

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$1,207,047.00
COLLECTION COSTS @	2.0%	\$25,671.88
EARLY PAYMENT DISCOUNT @	4.0%	\$51,343.76
TOTAL O&M ASSESSMENT		<u>\$1,284,062.64</u>

LOT SIZE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2015A1-2	SERIES 2015B1-2	SERIES 2016	EAU FACTOR	TOTAL	% TOTAL	TOTAL	SERIES 2015A1-2	SERIES 2015B1-2	SERIES 2016	TOTAL ⁽⁵⁾	
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾	DEBT SERVICE ⁽⁴⁾		
PHASE 1													
SINGLE FAMILY	739	720	734		1.00	739.00	77.06%	\$989,491.44	\$1,338.96	\$1,451.69	\$88.08	\$0.00	\$2,878.73
SINGLE FAMILY (PARTIAL)	1	1	1		1.00	1.00	0.10%	\$1,338.96	\$1,338.96	\$682.48	\$88.08	\$0.00	\$2,109.52
PHASE 2													
SINGLE FAMILY	216		214	212		1.00	216.00	22.52%	\$289,215.36	\$1,338.96	\$88.08	\$1,427.85	\$2,854.89
SINGLE FAMILY (PARTIAL)	1		1	1		1.00	1.00	0.10%	\$1,338.96	\$1,338.96	\$88.08	\$696.04	\$2,123.08
SINGLE FAMILY (PARTIAL)	1		1	1		1.00	1.00	0.10%	\$1,338.96	\$1,338.96	\$88.08	\$713.88	\$2,140.92
SINGLE FAMILY (PARTIAL)	1		1	1		1.00	1.00	0.10%	\$1,338.96	\$1,338.96	\$88.08	\$678.19	\$2,105.23
TOTAL	<u>959</u>	<u>721</u>	<u>952</u>	<u>215</u>		<u>959.00</u>	<u>100.00%</u>	<u>\$1,284,062.64</u>					

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%): (\$77,015.64)

Net Revenue to be Collected: \$1,207,047.00

⁽¹⁾ Reflects the number of total lots with Series 2015A1-2, Series 2015B1-2, and Series 2016 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2015A1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015B1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽⁵⁾ Annual assessment that will appear on November 2022 St. Johns property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).