

**WORLD COMMERCE**

**FISCAL YEAR 2018/2019 O&M ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$314,050.00
COLLECTION COSTS @ 6%	<u>\$20,045.74</u>
TOTAL O&M ASSESSMENT	<u>\$334,095.74</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2004A-1 & 2007A SERVICE <sup>(1)</sup>	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
<b>PLATTED PARCELS</b>							
SF	405		402	1.50	607.50	10.84%	\$36,230.85
MF	220.000	220		1.25	275.00	4.91%	\$16,400.80
COMM	276.678	258		1.75	484.19	8.64%	\$28,876.53
OFFICE	277.003	192.203		1.50	415.50	7.42%	\$24,780.38
IND	358.190	59.39		1.00	358.19	6.39%	\$21,362.19
<b>Total Platted</b>	<u>1536.871</u>	<u>729.971</u>	<u>402</u>		<u>2140.38</u>	<u>38.21%</u>	<u>\$127,650.75</u>
<b>UNPLATTED LANDS</b>		<b>PLANNED UNITS</b>					
MF	523	523		1.25	653.75	11.67%	\$38,989.17
COMM	479	497		1.75	837.73	14.95%	\$49,961.30
HOTEL	250	250		1.00	250.00	4.46%	\$14,909.82
OFFICE	1126.851	1126.817		1.50	1690.28	30.17%	\$100,806.85
IND	29.81	26.159		1.00	29.81	0.53%	\$1,777.85
<b>Total Unplatted</b>	<u>2408.361</u>	<u>2422.976</u>	<u>0</u>		<u>3461.56</u>	<u>61.79%</u>	<u>\$206,444.99</u>
<b>Total Community</b>	<u>3945.232</u>	<u>3152.947</u>	<u>402</u>		<u>5601.94</u>	<u>100.00%</u>	<u>\$334,095.74</u>

PER LOT O&M ASSESSMENT			
O&M	2004A-1 & 2007A D/S <sup>(2)</sup>	2015 D/S <sup>(2)</sup>	Total <sup>(3)</sup>
\$89.46		\$1,145.74	\$1,235.20
\$74.55	\$699.32		\$773.87
\$104.37	\$979.05		\$1,083.42
\$89.46	\$839.19		\$928.65
\$59.63	\$559.46		\$619.09
\$74.55	\$699.32		\$773.87
\$104.37	\$979.05		\$1,083.42
\$59.63	\$559.46		\$619.09
\$89.46	\$839.19		\$928.65
\$59.63	\$559.46		\$619.09

LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%): (\$20,045.74)  
**Net Revenue to be Collected** \$314,050.00

<b>UNPLAT BY ACREAGE</b>	355.45	355.45	\$206,444.99
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PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT	TOTAL
\$580.80	\$5,492.88	\$6,073.68

<sup>(1)</sup> Reflects the number of total lots with Series 2004A-1, Series 2007A and Series 2015 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2004A-1, Series 2007A and Series 2015 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

<sup>(3)</sup> 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.