

Flora Ridge E.F.B.D.
Pro Forma 2019-2020

Item#	Description	All 2019-2020 Flora Ridge Parcels/Units		Original Flora Ridge Service Area		Preserve at Tapestry Phases 1,2,3 & 4		Sonoma Resort & Enclave at Tapestry Phase 1		Enclave at Tapestry Phase 2 Replat		Tapestry & Tapestry Ph 2		Tapestry Ph 3 & Tapestry Ph 4		Tapestry Ph 5	
		Total E.F.B.D. Units	Total Cost	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU
1	E.F.B.D. Assessment Units Collected Using the Uniform Collection Method	3,882		2,219		297		228		68		431		316		323	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 763,319.86	\$ 506,575.51	\$ 228.29	\$ 59,022.81	\$ 198.73	\$ 44,423.52	\$ 194.84	\$ 12,989.36	\$ 191.02	\$ 80,713.37	\$ 187.27	\$ 58,017.60	\$ 183.60	\$ 58,140.00	\$ 180.00
	Savings from 2017 Bond refunding			\$ (56,562.31)	\$ (25.49)												
	Adjusted Net Assessments ((Total Units x Base NAV per Unit) - (Savings Adjustment))			\$ 450,013.20	\$ 202.80	\$ 59,022.81	\$ 198.73	\$ 44,423.52	\$ 194.84	\$ 12,989.36	\$ 191.02	\$ 80,713.37	\$ 187.27	\$ 58,017.60	\$ 183.60	\$ 58,140.00	\$ 180.00
	Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)																
3	Roll Maintenance, Preparation & Documentation		\$ 3,950.00	\$ 2,257.87	\$ 1.02	\$ 302.20	\$ 1.02	\$ 231.99	\$ 1.02	\$ 69.19	\$ 1.02	\$ 438.55	\$ 1.02	\$ 321.54	\$ 1.02	\$ 328.66	\$ 1.02
4	Audit		\$ 10,300.00	\$ 5,887.61	\$ 2.65	\$ 788.02	\$ 2.65	\$ 604.95	\$ 2.65	\$ 180.42	\$ 2.65	\$ 1,143.56	\$ 2.65	\$ 838.43	\$ 2.65	\$ 857.01	\$ 2.65
5	Director's Liability Insurance		\$ 5,000.00	\$ 2,858.06	\$ 1.29	\$ 382.53	\$ 1.29	\$ 293.66	\$ 1.29	\$ 87.58	\$ 1.29	\$ 555.13	\$ 1.29	\$ 407.01	\$ 1.29	\$ 416.02	\$ 1.29
6	Registration		\$ 175.00	\$ 100.03	\$ 0.05	\$ 13.39	\$ 0.05	\$ 10.28	\$ 0.05	\$ 3.07	\$ 0.05	\$ 19.43	\$ 0.05	\$ 14.25	\$ 0.05	\$ 14.56	\$ 0.05
7	Advertisement		\$ 800.00	\$ 457.29	\$ 0.21	\$ 61.21	\$ 0.21	\$ 46.99	\$ 0.21	\$ 14.01	\$ 0.21	\$ 88.82	\$ 0.21	\$ 65.12	\$ 0.21	\$ 66.56	\$ 0.21
8	Legal		\$ 8,000.00	\$ 4,572.90	\$ 2.06	\$ 612.06	\$ 2.06	\$ 469.86	\$ 2.06	\$ 140.13	\$ 2.06	\$ 888.20	\$ 2.06	\$ 651.21	\$ 2.06	\$ 665.64	\$ 2.06
9	Disclosure Fee		\$ 2,500.00	\$ 1,429.03	\$ 0.64	\$ 191.27	\$ 0.64	\$ 146.83	\$ 0.64	\$ 43.79	\$ 0.64	\$ 277.56	\$ 0.64	\$ 203.50	\$ 0.64	\$ 208.01	\$ 0.64
10	Trustee Fee		\$ 4,250.00	\$ 2,429.35	\$ 1.09	\$ 325.15	\$ 1.09	\$ 249.61	\$ 1.09	\$ 74.45	\$ 1.09	\$ 471.86	\$ 1.09	\$ 345.96	\$ 1.09	\$ 353.62	\$ 1.09
11	Arbitrage Calculations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	School District Management Fee		\$ 20,000.00	\$ 11,432.25	\$ 5.15	\$ 1,530.14	\$ 5.15	\$ 1,174.65	\$ 5.15	\$ 350.33	\$ 5.15	\$ 2,220.50	\$ 5.15	\$ 1,628.03	\$ 5.15	\$ 1,664.09	\$ 5.15
13	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 3,198 parcels on the roll	3,882	\$ 3,198.00	\$ 1,828.02	\$ 0.82	\$ 244.67	\$ 0.82	\$ 187.83	\$ 0.82	\$ 56.02	\$ 0.82	\$ 355.06	\$ 0.82	\$ 260.32	\$ 0.82	\$ 266.09	\$ 0.82
14	Subtotal		\$ 821,492.86	\$ 483,265.62	\$ 217.75	\$ 63,473.45	\$ 213.72	\$ 47,840.17	\$ 209.83	\$ 14,008.36	\$ 206.01	\$ 87,172.04	\$ 202.26	\$ 62,752.96	\$ 198.59	\$ 62,980.26	\$ 194.99
				\$ 483,265.62		\$ 63,473.45		\$ 47,840.17		\$ 14,008.36		\$ 87,172.04		\$ 62,752.96		\$ 62,980.26	
15	4% Discount (Source: Florida Statute)		\$ 34,228.87	\$ 20,136.07	\$ 9.07	\$ 2,644.73	\$ 8.90	\$ 1,993.34	\$ 8.74	\$ 583.68	\$ 8.58	\$ 3,632.17	\$ 8.43	\$ 2,614.71	\$ 8.27	\$ 2,624.18	\$ 8.12
16	Rate Adjusted for 4% Discount		\$ 855,721.73	\$ 503,401.69	\$ 226.86	\$ 66,118.18	\$ 222.62	\$ 49,833.51	\$ 218.57	\$ 14,592.04	\$ 214.59	\$ 90,804.21	\$ 210.68	\$ 65,367.67	\$ 206.86	\$ 65,604.43	\$ 203.11
17	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 17,463.71	\$ 10,273.50	\$ 4.63	\$ 1,349.35	\$ 4.54	\$ 1,017.01	\$ 4.46	\$ 297.80	\$ 4.38	\$ 1,853.15	\$ 4.30	\$ 1,334.03	\$ 4.22	\$ 1,338.87	\$ 4.15
18	Pro Forma Assessment Total/Rate		\$ 873,185.44	\$ 513,675.19	\$ 231.49	\$ 67,467.53	\$ 227.16	\$ 50,850.52	\$ 223.03	\$ 14,889.84	\$ 218.97	\$ 92,657.36	\$ 214.98	\$ 66,701.70	\$ 211.08	\$ 66,943.30	\$ 207.25

Pro Forma Total to be Collected	\$ 873,185.44
Total Amount to be Collected on Roll	\$ 873,183.04
Shortfall due to rounding	\$ (2.40)