

Flora Ridge E.F.B.D.
Pro Forma 2016-17 revised as of 8/5/16

Item#	Description	All 2016-2017 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	
		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
1	<i>E.F.B.D. Assessment Units Collected Using the Uniform Collection Method</i>	2,812		2,219		297		228		68	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 587,071.27	\$ 477,351.28	\$ 215.12	\$ 55,619.19	\$ 187.27	\$ 41,860.80	\$ 183.60	\$ 12,240.00	\$ 180.00
3	<i>Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)</i>										
4	Roll Maintenance, Preparation & Documentation		\$ 4,000.00	\$ 3,156.47	\$ 1.42	\$ 421.74	\$ 1.42	\$ 323.76	\$ 1.42	\$ 96.56	\$ 1.42
5	Audit		\$ 10,200.00	\$ 8,054.97	\$ 3.63	\$ 1,078.11	\$ 3.63	\$ 827.64	\$ 3.63	\$ 246.84	\$ 3.63
6	Director's Liability Insurance		\$ 5,000.00	\$ 3,949.82	\$ 1.78	\$ 528.66	\$ 1.78	\$ 405.84	\$ 1.78	\$ 121.04	\$ 1.78
7	Registration		\$ 175.00	\$ 133.14	\$ 0.06	\$ 17.82	\$ 0.06	\$ 13.68	\$ 0.06	\$ 4.08	\$ 0.06
8	Advertisement		\$ 400.00	\$ 310.66	\$ 0.14	\$ 41.58	\$ 0.14	\$ 31.92	\$ 0.14	\$ 9.52	\$ 0.14
9	Legal		\$ 6,000.00	\$ 4,726.47	\$ 2.13	\$ 632.61	\$ 2.13	\$ 485.64	\$ 2.13	\$ 144.84	\$ 2.13
10	Disclosure Fee		\$ 5,000.00	\$ 3,949.82	\$ 1.78	\$ 528.66	\$ 1.78	\$ 405.84	\$ 1.78	\$ 121.04	\$ 1.78
11	Trustee Fee		\$ 3,770.00	\$ 2,973.46	\$ 1.34	\$ 397.98	\$ 1.34	\$ 305.52	\$ 1.34	\$ 91.12	\$ 1.34
12	Arbitrage Calculations		\$ 1,250.00	\$ 998.55	\$ 0.45	\$ 133.65	\$ 0.45	\$ 102.60	\$ 0.45	\$ 30.60	\$ 0.45
13	School District Management Fee		\$ 20,000.00	\$ 15,777.09	\$ 7.11	\$ 2,111.67	\$ 7.11	\$ 1,621.08	\$ 7.11	\$ 483.48	\$ 7.11
14	Collection Cost =\$1.00/parcel - Osceola Co Assessm't Office fee based on for 2,047 parcels on the roll (2812 EDUs)	2,047	\$ 2,047.00	\$ 1,619.87	\$ 0.73	\$ 216.81	\$ 0.73	\$ 166.44	\$ 0.73	\$ 49.64	\$ 0.73
15	<i>Subtotal</i>		\$ 644,913.27	\$ 525,220.60	\$ 235.69	\$ 62,025.48	\$ 207.84	\$ 46,778.76	\$ 204.17	\$ 13,706.76	\$ 200.57
16	4% Discount (Source: Florida Statute)		\$ 26,871.39	\$ 21,884.19	\$ 9.82	\$ 2,584.40	\$ 8.66	\$ 1,949.12	\$ 8.51	\$ 571.12	\$ 8.36
17	Rate Adjusted for 4% Discount		\$ 671,784.66	\$ 547,104.79	\$ 245.51	\$ 64,609.88	\$ 216.50	\$ 48,727.88	\$ 212.68	\$ 14,277.88	\$ 208.93
18	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 13,709.89	\$ 11,165.40	\$ 5.01	\$ 1,318.57	\$ 4.42	\$ 994.45	\$ 4.34	\$ 291.39	\$ 4.26
19	Pro Forma Assessment Total/Rate		\$ 685,494.55	\$ 558,270.20	\$ 250.52	\$ 65,928.44	\$ 220.92	\$ 49,722.32	\$ 217.02	\$ 14,569.26	\$ 213.19

Total corrected for rounding errors \$ **685,494.60**