

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021/2022 O&amp;M &amp; DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMINISTRATIVE BUDGET		\$125,410.00	TOTAL FIELD BUDGET		\$1,421,512.00
COLLECTION COSTS @	2%	\$2,668.30	COLLECTION COSTS @	2%	\$30,244.94
EARLY PAYMENT DISCOUNT	4%	\$5,336.60	EARLY PAYMENT DISCOUNT	4%	\$60,489.87
TOTAL ADMIN. ASSESSMENT		<u>\$133,414.89</u>	TOTAL FIELD ASSESSMENT		<u>\$1,512,246.81</u>

## UNITS ASSESSED

PLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	SERIES 2021
LOT SIZE	O&M	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(3)</sup> DEBT SERVICE <sup>(3)</sup>
Villa - Phase 1	56	56		
SF 50' - Phase 1	71	70		
SF 65' - Phase 1	101	101		
SF 50' - Phase 2	190		11	190
SF 65' - Phases 2	80		20	80
SF 40' - Phase 3	78		31	78
SF 50' - Future Phase	118			118
SF 65' - Future Phase	46			46
<b>SUB - TOTAL</b>	<b>740</b>	<b>227</b>	<b>62</b>	<b>348</b> <b>164</b>

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	56.00	6.56%	\$8,748.52	\$156.22
1.00	71.00	8.31%	\$11,091.87	\$156.22
1.00	101.00	11.83%	\$15,778.58	\$156.22
1.00	190.00	22.25%	\$29,682.47	\$156.22
1.00	80.00	9.37%	\$12,497.88	\$156.22
1.00	78.00	9.13%	\$12,185.44	\$156.22
1.00	118.00	13.82%	\$18,434.38	\$156.22
1.00	46.00	5.39%	\$7,186.28	\$156.22
	<b>740.00</b>	<b>86.65%</b>	<b>\$115,605.41</b>	

ALLOCATION OF FIELD COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
0.60	33.60	4.36%	\$65,980.38	\$1,178.22
1.00	71.00	9.22%	\$139,422.83	\$1,963.70
1.30	131.30	17.05%	\$257,834.06	\$2,552.81
1.00	190.00	24.67%	\$373,103.35	\$1,963.70
1.30	104.00	13.50%	\$204,224.99	\$2,552.81
0.80	62.40	8.10%	\$122,535.00	\$1,570.96
1.00	118.00	15.32%	\$231,716.82	\$1,963.70
1.30	59.80	7.77%	\$117,429.37	\$2,552.81
	<b>770.10</b>	<b>100%</b>	<b>\$1,512,246.81</b>	

PER LOT ANNUAL ASSESSMENT					
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	2021 DEBT	
O&M	SERVICE <sup>(4)</sup>	SERVICE <sup>(4)</sup>	SERVICE <sup>(4)</sup>	SERVICE <sup>(4)</sup>	TOTAL <sup>(5)</sup>
\$1,334.44	\$970.45	\$0.00	\$0.00	\$0.00	\$2,304.89
\$2,119.93	\$1,169.22	\$0.00	\$0.00	\$0.00	\$3,289.15
\$2,709.04	\$1,519.98	\$0.00	\$0.00	\$0.00	\$4,229.02
\$2,119.93	\$0.00	\$1,691.13	\$1,169.22	\$0.00	\$4,980.28
\$2,709.04	\$0.00	\$2,198.47	\$1,519.98	\$0.00	\$6,427.49
\$1,727.19	\$0.00	\$744.26	\$970.45	\$0.00	\$3,441.90
\$2,119.93	\$0.00	\$0.00	\$0.00	\$1,169.94	\$3,289.87
\$2,709.04	\$0.00	\$0.00	\$0.00	\$1,520.92	\$4,229.96

UNPLATTED LOTS	SERIES 2017A-1	SERIES 2017A-2	SERIES 2017A-3	SERIES 2021
LOT SIZE	O&M	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(3)</sup> DEBT SERVICE <sup>(3)</sup>
SF 50' - Future Phases	64			64
SF 65' - Future Phases	50			50
<b>SUB - TOTAL</b>	<b>114</b>	<b>0</b>	<b>0</b>	<b>114</b>
<b>TOTAL</b>	<b>854</b>	<b>227</b>	<b>62</b>	<b>348</b> <b>278</b>

ALLOCATION OF ADMINISTRATIVE COSTS				
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT
1.00	64.00	7.49%	\$9,998.31	\$156.22
1.00	50.00	5.85%	\$7,811.18	\$156.22
	<b>114.00</b>	<b>13.35%</b>	<b>\$17,809.48</b>	

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

PER LOT ANNUAL ASSESSMENT					
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	2021 DEBT	
O&M	SERVICE <sup>(4)</sup>	SERVICE <sup>(4)</sup>	SERVICE <sup>(4)</sup>	SERVICE <sup>(4)</sup>	TOTAL <sup>(5)</sup>
\$156.22	\$0.00	\$0.00	\$0.00	\$1,169.94	\$1,326.16
\$156.22	\$0.00	\$0.00	\$0.00	\$1,520.92	\$1,677.14

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

(\$8,004.89)

(\$90,734.81)

Net Revenue to be Collected

\$125,410.00\$1,421,512.00<sup>(1)</sup> The total lots with Series 2017A-1 debt outstanding is 227 units for Phase 1 of Assessment Area One. 1 lot was paid off.<sup>(2)</sup> The total lots with Series 2017A-2 debt outstanding is 93 units for Phase 2 & 3 of Assessment Area One. 255 lots were paid off.<sup>(3)</sup> The total lots with Series 2017A-3 debt outstanding is 348 units for Phase 2 & 3 of Assessment Area One.<sup>(4)</sup> Annual debt service assessment per lot adopted in connection with the Series 2017A-1, 2017A-2 & 2017A-3 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.<sup>(5)</sup> Annual assessment that would appear on November 2021 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.