MADEIRA

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$265,481.00**
COLLECTION COSTS @	**6.0%**	**$16,945.60**
TOTAL O&M ASSESSMENT		**$282,426.60**

LOT SIZE	UNITS ASSESSED O&M	UNITS ASSESSED SERIES 2007A DEBT SERVICE (1) (2)	ALLOCATION OF O&M ASSESSMENT EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	PER LOT ANNUAL ASSESSMENT O&M	DEBT SERVICE (3) (5)	TOTAL (4)
Platted Parcels									
Single Family 55'	71	69	0.55	39.05	6.18%	$17,443.67	**$245.69**	**$1,665.96**	**$1,911.65**
Single Family 65'	83	79	0.65	53.95	8.53%	$24,099.51	**$290.36**	**$1,805.32**	**$2,095.68**
Single Family 75'	74	72	0.75	55.50	8.78%	$24,791.90	**$335.03**	**$1,943.62**	**$2,278.65**
Single Family 85'	21	20	0.85	17.85	2.82%	$7,973.61	**$379.70**	**$2,082.98**	**$2,462.68**
Total Platted	**249**	**240**		**166.35**	**26.31%**	**$74,308.68**			
Unplatted Lands	**Planned Units**								
Condos	110	110	0.50	55.00	8.70%	$24,568.55	**$223.35**	**$1,248.94**	**$1,472.29**
Townhomes	166	166	0.50	83.00	13.13%	$37,076.17	**$223.35**	**$1,295.74**	**$1,519.09**
Single Family 65'	6	6	0.65	3.90	0.62%	$1,742.13	**$290.36**	**$1,805.32**	**$2,095.68**
Single Family 75'	16	16	0.75	12.00	1.90%	$5,360.41	**$335.03**	**$1,943.62**	**$2,278.65**
Single Family 85'	40	40	0.85	34.00	5.38%	$15,187.83	**$379.70**	**$2,082.98**	**$2,462.68**
Single Family 90'	85	85	0.90	76.50	12.10%	$34,172.61	**$402.03**	**$2,313.83**	**$2,715.86**
Single Family 100'	74	74	1.00	74.00	11.70%	$33,055.86	**$446.70**	**$2,453.19**	**$2,899.89**
Commercial	170	170	0.75	127.50	20.17%	$56,954.36	**$335.03**	**$154.58**	**$489.61**
Total Unplatted	**667**	**667**		**465.90**	**73.69%**	**$208,117.91**			
Total Community	**916**	**907**		**632.25**	**100.00%**	**$282,426.60**			

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount Costs (4%) **($16,945.60)**

Net Revenue to be Collected **$265,481.00**

PER ACRE ASSESSMENTS - UNPLATTED					
			O&M	*DEBT*	*TOTAL*
UNPLAT BY ACREAGE	*245.11*	*245.11*	*$208,117.91*	*$849.08*	*$3,599.26*	*$4,448.34*

(1) Reflects nine (9) prepayments.

(2) Reflects the number of total lots with Series 2007A debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2018 St. Johns 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.

(5) Some amounts are subject to acceleration of debt service assessments.