

WILLBROOK PLANTATION ROAD MAINTENANCE DISTRICT ASSOCIATION INC

ASSESSMENT BREAKDOWN

2022

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	395	\$4.25	\$1,678.75	\$20,145
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					\$70,431

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 Reserve Villas)	2.4	\$51.00		\$122
Total Vacant Property Assessments					\$122

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 Emagi Management Group LLC	\$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						\$206,336

Assessment Ratio = 85%
based on 1993 Maximum Regular Annual Assessments