

**MYRTLE CREEK IMPROVEMENT DISTRICT**  
**O&M Assessment Scenarios for FY 20-21**

| <u>Residential Product Type</u> | <u>Unit Count</u> | <u>ERU Value/Unit</u> | <u>Total ERU's</u> | <u>O&amp;M per Category in</u><br><u>Gross Assessments</u> | <u>Gross O&amp;M per Unit</u><br><u>(FY20-21)</u> | <u>Current Gross O&amp;M</u><br><u>per Unit (FY19-20)</u> | <u>Increase/</u><br><u>(Decrease)</u> | <u>% Increase/</u><br><u>(Decrease)</u> |
|---------------------------------|-------------------|-----------------------|--------------------|--|---|---|---------------------------------------|---|
| SF - Medium                     | 352               | 1.00                  | 352.0              | \$126,794  | \$360.21  | \$488.54  | -\$128.33                             | -26%                                    |
| SF - Large                      | 284               | 1.07                  | 303.9              | \$109,460  | \$385.42  | \$522.73  | -\$137.31                             | -26%                                    |
| SF - Estate Homes               | 144               | 1.73                  | 249.1              | \$89,735   | \$623.16  | \$845.17  | -\$222.01                             | -26%                                    |
| Duplex                          | 392               | 0.85                  | 333.2              | \$120,022  | \$306.18  | \$415.26  | -\$109.08                             | -26%                                    |
| Townhome                        | 258               | 0.85                  | 219.3              | \$78,994   | \$306.18  | \$415.26  | -\$109.08                             | -26%                                    |
| Multi-Family (apts)             | 278               | 0.31                  | 86.2               | \$31,043   | \$111.66  | \$151.45  | -\$39.78                              | -26%                                    |
| <b>Subtotal</b>                 | <b>1,708</b>      |                       | <b>1,543.7</b>     | <b>\$556,048</b>   |   |   |                                       |   |

  

| <u>Nonresidential</u>            | <u>SQFT* or Units</u> |      |              | <u>O&amp;M per Category in</u> | <u>Gross O&amp;M per Unit</u> | <u>Gross O&amp;M per Unit</u> | <u>Increase/</u> | <u>% Increase/</u> |
|----------------------------------|-----------------------|------|--------------|--------------------------------|-------------------------------|-------------------------------|------------------|--------------------|
| Tennis Courts (units)            | 102                   | 0.45 | 45.9         | \$16,534                       | \$162.09                      | \$219.84                      | -\$57.75         | -26%               |
| Training, Admin, Dorm Structures | 128.06                | 0.65 | 83.2         | \$29,984                       | \$234.14                      | \$317.55                      | -\$83.41         | -26%               |
| USTA Stadium (seats)             | 0                     | 0.45 | 0.0          | \$0                            | \$0.00                        | \$0.00                        | \$0.00           | NA                 |
| USTAFL Facility                  | 9.65                  | 0.38 | 3.7          | \$1,321                        | \$136.88                      | \$185.64                      | -\$48.76         | -26%               |
| USPTA Facility                   | 9.33                  | 0.38 | 3.5          | \$1,277                        | \$136.88                      | \$185.64                      | -\$48.76         | -26%               |
| Convention Center - KPMG         | 800                   | 0.25 | 200.0        | \$72,042                       | \$90.05                       | \$0.00                        | \$90.05          | NA                 |
| Hotel Rooms - KPMG               | 800                   | 0.40 | 320.0        | \$115,267                      | \$144.08                      | \$0.00                        | \$144.08         | NA                 |
| Village Walk @ Lake Nona**       | 4.41                  | 1.00 | 4.4          | \$1,589                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| <b>Subtotal</b>                  |                       |      | <b>660.8</b> | <b>\$238,014</b>               |                               |                               |                  |                    |

  

| <u>Nonresidential</u>                | <u>Acreage</u> |      |                | <u>O&amp;M per Category in</u> | <u>Gross O&amp;M per Unit</u> | <u>Gross O&amp;M per Unit</u> | <u>Increase/</u> | <u>% Increase/</u> |
|--------------------------------------|----------------|------|----------------|--------------------------------|-------------------------------|-------------------------------|------------------|--------------------|
| Lake Nona Land Co LLC                | 99.0           | 1.00 | 99.0           | \$35,657                       | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Adventist Health System/Sunbelt Inc. | 6.5            | 1.00 | 6.5            | \$2,356                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Lake Nona Land Co LLC                | 124.9          | 1.00 | 124.9          | \$44,997                       | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Lake Nona Land Co LLC                | 0.2            | 1.00 | 0.2            | \$72                           | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Adventist Health System/Sunbelt Inc. | 8.4            | 1.00 | 8.4            | \$3,033                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Lake Nona Land Co LLC                | 11.3           | 1.00 | 11.3           | \$4,074                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Lake Nona Land Co LLC                | 2.8            | 1.00 | 2.8            | \$1,019                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| Lake Nona Land Co LLC                | 20.9           | 1.00 | 20.9           | \$7,514                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| USTA                                 | 5.0            | 1.00 | 5.0            | \$1,801                        | \$360.21                      | \$488.54                      | -\$128.33        | -26%               |
| <b>Subtotal</b>                      | <b>279</b>     |      | <b>279.1</b>   | <b>\$100,524</b>               |                               |                               |                  |                    |
| <b>TOTAL</b>                         |                |      | <b>2,483.5</b> | <b>\$894,585</b>               |                               |                               |                  |                    |

\*Commercial SQFT divided by 1,000 to generate ERU value

\*\*Village Walk @ Lake Nona is an HOA Property (cannot be placed on roll)