

<b>SOMERSET COMMUNITY DEVELOPMENT DISTRICT</b>												
<b>FISCAL YEAR 2018/2019 O&amp;M &amp; DEBT SERVICE ASSESSMENT SCHEDULE</b>												
TOTAL O&M BUDGET										\$566,775.00		
COLLECTION COSTS & EPD @:										7.0%	\$42,660.48	
TOTAL O&M ASSESSMENT:										<u>\$609,435.48</u>		
LOT SIZE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT			TOTAL	PER LOT ANNUAL ASSESSMENT			
	SERIES 2005		EAU FACTOR	EAU's	% TOTAL	TOTAL O&M BUDGET	SERIES 2005 DEBT SERVICE ASSESSMENT	SERIES 2005				
	O&M	DEBT SERVICE <sup>(1)</sup>						O&M <sup>(2)</sup>	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>		
<b>PLATTED LOTS</b>												
SINGLE FAMILY	314	\$314.00	1.00	314.00	41.22%	\$251,214.63	\$509,524.66	\$800.05	\$1,622.69	\$2,422.74		
COMMERCIAL	4	\$4.00	1K sf	3.00	0.39%	\$2,400.14	\$4,868.08	\$600.03	\$1,217.02	\$1,817.05		
<b>Total Platted</b>	<u>318</u>	<u>\$318.00</u>		<u>317.00</u>	<u>41.61%</u>	<u>\$253,614.77</u>	<u>\$514,392.74</u>					
<b>UNPLATTED LOTS</b>												
COMMERCIAL	173	173	1K sf	0.75	129.75	17.03%	\$103,806.04	\$210,544.46	\$600.03	\$1,217.02	\$1,817.05	
HOTEL / INN	60	6000.0%		0.50	30.00	3.94%	\$24,001.40	\$48,681.00	\$400.02	\$811.35	\$1,211.37	
SINGLE FAMILY	285	285		1.00	285.00	37.41%	\$228,013.28	\$462,466.65	\$800.05	\$1,622.69	\$2,422.74	
<b>Total Unplatted</b>	<u>518</u>	<u>518</u>			<u>444.75</u>	<u>58.39%</u>	<u>\$355,820.72</u>	<u>\$721,692.11</u>				
<b>TOTAL COMMUNITY</b>	<u>836</u>	<u>836</u>			<u>761.75</u>	<u>100.00%</u>	<u>\$609,435.48</u>	<u>\$1,236,084.85</u>				
LESS: Walton County Collection Costs (3%) and Early Payment Discounts (4%):							(\$42,660.48)	(\$86,525.94)				
<b>Net Revenue to be Collected:</b>							<u>\$566,775.00</u>	<u>\$1,149,558.91</u>				
<b>PER ACRE ASSESSMENTS - UNPLATTED</b>												
<b>UNPLAT BY ACREAGE <sup>(2)</sup></b>	<b>95.57</b>	<b>95.57</b>					<b>\$355,820.72</b>	<b>\$721,692.11</b>	<b>\$3,723.14</b>	<b>\$7,551.45</b>	<b>\$11,274.59</b>	

<sup>(1)</sup> Reflects the number of total lots with Series 2005 debt outstanding.

<sup>(2)</sup> Assessments are allocated on an equal assessment per acre basis until lots are platted.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2005 bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2018 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).