

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$478,554.00
COLLECTION COSTS @	2.0%	\$10,182.00
EARLY PAYMENT DISCOUNT @	4.0%	\$20,364.00
TOTAL O&M ASSESSMENT		<u>\$509,100.00</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2007A	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	DEBT	TOTAL ⁽⁴⁾
		DEBT SERVICE ^{(1) (2)}		EAU's	EAU's	O&M BUDGET		SERVICE ^{(3) (5) (7)}	
Platted Parcels									
Single Family 50'	61	61	0.50	30.50	5.07%	\$25,788.99	\$422.77	\$1,465.32	\$1,888.09
Single Family 50'	13	13	0.50	6.50	1.08%	\$5,496.01	\$422.77	\$1,531.48	\$1,954.25
Single Family 55'	71	59	0.55	39.05	6.49%	\$33,018.36	\$465.05	\$1,665.96	\$2,131.01
Single Family 65'	82	49	0.65	53.30	8.85%	\$45,067.31	\$549.60	\$1,805.32	\$2,354.92
Single Family 65' (Partial)	1	1	0.65	0.65	0.11%	\$549.60	\$549.60	\$971.12	\$1,520.72
Single Family 65' (Ph 1C Unit 1)	6	6	0.65	3.90	0.65%	\$3,297.61	\$549.60	\$1,990.92	\$2,540.52
Single Family 70' (Ph 1C Unit 1)	18	18	0.70	12.60	2.09%	\$10,653.81	\$591.88	\$2,144.07	\$2,735.95
Single Family 75'	74	47	0.75	55.50	9.22%	\$46,927.50	\$634.16	\$1,943.62	\$2,577.78
Single Family 75' (Ph 1C Unit 1)	21	21	0.75	15.75	2.62%	\$13,317.26	\$634.16	\$2,297.22	\$2,931.38
Single Family 75' (Ph 1C Unit 2)	39	39	0.75	29.25	4.86%	\$24,732.06	\$634.16	\$2,297.22	\$2,931.38
Single Family 85'	21	10	0.85	17.85	2.96%	\$15,092.90	\$718.71	\$2,082.98	\$2,801.69
Single Family 80' (Ph 1C Unit 1)	14	14	0.80	11.20	1.86%	\$9,470.05	\$676.43	\$2,450.37	\$3,126.80
Total Platted	421	338		276.05	45.85%	\$233,411.48			
Unplatted Lands									
		Planned Units							
Single Family 50' (Phase 2A Unit 2)	57	57	0.50	28.50	4.73%	\$24,097.91	\$422.77	\$1,531.48	\$1,954.25
Single Family 65' (Phase 2C Unit 1)	5	5	0.65	3.25	0.54%	\$2,748.01	\$549.60	\$1,990.92	\$2,540.52
Single Family 70' (Phase 2C Unit 1)	12	12	0.70	8.40	1.40%	\$7,102.54	\$591.88	\$2,144.07	\$2,735.95
Single Family 80' (Phase 2C Unit 1)	21	21	0.80	16.80	2.79%	\$14,205.08	\$676.43	\$2,450.37	\$3,126.80
Single Family 75' (Phase 2C Unit 2)	35	35	0.75	26.25	4.36%	\$22,195.44	\$634.16	\$2,297.22	\$2,931.38
Single Family 75' (Phase 3)	9	9	0.75	6.75	1.12%	\$5,707.40	\$634.16	\$2,297.22	\$2,931.38
Single Family 80' (Phase 3)	47	47	0.80	37.60	6.24%	\$31,792.33	\$676.43	\$2,450.37	\$3,126.80
Attached (Phase 2A Unit 3)	142	142	0.50	71.00	11.79%	\$60,033.38	\$422.77	\$1,531.48	\$1,954.25
Commercial	170	170	0.75	127.50	21.18%	\$107,806.43	\$634.16	\$154.58	\$788.74
Total Unplatted	498	498		326.05	54.15%	\$275,688.52			
Total Community	919	836		602.10	100.00%	\$509,100.00			

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount Costs (4%) (\$30,546.00)

Net Revenue to be Collected \$478,554.00

⁽¹⁾ Reflects eighty (80) payoffs. An additional three (3) lots have prepaid their assessments.

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

⁽³⁾ 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.

⁽⁴⁾ 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.

⁽⁵⁾ Some amounts are subject to acceleration of debt service assessments.

⁽⁶⁾ 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.