

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$498,142.00
COLLECTION COSTS @	2%	\$10,598.77
EARLY PAYMENT DISCOUNT @	4%	\$21,197.53
TOTAL O&M ASSESSMENT		<u>\$529,938.30</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			PER LOT O&M ASSESSMENT				
	O&M	SERIES 2004A-1 & 2007A DEBT SERVICE ⁽¹⁾	SERIES 2015 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2004A-1 & 2007A DEBT SERVICE ⁽²⁾	2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
PLATTED PARCELS											
SF	405		400	1.50	607.50	10.99%	\$58,260.76	\$143.85		\$1,145.74	\$1,289.59
MF	430.000	220		1.25	537.50	9.73%	\$51,547.59	\$119.88	\$699.32		\$819.20
COMM	645.741	627.441		1.75	1130.05	20.45%	\$108,374.29	\$167.83	\$979.05		\$1,146.88
OFFICE	277.003	192.203		1.50	415.50	7.52%	\$39,847.91	\$143.85	\$839.19		\$983.04
IND	898.190	599.39		1.00	898.19	16.25%	\$86,138.65	\$95.90	\$559.46		\$655.36
Total Platted	2655.934	1639.034	400		3588.74	64.95%	\$344,169.21				
UNPLATTED LANDS											
		PLANNED UNITS									
MF	313	313		1.25	391.25	7.08%	\$37,521.85	\$119.88	\$699.32		\$819.20
COMM	109.637	109.637		1.75	191.86	3.47%	\$18,400.31	\$167.83	\$979.05		\$1,146.88
HOTEL	250	250		1.00	250.00	4.52%	\$23,975.62	\$95.90	\$559.46		\$655.36
OFFICE	735.965	735.965		1.50	1103.95	19.98%	\$105,871.31	\$143.85	\$839.19		\$983.04
Total Unplatted	1408.602	1408.602	0		1937.06	35.05%	\$185,769.09				
Total Community	4064.536	3047.636	400		5525.80	100.00%	\$529,938.30				
LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):							(\$31,796.30)				
Net Revenue to be Collected							<u>\$498,142.00</u>				

⁽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 2023 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.