

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL ADMINISTRATIVE BUDGET		\$128,355.00	TOTAL FIELD BUDGET		\$822,416.60
COLLECTION COSTS @	2%	\$2,739.96	COLLECTION COSTS @	2%	\$17,490.21
EARLY PAYMENT DISCOUNT @	4%	\$5,461.91	EARLY PAYMENT DISCOUNT @	4%	\$34,996.43
TOTAL ADMIN. ASSESSMENT		<u>\$136,547.87</u>	TOTAL FIELD ASSESSMENT		<u>\$874,910.64</u>

UNITS ASSESSED

PLATTED LOTS LOT SIZE	SERIES 2017A-1		SERIES 2017A-2		SERIES 2017A-3	
	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾
Villa - Phase 1	56					
SF 50 - Phase 1	71					
SF 50 - Phase 2	190		81		190	
SF 65 - Phase 1	101	101				
SF 40 - Phase 3	78		78		78	
SUB - TOTAL	496	227	159	268		

ALLOCATION OF ADMINISTRATIVE COSTS					
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT	
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT	
1.00	56.00	5.62%	\$7,669.69	\$136.96	
1.00	71.00	7.12%	\$9,724.07	\$136.96	
1.00	190.00	19.06%	\$26,022.16	\$136.96	
1.00	101.00	10.13%	\$13,832.83	\$136.96	
1.00	78.00	7.82%	\$10,682.78	\$136.96	
	496.00	49.75%	\$67,931.54		

ALLOCATION OF FIELD COSTS					
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT	
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT	
0.60	33.60	6.88%	\$60,202.74	\$1,075.05	
1.00	71.00	14.54%	\$127,214.12	\$1,791.75	
1.00	190.00	38.91%	\$340,432.15	\$1,791.75	
1.30	131.30	26.89%	\$235,256.54	\$2,329.27	
0.80	62.40	12.78%	\$111,805.09	\$1,433.40	
	488.30	100%	\$874,910.64		

PER LOT ANNUAL ASSESSMENT					
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	TOTAL	
O&M	SERVICE (1)(2)	SERVICE (1)(2)	SERVICE (1)(2)	TOTAL ⁽³⁾	
\$1,212.01	\$970.45	\$0.00	\$0.00	\$2,182.46	
\$1,928.71	\$1,169.22	\$0.00	\$0.00	\$3,097.93	
\$1,928.71	\$0.00	\$1,299.31	\$882.72	\$4,110.74	
\$2,466.23	\$0.00	\$0.00	\$0.00	\$3,366.21	
\$1,570.36	\$0.00	\$571.82	\$732.65	\$2,874.83	

UNPLATTED LOTS

LOT SIZE	SERIES 2017A-1		SERIES 2017A-2		SERIES 2017A-3	
	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾
SF 50 - Future Phases	171					
SF 65 - Phases 2 & 3	179		80		80	
SF 50 - Future Phases	151					
SUB - TOTAL	501	0	80	80		

ALLOCATION OF ADMINISTRATIVE COSTS					
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT	
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT	
1.00	171.00	17.15%	\$23,419.95	\$136.96	
1.00	179.00	17.95%	\$24,515.62	\$136.96	
1.00	151.00	15.15%	\$20,680.77	\$136.96	
	501.00	50.25%	\$68,616.33		

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	
1.00	0.00	0.00%	\$0.00	\$0.00	
	0.00	0%	\$0.00		

PER LOT ANNUAL ASSESSMENT					
TOTAL	2017A-1 DEBT	2017A-2 DEBT	2017A-3 DEBT	TOTAL	
O&M	SERVICE (1)(2)	SERVICE (1)(2)	SERVICE (1)(2)	TOTAL ⁽³⁾	
\$136.96	\$0.00	\$0.00	\$0.00	\$136.96	
\$136.96	\$0.00	\$1,689.10	\$1,147.53	\$2,973.59	
\$136.96	\$0.00	\$0.00	\$0.00	\$136.96	

TOTAL	997	227	239	348	997.00	100%	\$136,547.87	488.30	100%	\$874,910.64
Less: Collection Costs (2%) and Discounts (4%)							(\$8,192.87)			(\$52,494.64)
Net Revenue to be Collected					<u>\$128,355.00</u>					<u>\$822,416.00</u>

⁽¹⁾ The total lots with Series 2017A-1 debt outstanding is 228 units for Phase 1 of Assessment Area One.
⁽²⁾ The total lots with Series 2017A-2 debt outstanding is 347 units for Phase 2 & 3 of Assessment Area One.
⁽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 assessment that would appear on November 2019 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.