

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$1,106,777.00
Collection Cost @	2%	\$23,548.45
Early Payment Discount @	4%	\$47,096.89
2020/2021 Total:		<u>\$1,177,422.34</u>

2019/2020 O&M Budget	\$950,771.00
2020/2021 O&M Budget	\$1,106,777.00

Total Difference:	<u>\$156,006.00</u>
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PER UNIT ANNUAL ASSESSMENT Proposed Increase / Decrease

	2019/2020	2020/2021⁽²⁾	\$	%
Debt Service - Villa (Phase 1)	\$970.45	\$970.45	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,212.01	\$1,213.54	\$1.53	0.13%
Total	\$2,182.46	\$2,183.99	\$1.53	0.07%
Debt Service - SF 50' (Phase 1)	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,928.71	\$1,925.55	-\$3.16	-0.16%
Total	\$3,097.93	\$3,094.77	-\$3.16	-0.10%
Debt Service - SF 50' (Phase 2)	\$2,182.03	\$2,182.03	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,928.71	\$1,925.55	-\$3.16	-0.16%
Total	\$4,110.74	\$4,107.58	-\$3.16	-0.08%
Debt Service - SF 65' (Phase 1)	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$2,466.23	\$2,459.55	-\$6.68	-0.27%
Total	\$3,986.21	\$3,979.53	-\$6.68	-0.17%
Debt Service - SF 65' (Phase 2) ⁽¹⁾	\$1,519.98	\$1,519.98	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$136.96	\$2,459.55	\$2,322.59	1695.82%
Total	\$1,656.94	\$3,979.53	\$2,322.59	140.17%
Debt Service - SF 40' (Phase 3)	\$1,304.47	\$1,304.47	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,570.36	\$1,569.54	-\$0.82	-0.05%
Total	\$2,874.83	\$2,874.01	-\$0.82	-0.03%

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PER UNIT ANNUAL ASSESSMENT Proposed Increase / Decrease

	2019/2020	2020/2021 ⁽²⁾	\$	%
Debt Service - SF 50' (Unplatted)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$136.96	\$145.53	\$8.57	6.26%
Total	\$136.96	\$145.53	\$8.57	6.26%
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Debt Service - SF 65' (Unplatted -Phases 2&3)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 65'	\$136.96	\$145.53	\$8.57	6.26%
Total	\$136.96	\$145.53	\$8.57	6.26%

⁽¹⁾ Assessment for 80 newly platted lots in Phase 2 (Parcel N).

⁽²⁾ FY 20-21 Assessments reflect Collection Costs (2%) & Early Payment Discount (4%) as it appears on the Hillsborough County Tax Bill.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

<u>TOTAL ADMINISTRATIVE BUDGET</u>		<u>\$115,734.00</u>	<u>TOTAL FIELD BUDGET</u>		<u>\$991,043.00</u>	<u>\$1,106,777.00</u>
<u>COLLECTION COSTS @</u>	<u>2%</u>	<u>\$2,462.43</u>	<u>COLLECTION COSTS @</u>	<u>2%</u>	<u>\$21,086.02</u>	
<u>EARLY PAYMENT DISCOUNT</u>	<u>4%</u>	<u>\$4,924.85</u>	<u>EARLY PAYMENT DISCOUNT</u>	<u>4%</u>	<u>\$42,172.04</u>	
<u>TOTAL ADMIN. ASSESSMENT</u>		<u>\$123,121.28</u>	<u>TOTAL FIELD ASSESSMENT</u>		<u>\$1,054,301.06</u>	

UNITS ASSESSED				
PLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	
<u>LOT SIZE</u>	<u>O&M DEBT SERVICE ⁽¹⁾</u>	<u>DEBT SERVICE ⁽²⁾</u>	<u>DEBT SERVICE ⁽³⁾</u>	
Villa - Phase 1	56	56		
SF 50' - Phase 1	71	70		
SF 50' - Phase 2	190		50	190
SF 65' - Phase 1	101	101		
SF 40' - Phase 3	78			78
SF 65' - Phases 2	80		80	80
SUB - TOTAL	<u>576</u>	<u>227</u>	<u>130</u>	<u>348</u>

