

WILLBROOK PLANTATION ROAD MAINTENANCE DISTRICT ASSOCIATION INC

**ASSESSMENT BREAKDOWN
2019**

| Regular Assessments | | | | | |
|--------------------------------------|----------------------------------|-------------------|---------------------|----------------------|-----------------------|
| Residential Lot/Units | | | | | |
| | Property Type | Lots/Units | Monthly Fees | Total Monthly | Total Annually |
| WCA | 1088500 Willbrook Plantation POA | 243 | \$4.25 | \$1,032.75 | \$12,393 |
| TRA | 1088461 Tradition POA | 405 | \$4.25 | \$1,721.25 | \$20,655 |
| AF | 1088319 Avian Forest POA | 48 | \$4.25 | \$204.00 | \$2,448 |
| RES | 1093155 Reserve POA | 387 | \$4.25 | \$1,644.75 | \$19,737 |
| GH | 1137817 Greenhaven POA | 36 | \$4.25 | \$153.00 | \$1,836 |
| RH | 1136009 Reunion Hall POA | 110 | \$4.25 | \$467.50 | \$5,610 |
| MIN | 1161650 Townhomes at Mingo POA | 44 | \$4.25 | \$187.00 | \$2,244 |
| HAMM | 1175248 Hammocks at Mingo POA | 40 | \$4.25 | \$170.00 | \$2,040 |
| VILLMIN | 1669660 Village at Mingo POA | 60 | \$4.25 | \$255.00 | \$3,060 |
| Total Residential Assessments | | | | | \$70,023 |

| Golf Course Assessments | | | | | |
|--------------------------------------|-------------------------------|--|-------------|-------------------|-----------------------|
| Golf Course | | | | | |
| | | | Base | Annual Fee | Total Annually |
| TGC | 1088458 Tradition Golf Club | | | | \$21,988 |
| | Per Hole | | 18 | \$1,020.00 | \$18,360 |
| | F & B – per 10 Seats | | 90 | \$306.00 | \$2,754 |
| | Pro Shop – per 700 sq. | | 2,000 | \$306.00 | \$874 |
| RGC | 1088429 Reserve Golf Club | | | | \$19,755 |
| | Per Hole | | 18 | \$1,020.00 | \$18,360 |
| | F & B – per 10 Seats | | 32 | \$306.00 | \$979 |
| | Pro Shop – per 700 sq. | | 952 | \$306.00 | \$416 |
| WGC | 1088490 Willbrook Golf Club | | | | |
| | Allocation from Willbrook POA | | 55 | \$51.00 | \$2,805 |
| Total Golf Course Assessments | | | | | \$44,548 |

| Vacant Property Assessments | | | | | |
|--|---|--|---------------------|---------------------|-----------------------|
| Vacant Property | | | Est. # Acres | Per Acre Fee | Total Annually |
| UST | 1135932 Unsubdivided Tracts (C1 and C2, Reserve Villas) | | 0 | \$51.00 | \$0 |
| Total Vacant Property Assessments | | | | | \$0 |

| Public & Commercial Assessment | | | | | | |
|---|--|-------------|--------------------|-----------------|--------------------|------------------|
| Property | | Base | Seat/ Rooms | Park Spc | Square Feet | Annual |
| HAM | 1088364 Hampton Inn | \$85.00 | 100 | | | \$8,500 |
| ACD | 1662489 Wheeler-Litchfield Market Village | \$306.00 | | | 62,740 | \$38,397 |
| LFI | 1662476 Wheeler-Litchfield Market Village | \$306.00 | | | 12,000 | \$7,344 |
| LFII | 1662492 Wheeler-Litchfield Market Village | \$306.00 | | | 12,000 | \$7,344 |
| CCU | 1609604 TGR LLC (Tidelands Health) | \$153.00 | | | 14,690 | \$4,495 |
| M-1 | 1088403 Mingo - 221 Kudzu | \$306.00 | | 10 | 3,000 | \$2,142 |
| M-2 | 1135961 Mingo - 225 Stox & Co | \$306.00 | | | 2,144 | \$1,312 |
| M-3A | 1088351 Mingo - 241A Hibbits Holdings LLC | \$306.00 | | | 1,600 | \$979 |
| M-3B | 1092295 Mingo - 241B Hibbits Holdings LLC | \$306.00 | | | 1,600 | \$979 |
| M-4 | 1156212 Mingo - 237ABC Riverwood Enterprises LLC | \$306.00 | | | 4,400 | \$2,693 |
| M-5 | 1088322 Mingo - 251 Truckin' LLC | \$306.00 | | 76 | 2,144 | \$2,326 |
| M-6 | 1088416 Mingo - 257 Quigley's | \$306.00 | | 107 | 5,500 | \$3,274 |
| M-7 | 1281776 Mingo - 267 Mingo Rental | \$306.00 | | | 2,916 | \$1,785 |
| M-8 | 1135987 Mingo - 277 Timico | \$306.00 | | | 2,916 | \$1,785 |
| M-9 | 1135974 Mingo - 297 Emagi Management Group LLC | \$306.00 | | | 2,000 | \$1,224 |
| RHM | 1088432 The Reserve Harbor Marina | | | | | |
| | Retail space - per 500 sq ft | \$306.00 | | | 500 | \$306 |
| | Marina - per berth | \$20.40 | | 244 | | \$4,978 |
| | Yacht Club - per 700 sq. ft. | \$306.00 | | | 1,972 | \$862 |
| | Boat Ramp - per parking space | \$20.40 | | 25 | | \$510 |
| Total Annual Reserve Harbor Marina Assessments | | | | | | \$6,656 |
| Total Public & Commercial Assessments | | | | | | \$91,235 |
| Grand Total Assessments | | | | | | \$205,806 |

Assessment Ratio = 85%