

**WESTRIDGE**

**FISCAL YEAR 2018/2019 O&M ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		<b>\$188,375.00</b>
COLLECTION COSTS @	7.0%	<b>\$14,178.76</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$202,553.76</u></b>

**O&M 1 <sup>(1)</sup>**

<b>\$142,375.00</b>
\$10,716.40
<b><u>\$153,091.40</u></b>

**O&M 2 <sup>(2)</sup>**

<b>\$46,000.00</b>
\$3,462.37
<b><u>\$49,462.37</u></b>

**ALLOCATION OF O&M ASSESSMENT**

LOT SIZE	O&M 1 UNITS		TOTAL	% TOTAL	TOTAL	O&M 1
	EAU	EAU's	EAU's	EAU's	O&M BUDGET	PER UNIT
TOWNHOME (TDS LAND TRUST)	96	1.00	96.00	5.32%	\$8,151.29	\$84.91
TOWNHOME (NON TDS LAND TRUST)	876	1.00	876.00	48.59%	\$74,380.51	\$84.91
TOWNHOME (BELLA CITA)	600	1.00	600.00	33.28%	\$50,945.56	\$84.91
COMMERCIAL (TDS)	180	0.70	126.00	6.99%	\$10,698.57	\$59.44
COMMERCIAL (BELLA CITA)	150	0.70	105.00	5.82%	\$8,915.47	\$59.44
	<u>1902</u>		<u>1803.00</u>	<u>100.00%</u>	<u>\$153,091.40</u>	
			Less Polk County Collection Costs (3%) and Early Payment Discount (4%)		<b>(\$10,716.40)</b>	
			Net Revenue		<b>\$142,375.00</b>	

**ALLOCATION OF O&M ASSESSMENT**

LOT SIZE	O&M 2 UNITS		TOTAL	% TOTAL	TOTAL	O&M 2
	EAU	EAU's	EAU's	EAU's	O&M BUDGET	PER UNIT
TOWNHOME (TDS LAND TRUST)	96	1.00	96.00	8.74%	\$4,324.58	\$45.05
TOWNHOME (NON TDS LAND TRUST)	876	1.00	876.00	79.78%	\$39,461.78	\$45.05
TOWNHOME (BELLA CITA)	0	1.00	0.00	0.00%	\$0.00	\$0.00
COMMERCIAL (TDS)	180	0.70	126.00	11.48%	\$5,676.01	\$31.53
COMMERCIAL (BELLA CITA)	0	0.70	0.00	0.00%	\$0.00	\$0.00
	<u>1152</u>		<u>1098.00</u>	<u>100.00%</u>	<u>\$49,462.37</u>	
			Less Polk County Collection Costs (3%) and Early Payment Discount (4%)		<b>(\$3,462.37)</b>	
			Net Revenue		<b>\$46,000.00</b>	

**PER LOT ANNUAL ASSESSMENT**

SERIES 2005		
O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
<b>\$129.96</b>	<b>\$2,830.11</b>	<b>\$2,960.07</b>
<b>\$129.96</b>	<b>\$0.00</b>	<b>\$129.96</b>
<b>\$84.91</b>	<b>\$0.00</b>	<b>\$84.91</b>
<b>\$90.97</b>	<b>\$0.00</b>	<b>\$90.97</b>
<b>\$59.44</b>	<b>\$0.00</b>	<b>\$59.44</b>

(1) District-wide expenses.

(2) TDS phases I & II expenses.

(3) Annual debt service assessment per lot adopted in connection with the Series 2005 bond issue. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2018 Polk 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.

NOTE: Assessments for unplatted/unconstructed lands will be allocated on an acreage basis.