

Turnbull Creek

CDD FY17 Assessment Analysis

Total CDD Assessment (FY17)

Series 2015 A1-2 (original Murabella areas) 2,685.04

Series 2016 (Pescara and San Marino areas) 2,661.20

Assessment Component to Total CDD Assessment Percentage

Debt (1)

Series 2015 A1-2 54.1%

Series 2016 53.7%

Pond Bank (2)

Series 2015 A1-2 3.3%

Series 2016 3.3%

O&M (3)

Series 2015 A1-2 42.7%

Series 2016 43.0%

FY17 General Fund (O&M) Budget

		%
Administrative Expenses	\$169,321	16.3%
Amenity Center Expenses	\$434,519	41.9%
Grounds Maintenance	\$432,609	41.7%
Total O&M	<u>\$1,036,449</u>	<u>100%</u>

Notes:

(1) The debt assessment is levied on every lot in Murabella and is used to payback the bonds for the money borrowed by the Developer to build all the CDD infrastructure.

(2) The Pond Bank assessment is levied on every lot in Murabella and is used to payback the bonds for the money borrowed to repair certain pond banks within the District.

(3) The O&M (Operations and Maintenance) assessment is levied on every lot in Murabella and is used to pay for the annual maintenance costs to maintain the infrastructure built with the bond money.

NOTE: Operations and Maintenance fees include but are not limited to; common grounds landscaping and maintenance, utilities, amenity center staffing, facility maintenance and repairs.