

Bellalago E.F.B.D.
Pro Forma 2023-2024

		All 2023-2024 Bellalago Parcels/Units		Original Bellalago Service Area		Estate C Lots 1-103 (Formerly Bellalago West Unplatted Lots)		Bellalago Phase B-2 (Formerly Tract B)		Estate C Lots 104-119 and Reedy Reserve Ph 2 (Formerly Bellalago West Unplatted Lots)	
Item#	Description	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>	2,615		2,265		103		138		109	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 753,402.84	\$ 659,930.40	\$ 291.36	\$ 30,010.08	\$ 291.36	\$ 31,704.12	\$ 229.74	\$ 31,758.24	\$ 291.36
2a	Adjustment for shortfall		\$ 7,183.30	\$ 6,568.50	\$ 2.90	\$ 298.70	\$ 2.90	\$ -	\$ -	\$ 316.10	\$ 2.90
2b	<i>Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)</i>		\$ 760,586.14	\$ 666,498.90	\$ 294.26	\$ 30,308.78	\$ 294.26	\$ 31,704.12	\$ 229.74	\$ 32,074.34	\$ 294.26
3	Roll Maintenance, Preparation & Documentation		\$ 4,450.00	\$ 3,850.50	\$ 1.70	\$ 175.10	\$ 1.70	\$ 234.60	\$ 1.70	\$ 185.30	\$ 1.70
4	Audit		\$ 11,300.00	\$ 9,784.80	\$ 4.32	\$ 444.96	\$ 4.32	\$ 596.16	\$ 4.32	\$ 470.88	\$ 4.32
5	Director's Liability Insurance		\$ 5,000.00	\$ 4,326.15	\$ 1.91	\$ 196.73	\$ 1.91	\$ 263.58	\$ 1.91	\$ 208.19	\$ 1.91
6	Registration		\$ 175.00	\$ 158.55	\$ 0.07	\$ 7.21	\$ 0.07	\$ 9.66	\$ 0.07	\$ 7.63	\$ 0.07
7	Advertisement		\$ 900.00	\$ 770.10	\$ 0.34	\$ 35.02	\$ 0.34	\$ 46.92	\$ 0.34	\$ 37.06	\$ 0.34
8	Legal		\$ 10,000.00	\$ 8,652.30	\$ 3.82	\$ 393.46	\$ 3.82	\$ 527.16	\$ 3.82	\$ 416.38	\$ 3.82
9	Disclosure Fee		\$ 3,000.00	\$ 2,604.75	\$ 1.15	\$ 118.45	\$ 1.15	\$ 158.70	\$ 1.15	\$ 125.35	\$ 1.15
10	Trustee Fee		\$ 10,825.00	\$ 9,377.10	\$ 4.14	\$ 426.42	\$ 4.14	\$ 571.32	\$ 4.14	\$ 451.26	\$ 4.14
11	Arbitrage Calculations		\$ 2,000.00	\$ 1,744.05	\$ 0.77	\$ 79.31	\$ 0.77	\$ 106.26	\$ 0.77	\$ 83.93	\$ 0.77
12	School District Management Fee		\$ 20,000.00	\$ 17,327.25	\$ 7.65	\$ 787.95	\$ 7.65	\$ 1,055.70	\$ 7.65	\$ 833.85	\$ 7.65
13	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 2,615 parcels on the roll	2,615	\$ 2,615.00	\$ 2,265.00	\$ 1.00	\$ 103.00	\$ 1.00	\$ 138.00	\$ 1.00	\$ 109.00	\$ 1.00
14	<i>Subtotal</i>		\$ 830,851.14	\$ 727,359.45	\$ 321.13	\$ 33,076.39	\$ 321.13	\$ 35,412.18	\$ 256.61	\$ 35,003.17	\$ 321.13
15	4% Discount (Source: Florida Statute)		\$ 34,617.53	\$ 30,305.70	\$ 13.38	\$ 1,378.14	\$ 13.38	\$ 1,475.22	\$ 10.69	\$ 1,458.42	\$ 13.38
16	Rate Adjusted for 4% Discount		\$ 865,468.67	\$ 757,665.15	\$ 334.51	\$ 34,454.53	\$ 334.51	\$ 36,887.40	\$ 267.30	\$ 36,461.59	\$ 334.51
17	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 17,671.39	\$ 15,469.95	\$ 6.83	\$ 703.49	\$ 6.83	\$ 753.48	\$ 5.46	\$ 744.47	\$ 6.83
18	Pro Forma Assessment Total/Rate		\$ 883,140.06	\$ 773,135.10	\$ 341.34	\$ 35,158.02	\$ 341.34	\$ 37,640.88	\$ 272.76	\$ 37,206.06	\$ 341.34