

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,280,916.00
COLLECTION COSTS @	2.0%	\$27,253.53
EARLY PAYMENT DISCOUNT @	4.0%	\$54,507.06
TOTAL O&M ASSESSMENT		\$1,362,676.60

LOT SIZE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2015A1-2 DEBT SERVICE ⁽¹⁾	SERIES 2015B1-2 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
PHASE 1								
SINGLE FAMILY	739	720	734		1.00	739.00	77.06%	\$1,050,070.91
SINGLE FAMILY (PARTIAL)	1	1	1		1.00	1.00	0.10%	\$1,420.93
PHASE 2								
SINGLE FAMILY	216		214	212	1.00	216.00	22.52%	\$306,921.94
SINGLE FAMILY (PARTIAL)	1		1	1	1.00	1.00	0.10%	\$1,420.93
SINGLE FAMILY (PARTIAL)	1		1	1	1.00	1.00	0.10%	\$1,420.93
SINGLE FAMILY (PARTIAL)	1		1	1	1.00	1.00	0.10%	\$1,420.93
TOTAL	959	721	952	215		959.00	100.00%	\$1,362,676.60

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2015A1-2	SERIES 2015B1-2	SERIES 2016	TOTAL ⁽⁵⁾
	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽³⁾	DEBT SERVICE ⁽⁴⁾	
\$1,420.93	\$1,451.69	\$88.08	\$0.00	\$2,960.70
\$1,420.93	\$682.48	\$88.08	\$0.00	\$2,191.49
\$1,420.93	\$0.00	\$88.08	\$1,427.85	\$2,936.86
\$1,420.93	\$0.00	\$88.08	\$696.04	\$2,205.05
\$1,420.93	\$0.00	\$88.08	\$713.88	\$2,222.89
\$1,420.93	\$0.00	\$88.08	\$678.19	\$2,187.20

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%): (\$81,760.60)

Net Revenue to be Collected: **\$1,280,916.00**

- ⁽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 2023 St. Johns property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).