessment Area</b>																											
Townhomes	124	0	0	124	0	1.00	124.00	4.46%	\$13,908.72	\$112.17	1.00	124.00	4.46%	\$158,197.92	\$1,275.79	0.50	62.00	2.48%	\$6,704.76	\$54.07	\$1,442.03	\$0.00	\$0.00	\$879.50	\$0.00	\$0.00	\$2,321.53
Single Family 40'	1	0	0	1	0	1.00	1.00	0.04%	\$112.17	\$112.17	1.00	1.00	0.04%	\$1,275.79	\$1,275.79	0.80	0.80	0.03%	\$86.51	\$86.51	\$1,474.47	\$0.00	\$0.00	\$979.50	\$0.00	\$0.00	\$2,453.97
<b>FUTURE 2024 PLATS <sup>(4)</sup></b>																											
<b>Series 2020 Assessment Area</b>																											
Townhomes	111	0	0	111	0	1.00	111.00	3.99%	\$12,450.55	\$112.17	1.00	111.00	3.99%	\$141,612.65	\$1,275.79	0.50	55.50	2.22%	\$6,001.84	\$54.07	\$1,442.03	\$0.00	\$0.00	\$879.50	\$0.00	\$0.00	\$2,321.53
Single Family 40'	50	0	0	50	0	1.00	50.00	1.80%	\$5,608.36	\$112.17	1.00	50.00	1.80%	\$63,789.48	\$1,275.79	0.80	40.00	1.60%	\$4,325.65	\$86.51	\$1,474.47	\$0.00	\$0.00	\$979.50	\$0.00	\$0.00	\$2,453.97
<b>Series 2022 Assessment Area</b>																											
Townhomes	58	0	0	0	58	1.00	58.00	2.08%	\$6,505.69	\$112.17	1.00	58.00	2.08%	\$73,995.80	\$1,275.79	0.50	29.00	1.16%	\$3,136.10	\$54.07	\$1,442.03	\$0.00	\$0.00	\$0.00	\$879.50	\$2,321.53	
Single Family 50'	167	0	0	0	160	1.00	167.00	6.00%	\$18,731.91	\$112.17	1.00	167.00	6.00%	\$213,056.87	\$1,275.79	1.00	167.00	6.68%	\$18,059.60	\$108.14	\$1,496.10	\$0.00	\$0.00	\$0.00	\$1,079.50	\$2,575.60	
<b>TOTAL COMMUNITY</b>	<b>2782</b>	<b>1372</b>	<b>844</b>	<b>286</b>	<b>218</b>		<b>2782.00</b>	<b>100%</b>	<b>\$312,048.94</b>			<b>2782.00</b>	<b>100%</b>	<b>\$3,549,246.81</b>			<b>2498.70</b>	<b>100%</b>	<b>\$270,212.77</b>								

LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):

(\$18,722.94)

(\$212,954.81)

(\$16,212.77)

Net Revenue to be Collected:

\$293,326.00

\$3,336,292.00

\$254,000.00

<sup>(1)</sup> Reflects the number of total lots with Series 2015, Series 2018, Series 2020 and Series 2022 debt outstanding, including fifty-two (52) Series 2015 Prepayments.

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2024 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.

<sup>(4)</sup> Lots platted prior to January 1st, 2024 are eligible for collection via the property tax bill. Any lots platted after January 1st, 2024 will be direct billed. The District is anticipating being fully platted by the end of 2024.