

**MADEIRA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$675,661.00
COLLECTION COSTS @	2.0%	\$14,375.77
EARLY PAYMENT DISCOUNT @	4.0%	\$28,751.53
TOTAL O&M ASSESSMENT		<u>\$718,788.30</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2007A DEBT SERVICE <sup>(1) (2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	DEBT SERVICE <sup>(3) (5)</sup>	TOTAL <sup>(4)</sup>
<b><u>Platted Parcels</u></b>									
Single Family 50'	61	61	0.50	30.50	5.07%	\$36,410.97	\$596.90	\$1,465.32	\$2,062.22
Single Family 50'	13	13	0.50	6.50	1.08%	\$7,759.71	\$596.90	\$1,531.48	\$2,128.38
Single Family 55'	71	58	0.55	39.05	6.49%	\$46,617.98	\$656.59	\$1,665.96	\$2,322.55
Single Family 65'	82	49	0.65	53.30	8.85%	\$63,629.66	\$775.97	\$1,805.32	\$2,581.29
Single Family 65' (Partial)	1	1	0.65	0.65	0.11%	\$775.97	\$775.97	\$971.12	\$1,747.09
Single Family 65' (Ph 1C Unit 1)	6	6	0.65	3.90	0.65%	\$4,655.83	\$775.97	\$1,990.92	\$2,766.89
Single Family 70' (Ph 1C Unit 1)	18	18	0.70	12.60	2.09%	\$15,041.91	\$835.66	\$2,144.07	\$2,979.73
Single Family 75'	74	46	0.75	55.50	9.22%	\$66,256.02	\$895.35	\$1,943.62	\$2,838.97
Single Family 75' (Ph 1C Unit 1)	21	21	0.75	15.75	2.62%	\$18,802.38	\$895.35	\$2,297.22	\$3,192.57
Single Family 75' (Ph 1C Unit 2)	39	39	0.75	29.25	4.86%	\$34,918.71	\$895.35	\$2,297.22	\$3,192.57
Single Family 85'	21	10	0.85	17.85	2.96%	\$21,309.37	\$1,014.73	\$2,082.98	\$3,097.71
Single Family 80' (Ph 1C Unit 1)	14	14	0.80	11.20	1.86%	\$13,370.58	\$955.04	\$2,450.37	\$3,405.41
<b>Total Platted</b>	<b>421</b>	<b>336</b>		<b>276.05</b>	<b>45.85%</b>	<b>\$329,549.09</b>			
<b><u>Unplatted Lands</u></b>									
	<b><u>Planned Units</u></b>								
Single Family 50' (Phase 2A Unit 2)	57	57	0.50	28.50	4.73%	\$34,023.36	\$596.90	\$1,531.48	\$2,128.38
Single Family 65' (Phase 2C Unit 1)	5	5	0.65	3.25	0.54%	\$3,879.86	\$775.97	\$1,990.92	\$2,766.89
Single Family 70' (Phase 2C Unit 1)	12	12	0.70	8.40	1.40%	\$10,027.94	\$835.66	\$2,144.07	\$2,979.73
Single Family 80' (Phase 2C Unit 1)	21	21	0.80	16.80	2.79%	\$20,055.88	\$955.04	\$2,450.37	\$3,405.41
Single Family 75' (Phase 2C Unit 2)	35	35	0.75	26.25	4.36%	\$31,337.31	\$895.35	\$2,297.22	\$3,192.57
Single Family 75' (Phase 3)	9	9	0.75	6.75	1.12%	\$8,058.16	\$895.35	\$2,297.22	\$3,192.57
Single Family 80' (Phase 3)	47	47	0.80	37.60	6.24%	\$44,886.96	\$955.04	\$2,450.37	\$3,405.41
Attached (Phase 2A Unit 3)	142	142	0.50	71.00	11.79%	\$84,759.96	\$596.90	\$1,531.48	\$2,128.38
Commercial	170	170	0.75	127.50	21.18%	\$152,209.78	\$895.35	\$154.58	\$1,049.93
<b>Total Unplatted</b>	<b>498</b>	<b>498</b>		<b>326.05</b>	<b>54.15%</b>	<b>\$389,239.20</b>			
<b>Total Community</b>	<b>919</b>	<b>834</b>		<b>602.10</b>	<b>100.00%</b>	<b>\$718,788.30</b>			

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

**(\$43,127.30)**

**Net Revenue to be Collected**

**\$675,661.00**

<sup>(1)</sup> Reflects eighty-six (86) payoffs. Additionally, three (3) lots have prepaid their assessments.

<sup>(2)</sup> Reflects the number of total lots with Series 2007A debt outstanding.

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

<sup>(4)</sup> 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.

<sup>(5)</sup> Some amounts are subject to acceleration of debt service assessments.

<sup>(6)</sup> Subsequent to the reallocation of Series 2007A debt in 2022, the developer owned property has higher assessment levels than the residential properties in phases 1A, 1B, and a portion of 2A. The debt assessments for lots owned by residents at the time of reallocation were not impacted.