

TROUT CREEK

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

TOTAL O&M BUDGET **\$965,383.00**

COLLECTION COSTS @ **6%** **\$61,620.19**
TOTAL O&M ASSESSMENT **\$1,027,003.19**

PLATTED		UNITS ASSESSED		\$126,361.70					\$798,678.72					\$101,962.77			PER LOT ANNUAL ASSESSMENT		
		O&M	DEBT SERVICE SERIES 2015 ^{(1) (2)}	ALLOCATION OF EQUALIZED ADMIN COSTS		ALLOCATION OF EQUALIZED FIELD COSTS			ALLOCATION OF STRATIFIED FIELD COSTS										
LOT SIZE			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 BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
Townhomes	156	156	1.00	156.00	6.24%	\$7,891.28	\$50.59	1.00	156.00	18.59%	\$148,502.84	\$951.94	0.50	\$9,171.01	\$58.79	\$1,061.32	\$879.50	\$1,940.82	
Single Family 40'	114	112	1.00	114.00	4.56%	\$5,766.71	\$50.59	1.00	114.00	13.59%	\$108,521.30	\$951.94	0.80	\$10,723.02	\$94.06	\$1,096.59	\$979.50	\$2,076.09	
Single Family 50'	206	204	1.00	206.00	8.25%	\$10,420.54	\$50.59	1.00	206.00	24.55%	\$196,099.90	\$951.94	1.00	\$24,220.86	\$117.58	\$1,120.11	\$1,079.50	\$2,199.61	
Single Family 60'	150	150	1.00	150.00	6.00%	\$7,587.77	\$50.59	1.00	150.00	17.88%	\$142,791.19	\$951.94	1.20	\$21,163.86	\$141.09	\$1,143.62	\$1,179.50	\$2,323.12	
Single Family 70'	144	132	1.00	144.00	5.76%	\$7,284.26	\$50.59	1.00	144.00	17.16%	\$137,079.54	\$951.94	1.40	\$23,703.52	\$164.61	\$1,167.14	\$1,279.50	\$2,446.64	
Single Family 80'	69	69	1.00	69.00	2.76%	\$3,490.38	\$50.59	1.00	69.00	8.22%	\$65,683.95	\$951.94	1.60	\$12,980.50	\$188.12	\$1,190.65	\$1,379.50	\$2,570.15	
TOTAL	839	823		839.00	34%	\$42,440.94			839.00	100%	\$798,678.72			\$101,962.77					

UNPLATTED		UNITS ASSESSED		\$126,361.70					\$0.00					\$0.00			PER LOT ANNUAL ASSESSMENT		
		O&M	DEBT SERVICE SERIES 2015 ^{(1) (2)}	ALLOCATION OF EQUALIZED ADMIN COSTS		ALLOCATION OF EQUALIZED FIELD COSTS			ALLOCATION OF STRATIFIED FIELD COSTS										
LOT SIZE			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 BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
Townhomes	467	87	1.00	467.00	18.69%	\$23,623.26	\$50.59	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	\$0.00	\$0.00	\$50.59	\$879.50	\$930.09	
Single Family 40'	242	155	1.00	242.00	9.69%	\$12,241.61	\$50.59	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	\$0.00	\$0.00	\$50.59	\$979.50	\$1,030.09	
Single Family 50'	489	207	1.00	489.00	19.58%	\$24,736.14	\$50.59	1.00	0.00	0.00%	\$0.00	\$0.00	1.00	\$0.00	\$0.00	\$50.59	\$1,079.50	\$1,130.09	
Single Family 60'	367	99	1.00	367.00	14.69%	\$18,564.75	\$50.59	1.00	0.00	0.00%	\$0.00	\$0.00	1.20	\$0.00	\$0.00	\$50.59	\$1,179.50	\$1,230.09	
Single Family 70'	38	38	1.00	38.00	1.52%	\$1,922.24	\$50.59	1.00	0.00	0.00%	\$0.00	\$0.00	1.40	\$0.00	\$0.00	\$50.59	\$1,279.50	\$1,330.09	
Single Family 80'	56	0	1.00	56.00	2.24%	\$2,832.77	\$50.59	1.00	0.00	0.00%	\$0.00	\$0.00	1.60	\$0.00	\$0.00	\$50.59	\$1,379.50	\$1,430.09	
TOTAL	1659	586		1659.00	66%	\$83,920.76			0.00	0%	\$0.00			\$0.00					

TOTAL COMMUNITY	2498	1409																
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LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):

(\$7,581.70)

(\$47,920.72)

(\$6,117.77)

Net Revenue to be Collected

\$118,780.00

\$750,758.00

\$95,845.00

- (1) Reflects 16 (sixteen) Series 2015 Prepayments.
- (2) Reflects the number of total lots with Series 2015 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2015 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 2018 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.