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
<u>FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>BUDGET</u>	<u>ASSESSMENT</u>
1.00	56.00	6.62%	\$8,149.87	\$145.53
1.00	71.00	8.39%	\$10,332.87	\$145.53
1.00	190.00	22.46%	\$27,651.35	\$145.53
1.00	101.00	11.94%	\$14,698.88	\$145.53
1.00	78.00	9.22%	\$11,351.61	\$145.53
1.00	80.00	9.46%	\$11,642.67	\$145.53
	<u>576.00</u>	<u>68.09%</u>	<u>\$83,827.25</u>	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
<u>FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>BUDGET</u>	<u>ASSESSMENT</u>
0.60	33.60	5.67%	\$59,808.40	\$1,068.01
1.00	71.00	11.99%	\$126,380.85	\$1,780.01
1.00	190.00	32.08%	\$338,202.27	\$1,780.01
1.30	131.30	22.17%	\$233,715.57	\$2,314.02
0.80	62.40	10.54%	\$111,072.74	\$1,424.01
1.30	104.00	17.56%	\$185,121.24	\$2,314.02
	<u>592.30</u>	<u>100%</u>	<u>\$1,054,301.06</u>	

PER LOT ANNUAL ASSESSMENT				
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	
<u>O&M</u>	<u>SERVICE ⁽⁴⁾</u>	<u>SERVICE ⁽⁵⁾</u>	<u>SERVICE ⁽⁶⁾</u>	<u>TOTAL ⁽⁷⁾</u>
\$1,213.54	\$970.45	\$0.00	\$0.00	\$2,183.99
\$1,925.55	\$1,169.22	\$0.00	\$0.00	\$3,094.77
\$1,925.55	\$0.00	\$1,299.31	\$882.72	\$4,107.58
\$2,459.55	\$1,519.98	\$0.00	\$0.00	\$3,979.53
\$1,569.54	\$0.00	\$571.82	\$732.65	\$2,874.01
\$2,459.55	\$0.00	\$1,689.10	\$1,147.53	\$5,296.18

UNPLATTED LOTS				
	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	
<u>LOT SIZE</u>	<u>O&M DEBT SERVICE ⁽¹⁾</u>	<u>DEBT SERVICE ⁽²⁾</u>	<u>DEBT SERVICE ⁽³⁾</u>	
SF 50' - Future Phases	178			
SF 65' - Phases 2 & 3	92			
SUB - TOTAL	<u>270</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>846</u>	<u>227</u>	<u>130</u>	<u>348</u>

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
<u>FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>BUDGET</u>	<u>ASSESSMENT</u>
1.00	178.00	21.04%	\$25,904.95	\$145.53
1.00	92.00	10.87%	\$13,389.07	\$145.53
	<u>270.00</u>	<u>31.91%</u>	<u>\$39,294.02</u>	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
<u>FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>BUDGET</u>	<u>ASSESSMENT</u>
1.00	0.00	0.00%	\$0.00	\$0.00
1.30	0.00	0.00%	\$0.00	\$0.00
	<u>0.00</u>	<u>0%</u>	<u>\$0.00</u>	

PER LOT ANNUAL ASSESSMENT				
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	
<u>O&M</u>	<u>SERVICE ⁽⁴⁾</u>	<u>SERVICE ⁽⁵⁾</u>	<u>SERVICE ⁽⁶⁾</u>	<u>TOTAL ⁽⁷⁾</u>
\$145.53	\$0.00	\$0.00	\$0.00	\$145.53
\$145.53	\$0.00	\$1,689.10	\$1,147.53	\$2,982.16

Less: Collection Costs (2%) and Discounts (4%)

(\$7,387.28)

(\$63,258.06)

Net Revenue to be Collected

\$115,734.00

\$991,043.00

⁽¹⁾ The total lots with Series 2017A-1 debt outstanding is 227 units for Phase 1 of Assessment Area One. 1 lot was paid off.

⁽²⁾ The total lots with Series 2017A-2 debt outstanding is 131 units for Phase 2 & 3 of Assessment Area One. 139 lots were paid off.

⁽³⁾ The total lots with Series 2017A-3 debt outstanding is 348 units for Phase 2 & 3 of Assessment Area One.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2017A-1 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2017A-2 bond issuance. Annual assessment includes interest and Hillsborough County collection costs and early payment discount costs.

⁽⁶⁾ Annual debt service assessment per lot adopted in connection with the Series 2017A-3 bond issuance. Annual assessment includes interest and Hillsborough County collection costs and early payment discount costs.

⁽⁷⁾ Annual assessment that would appear on November 2020 Hillsborough County property tax bill, if the district is able to utilize the tax roll. Amount shown includes all applicable collection costs.

Property owner is eligible for a discount of up to 4% if paid early.