

Flora Ridge E.F.B.D.
Pro Forma 2015-2016

Item#	Description	All 2015-16 Flora Ridge Parcels/Units		Original Flora Ridge Service Area		Preserve @ Tapestry Phases 1,2,3 & 4		Sonoma Resort & Enclave @ Tapestry	
		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
1	<i>E.F.B.D. Assessment Units Collected Using the Uniform Collection Method</i>	2,744		2,219		297		228	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 563,556.30	\$ 467,987.10	\$ 210.90	\$ 54,529.20	\$ 183.60	\$ 41,040.00	\$ 180.00
	<i>Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)</i>								
3	Roll Maintenance, Preparation & Documentation		\$ 4,000.00	\$ 3,234.69	\$ 1.46	\$ 432.94	\$ 1.46	\$ 332.36	\$ 1.46
4	Audit		\$ 10,000.00	\$ 8,086.73	\$ 3.64	\$ 1,082.36	\$ 3.64	\$ 830.90	\$ 3.64
5	Director's Liability Insurance		\$ 5,000.00	\$ 4,043.37	\$ 1.82	\$ 541.18	\$ 1.82	\$ 415.45	\$ 1.82
6	Registration		\$ 175.00	\$ 141.52	\$ 0.06	\$ 18.94	\$ 0.06	\$ 14.54	\$ 0.06
7	Advertisement		\$ 400.00	\$ 323.47	\$ 0.15	\$ 43.29	\$ 0.15	\$ 33.24	\$ 0.15
8	Legal		\$ 6,000.00	\$ 4,852.04	\$ 2.19	\$ 649.42	\$ 2.19	\$ 498.54	\$ 2.19
9	Disclosure Fee		\$ 5,000.00	\$ 4,043.37	\$ 1.82	\$ 541.18	\$ 1.82	\$ 415.45	\$ 1.82
10	Trustee Fee		\$ 3,770.00	\$ 3,048.70	\$ 1.37	\$ 408.05	\$ 1.37	\$ 313.25	\$ 1.37
11	Arbitrage Calculations		\$ 1,100.00	\$ 889.54	\$ 0.40	\$ 119.06	\$ 0.40	\$ 91.40	\$ 0.40
11	School District Management Fee		\$ 20,000.00	\$ 16,173.47	\$ 7.29	\$ 2,164.72	\$ 7.29	\$ 1,661.81	\$ 7.29
12	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 1,751 parcels on the roll	1,979	\$ 1,979.00	\$ 1,600.36	\$ 0.72	\$ 214.20	\$ 0.72	\$ 164.44	\$ 0.72
13	<i>Subtotal</i>		\$ 620,980.30	\$ 514,424.37	\$ 231.83	\$ 60,744.55	\$ 204.53	\$ 45,811.38	\$ 200.93
14	4% Discount (Source: Florida Statute)		\$ 25,874.18	\$ 21,434.35	\$ 9.66	\$ 2,531.02	\$ 8.52	\$ 1,908.81	\$ 8.37
15	Rate Adjusted for 4% Discount		\$ 646,854.48	\$ 535,858.72	\$ 241.49	\$ 63,275.57	\$ 213.05	\$ 47,720.19	\$ 209.30
16	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)			\$ 10,935.89	\$ 4.93	\$ 1,291.34	\$ 4.35	\$ 973.88	\$ 4.27
17	Pro Forma Assessment Total/Rate			\$ 546,794.61	\$ 246.42	\$ 64,566.91	\$ 217.40	\$ 48,694.07	\$ 213.57

Totals corrected for rounding errors

\$ 660,067.74
