

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$505,010.00
COLLECTION COSTS @	2%	\$10,744.89
EARLY PAYMENT DISCOUNT @	4%	\$21,489.79
TOTAL O&M ASSESSMENT		<u>\$537,244.68</u>

UNITS ASSESSED							
LOT SIZE	O&M	SERIES 2004A-1 & 2007A DEBT SERVICE ⁽¹⁾	SERIES 2015 DEBT SERVICE ⁽¹⁾	ALLOCATION OF O&M ASSESSMENT			
				EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
PLATTED PARCELS							
SF	405		400	1.50	607.50	10.84%	\$58,261.24
MF	430.000	220		1.25	537.50	9.59%	\$51,548.01
COMM	276.678	258		1.75	484.19	8.64%	\$46,435.08
OFFICE	277.003	192.203		1.50	415.50	7.42%	\$39,848.25
IND	358.190	59.39		1.00	358.19	6.39%	\$34,351.60
Total Platted	1746.871	729.971	400		2402.88	42.89%	\$230,444.18
UNPLATTED LANDS							
		PLANNED UNITS					
MF	313	313		1.25	391.25	6.98%	\$37,522.16
COMM	479	497		1.75	837.73	14.95%	\$80,340.58
HOTEL	250	250		1.00	250.00	4.46%	\$23,975.82
OFFICE	1126.851	1126.817		1.50	1690.28	30.17%	\$162,103.07
IND	29.81	26.159		1.00	29.81	0.53%	\$2,858.88
Total Unplatted	2198.361	2212.976	0		3199.06	57.11%	\$306,800.50
Total Community	3945.232	2942.947	400		5601.94	100.00%	\$537,244.68

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

(\$32,234.68)

Net Revenue to be Collected

\$505,010.00

PER LOT O&M ASSESSMENT			
O&M	2004A-1 & 2007A D/S ⁽²⁾	2015 D/S ⁽²⁾	Total ⁽³⁾
\$143.85		\$1,145.74	\$1,289.59
\$119.88	\$699.32		\$819.20
\$167.83	\$979.05		\$1,146.88
\$143.85	\$839.19		\$983.04
\$95.90	\$559.46		\$655.36
\$119.88	\$699.32		\$819.20
\$167.83	\$979.05		\$1,146.88
\$95.90	\$559.46		\$655.36
\$143.85	\$839.19		\$983.04
\$95.90	\$559.46		\$655.36

UNPLAT BY ACREAGE 460.04 460.04

\$306,800.50

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT	TOTAL
\$666.90	\$3,924.85	\$4,591.75

⁽¹⁾ Reflects the number of total lots with Series 2004A-1, Series 2007A and Series 2015 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2004A-1, Series 2007A and Series 2015 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2022 St. Johns 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.