

Updated 10/28/2020

**City Center Summary Update - 22 parcels**

**Data As of 10/31/2020:**

2009 thru 2020 tax rolls

Real Estate Taxes :	\$ 22,366,426.55
Total Interest on Real Estate Taxes	23,213,575.09
Total Fees:	562,473.72
<b>Total taxes, fees &amp; interest due:</b>	<b>\$ 46,142,475.36</b>
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Total Special Assessments & Interest:	\$ 39,814,867.30
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<b><i>Estimated Net due if Special Assessments &amp; accrued interest are removed:</i></b>	<b>\$ 6,327,608.06</b>

**City Center Summary - 22 parcels**

<b>As of :</b>		<b>10/31/2020</b>	
2009 thru 2020 tax roll			
	Ad Valorem	1,670,590.84	
	Stormwater	113,160.96	
	Special Assessments	20,582,674.75	
	<b>Total Taxes:</b>		<b>22,366,426.55</b>
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	Auction Fees	2,420.00	
	Advertising Fees	912.00	
	SLX Tax 2% Commission	555,391.72	
	Delinquent Interest	4,659,445.57	
	<b>Total Fees:</b>		<b>5,218,169.29</b>
	<b>Total Taxes plus delq interest &amp; Fees:</b>	<b>27,584,595.84</b>	<b>27,584,595.84</b>
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	Certificate Interest	5,954,338.83	
	<b>Total Certificate Interest:</b>		<b>5,954,338.83</b>
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	Redemption Fee	950.00	
	Deed Interest	12,597,202.41	
	Deed Fees	2,800.00	
	Deed Fee Interest	2,588.28	
	<b>Total Tax Deed fees &amp; Interest:</b>		<b>12,603,540.69</b>
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	Less discount -2020 taxes		-
	<b>Total Due:</b>	<b>\$ 46,142,475.36</b>	<b>\$ 46,142,475.36</b>
SLC Tax	<b>Beta File -October 2020</b>	46,142,475.04	rec'd 10/26/20
	E&I - SAD's		
(1)	Less SAD's 2010 thru 2020 Roll	19,580,488.85	
(2)	Less <i>Estimated interest accrued on 2010-2020 an.</i>	20,234,378.45	39,814,867.30
	<b>Estimated Net Due after E&amp;I :</b>	<b>\$ 6,327,607.74</b>	
	Due to:		
	Bidder - Privately Held Certs:	\$ 3,368,665.36	
	Taxes-City of PSL and Other Agencies:	1,492,435.57	
	<i>Estimated Int. Applicable to Taxes :</i>	907,783.09	
	SLC Tax Fees:	558,723.72	
	<b>Estimated Net due after E&amp;I:</b>	<b>6,327,607.74</b>	
(1)	Please note:	The annual special assessments number \$19,580,488 includes P&I annual assessments 2010- 2020 tax roll years. It does not include assessments included in privately held certificates.	
(2)	Assessment-	<b>This is the best estimate based on the total interest reported on the St Lucie County Tax Collector Grant Street Softwear thru October 31, 2020. The delq .interest is a calculation based on the ratio of assessments to total taxes.</b>	
	Source:	Taxsys information thru 10/31/20 SLC Tax provided Beta Test file. " Beta" a test file that provides the total due if the Special Assessments and applicable interest are removed from the tax rolls :	

Source: St Lucie County Taxsys -

**City Center Parcels**

<u>Account Number</u>	<u>Certified Roll</u>	<u>Owner Name</u>	<u>Lot #</u>	<u>Total Taxes &amp; int.</u> <u>thru 10/31/2020</u>		
1 3435-803-0013-000/4	US1 Real Estate Developments LLC		6	427,362.76		
2 3435-803-0014-000/1	US1 Real Estate Developments LLC		7	1,133,333.92		
3 3435-803-0016-000/5	US1 Real Estate Developments LLC		9	362,928.73		
4 3435-803-0017-000/2	US1 Real Estate Developments LLC		10	39,066.22		
5 3435-803-0018-000/9	US1 Real Estate Developments LLC		11	528,100.28		
6 3435-803-0019-000/6	US1 Real Estate Developments LLC		12	683,396.89		
7 3435-803-0020-000/6	US1 Real Estate Developments LLC		13	2,146,825.68		
8 3435-803-0021-000/3	US1 Real Estate Developments LLC		14	1,257,107.02		
9 3435-803-0024-000/4	US1 Real Estate Developments LLC		17	2,356,083.02		
10 3435-803-0028-000/2	US1 Real Estate Developments LLC		21	4,127,449.41		
11 3435-803-0032-000/3	US1 Real Estate Developments LLC		25	2,983,335.75		
12 3435-803-0035-000/4	US1 Real Estate Developments LLC		28	3,409,441.13		
13 3435-803-0037-000/8	US1 Real Estate Developments LLC		30	2,244,975.57		
14 3435-803-0039-000/2	US1 Real Estate Developments LLC		32	9,742,108.66		
15 3435-803-0040-000/2	US1 Real Estate Developments LLC		33	3,119,085.71		
16 3435-803-0043-000/3	US1 Real Estate Developments LLC		36	6,486,007.71		
17 3435-803-0009-000/3	US1 Real Estate Developments LLC		2	545,575.48		
18 3435-803-0010-000/3	US1 Real Estate Developments LLC		3	541,217.82		
19 3435-803-0023-000/7	US1 Real Estate Developments LLC		16	664,570.98		
20 3435-803-0025-000/1	US1 Real Estate Developments LLC		18	660,469.24		
21 3435-803-0027-000/5	US1 Real Estate Developments LLC		20	1,630,000.85		
22 3435-803-0038-000/5	US1 Real Estate Developments LLC		31	1,054,032.21		
<b>Total Due as of 10/31/2020:</b>				<b>\$ 46,142,475.06</b>	<b>\$ 46,142,475.36</b>	<b>0.30</b>