

Bellalago E.F.B.D.
Pro Forma 2016-2017

Item#	Description	All 2016-2017 Bellalago Parcels/Units		Original Bellalago Service Area		Bellalago Phase B-2 (Formerly Tract B)		"Off the Roll"	
		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>	2,588		1,917		138		533	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 636,866.00	\$ 476,719.56	\$ 248.68	\$ 27,600.00	\$ 200.00	\$ 132,546.44	\$ 248.68
	<i>Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)</i>								
3	Roll Maintenance, Preparation & Documentation		\$ 4,000.00	\$ 2,962.91	\$ 1.55	\$ 213.29	\$ 1.55	\$ 823.80	\$ 1.55
4	Audit		\$ 10,200.00	\$ 7,555.41	\$ 3.94	\$ 543.89	\$ 3.94	\$ 2,100.70	\$ 3.94
5	Director's Liability Insurance		\$ 5,000.00	\$ 3,703.63	\$ 1.93	\$ 266.62	\$ 1.93	\$ 1,029.75	\$ 1.93
6	Registration		\$ 175.00	\$ 129.63	\$ 0.07	\$ 9.33	\$ 0.07	\$ 36.04	\$ 0.07
7	Advertisement		\$ 400.00	\$ 296.29	\$ 0.15	\$ 21.33	\$ 0.15	\$ 82.38	\$ 0.15
8	Legal		\$ 6,000.00	\$ 4,444.36	\$ 2.32	\$ 319.94	\$ 2.32	\$ 1,235.70	\$ 2.32
9	Disclosure Fee		\$ 5,000.00	\$ 3,703.63	\$ 1.93	\$ 266.62	\$ 1.93	\$ 1,029.75	\$ 1.93
10	Trustee Fee		\$ 9,051.00	\$ 6,704.31	\$ 3.50	\$ 482.63	\$ 3.50	\$ 1,864.06	\$ 3.50
11	Arbitrage Calculations		\$ 1,250.00	\$ 925.91	\$ 0.48	\$ 66.65	\$ 0.48	\$ 257.44	\$ 0.48
11	School District Management Fee		\$ 20,000.00	\$ 14,814.53	\$ 7.73	\$ 1,066.46	\$ 7.73	\$ 4,119.01	\$ 7.73
12	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 2,047 parcels on the roll	2,055	\$ 2,055.00	\$ 1,917.00	\$ 1.00	\$ 138.00	\$ 1.00		
13	<i>Subtotal</i>		\$ 699,997.00	\$ 523,877.17	\$ 273.28	\$ 30,994.76	\$ 224.60	\$ 145,125.08	\$ 272.28
14	4% Discount (Source: Florida Statute)		\$ 29,166.54	\$ 21,828.22	\$ 11.39	\$ 1,291.45	\$ 9.36	\$ 6,046.88	\$ 11.34
15	Rate Adjusted for 4% Discount		\$ 729,163.54	\$ 545,705.38	\$ 284.67	\$ 32,286.21	\$ 233.96	\$ 151,171.95	\$ 283.62
16	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 11,795.75	\$ 11,136.84	\$ 5.81	\$ 658.90	\$ 4.77		
17	Pro Forma Assessment Total/Rate		\$ 740,959.29	\$ 556,842.23	\$ 290.48	\$ 32,945.11	\$ 238.73	\$ 151,171.95	\$ 283.62

Total corrected for rounding errors \$ 740,964.36