

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,527,470.00
COLLECTION COSTS @	2.0%	\$32,499.36
EARLY PAYMENT DISCOUNT @	4.0%	\$64,998.72
TOTAL O&M ASSESSMENT		\$1,624,968.09

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2015A1-2 DEBT SERVICE ⁽¹⁾	SERIES 2015B1-2 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾
PHASE 1				
SINGLE FAMILY	739	718	732	0
SINGLE FAMILY (PARTIAL)	1	1	1	0
PHASE 2				
SINGLE FAMILY	216	0	211	210
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
TOTAL	959	719	947	213

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	739.00	77.06%	\$1,252,191.26
1.00	1.00	0.10%	\$1,694.44
1.00	216.00	22.52%	\$365,999.07
1.00	1.00	0.10%	\$1,694.44
1.00	1.00	0.10%	\$1,694.44
1.00	1.00	0.10%	\$1,694.44
	959.00	100.00%	\$1,624,968.09

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2015A1-2 DEBT SERVICE ⁽²⁾	SERIES 2015B1-2 DEBT SERVICE ⁽³⁾	SERIES 2016 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
\$1,694.44	\$1,451.69	\$88.08	\$0.00	\$3,234.21
\$1,694.44	\$682.48	\$88.08	\$0.00	\$2,465.00
\$1,694.44	\$0.00	\$88.08	\$1,427.85	\$3,210.37
\$1,694.44	\$0.00	\$88.08	\$696.04	\$2,478.56
\$1,694.44	\$0.00	\$88.08	\$713.88	\$2,496.40
\$1,694.44	\$0.00	\$88.08	\$678.19	\$2,460.71

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%):

(\$97,498.09)

Net Revenue to be Collected:

\$1,527,470.00

⁽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 2025 St. Johns property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).