

**MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL ADMIN O&M BUDGET	\$92,475.00	TOTAL FIELD O&M BUDGET	\$34,000.00
COLLECTION COSTS @ 7.0%	<u>\$6,960.48</u>	COLLECTION COSTS @ 7.0%	<u>\$2,559.14</u>
TOTAL O&M ASSESSMENT	<u>\$99,435.48</u>	TOTAL O&M ASSESSMENT	<u>\$36,559.14</u>

UNITS ASSESSED		SERIES 2007A	
LOT SIZE	O&M	DEBT SERVICE (1)	
PLATTED PARCELS			
COTTAGE/SMALL HOUSE	73	28	
ROWHOUSE/TOWNHOUSE	26	5	
HOUSE	84	9	
SIDE YARD	52	22	
LIVE/WORK UNIT	2	0	
<b>Total Platted</b>	<u>237</u>	<u>64</u>	

ALLOCATION OF O&M ASSESSMENT									
TOTAL		% TOTAL	ADMIN O/M	ADMIN O/M	TOTAL		% TOTAL	FIELD O/M	FIELD O/M
EAU FACTOR	EAU's	EAU's	PER PARCEL	PER LOT	EAU's (2)	EAU's	PER PARCEL	PER LOT	
0.90	65.70	3.46%	\$3,442.54	\$47.16	65.70	15.11%	\$5,525.50	\$75.69	
0.90	23.40	1.23%	\$1,226.11	\$47.16	23.40	5.38%	\$1,967.99	\$75.69	
1.00	84.00	4.43%	\$4,401.42	\$52.40	84.00	19.32%	\$7,064.57	\$84.10	
1.00	52.00	2.74%	\$2,724.69	\$52.40	52.00	11.96%	\$4,373.30	\$84.10	
1.50	3.00	0.16%	\$157.19	\$78.60	3.00	0.69%	\$252.31	\$126.15	
	<u>228.10</u>	<u>12.02%</u>	<u>\$11,951.96</u>		<u>228.10</u>	<u>52.47%</u>	<u>\$19,183.67</u>		

PER LOT ANNUAL ASSESSMENT		
Admin & Field O&M	2007A DEBT SERVICE (3)	TOTAL (4)
\$122.85	\$1,215.00	\$1,337.85
\$122.85	\$1,215.00	\$1,337.85
\$136.50	\$1,350.00	\$1,486.50
\$136.50	\$1,350.00	\$1,486.50
\$204.75	\$2,025.00	\$2,229.75

TOTAL	ADMIN O/M	ADMIN O/M
ACRES	PER PARCEL	PER ACRE
25-1N-19-17000-001-0000	270.20	27.10
25-1N-19-17000-001-0020	419.16	0.00
25-1N-19-17000-001-0040	35.91	3.96
<b>UNPLAT BY ACREAGE (5)</b>	<u>725.27</u>	<u>31.06</u>
<b>Total Community</b>	<u>2025</u>	<u>311</u>

TOTAL	FIELD O/M	FIELD O/M
ACRES	PER PARCEL	PER ACRE
270.20	\$32,592.07	\$120.62
419.16	\$50,559.92	\$120.62
35.91	\$4,331.54	\$120.62
<b>725.27</b>	<b>\$87,483.52</b>	
<b>31.67</b>	<b>\$17,375.47</b>	

PER ACRE ASSESSMENTS - UNPLATTED		
Admin O&M (6)	Field O&M (6)	Debt Service
\$120.62	\$548.64	\$0.00
\$120.62	\$548.64	\$0.00
\$120.62	\$548.64	\$0.00

LESS: Walton County Collection Costs and Early Payment Discount Costs

Net Revenue to be Collected

<u>\$99,435.48</u>	<u>\$36,559.14</u>
<u>(\$6,960.48)</u>	<u>(\$2,559.14)</u>
<u>\$92,475.00</u>	<u>\$34,000.00</u>

(1) Reflects the number of total lots/acres with Series 2007A debt outstanding. Some lots are subject to acceleration of debt service assessments.

(2) The District has determined that only lots situated within Phase I of the development receive special benefit from the field operations portion of the budget. Therefore, these expenses are being allocated among the 484 platted and/or planned units in Phase I. The administrative expenses of the District are allocated among all units within the District.

(3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2016 Walton 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.

(5) Unplatted acreage is subject to acceleration of debt service assessments. Debt service assessments have been prepaid on Parcel: 25-1N-19-17000-001-0020.

(6) Admin O&M applies to all unplatted acreage within the District. Field O&M only applies to the 31.67 unplatted developable acres within the District.