Alachua County
SID Assessment Calculator

Overview

Special Improvement Districts (SIDs) in Alachua County are development projects that have certain parts c raised through the annual assessment of proprty owners within those developments. This spreadsheet ca Parcels within an SID. These caclulations are based on costs within a 30-year time horizon and depend on a given development.

The inputs maintained by the County affect all SIDs equally. These inputs include projected per-unit cost d assumptions, such as the annual inflation rate used in the calculations.

The inputs made by the EOR are specific to the development that is being reviewed. The EOR inputs inclu maintenance activities the applicant wants the County to undertake for the development. The EOR is resp any quanities that come from sub-consultants, and the EOR is also responsible for ensuring that the devel activities the County is expected to undertake for the SID. Please note that some maintenance activities, e County-maintained within an SID, and other maintenance activities that are outlined in HOA documents sl

To better understand how to complete this spreadsheet. Please review the Key and Definitions tables belo

Definitions

Word/Phrase	Definition
SID	Special Improvement District
EOR	Engineer of Record
Undeveloped Parcel	A Parcel within an SID that has not received a Certificate of Occupancy.
Developed Parcel	A Parcel within an SID that has received a Certificate of Occupancy.
One-Time Cost	A cost that occurs one-time in a specified year within the first 30-years of the SID. The cost calculation is based on the total quantity of the development feature.

Recurring Cost	A cost that occurs for the first trime in a specified year within the first 30 years of the SID and then recurs at a specified interval of years thereafter. At each instance of cost, the cost calculation is based on the total quantity of the development feature.
Variable Cost	A cost that occurs for the first trime in a specified year within the first 30 years of an SID and then recurs at a specified interval of years thereafter. At each instance of cost, the cost calculation is based only on the specified percentage of the total quantity of the development feature that is expected to incur cost within the first 30 years of the SID. More specifically, the percentage of the quantity of the development feature used in the cost calculation in each instance of cost is the total percentage of the development feature to incur cost within the first 30 years of the SID divided by the number of years in which a cost occurs within the first 30 years of the SID.
First Year of Cost	The number of years after the establishment of an SID that an individual cost is first expected to be incurred. This variable applies to all cost types.
Recurrence Interval	The frequency in years that a cost recurs after the First Year of Cost. This variable applies to Recurring and Variable Costs.
% of Units to Incur Cost within 30 Years	The percentage of the total quantity of a given feature that will incur cost within 30 years of the establishment of an SID. For example, if there is a total of 100 SY of sidewalk within an SID and 10 SY of the sidewalk are expected to be replaced within 30 years, then the % of Units to Incur Cost within 30 Years would be 10%. This field only applies to Variable Costs.
Target Assessment	The calculated per year per Parcel assessment necessary to cover all costs over a 30-year time horizon based on the maintenance activities in this spreadsheet that the County has been selected to undertake.
Maximum Assessment	The calculated per year per Parcel assessment necessary to cover all costs over a 30-year time horizon based on all maintenance activities in this spreadsheet, regardless of which maintenance actitivities the County has been selected to undertake.
Street Sweeping	Street sweeping per County contract (6 cycles/year) - NPDES requirement.
Tree Trimming (within R/W)	Tree trimming per County contract (3-5 year cycle).
Tree Replacement (within R/W)	Tree replacement as needed or as prescribed by County horticulturist.
Retention Basin Maintenance (excluding mowing)	Retention basin maintenance by removing silt in basin bottom and restoring basin to original design conditions.

of their infrastructure maintained by the County with funds that are
lculates the per-Parcel assessment for developed and undeveloped
inputs made by both the County and the Engineer of Record (EOR) for

lata for different maintenance activities and a set of general

de quantities from the development plans and decisions on which
onsible for providing all quantity data in this spreadsheet, including
opment review applicant has consented to which maintenance
especially those related to roadway infrastructure, are required to be
hould not be designated for County maintenance within an SID.

ow and the provided Directions worksheet.

Key	
Formatting	**Description**
	Cell with required user input.
	Cell with optional user input.
Example	Text that is input by users.
Example	Text that is a static or calculated value.

EOR Directions	
Step	**Direction**
1	On the "Development (EOR)" worksheet, enter the general information for the development in the "General Information" table.
2	On the "Development (EOR)" worksheet, enter the quantities for each feature listed in the "Development Features" table.
3	On the "Development (EOR)" worksheet, enter responses in the "Maintained by County" column of the "SID Costs" table to indicate whether the County should undertake each specified maintenance activity. These responses must be provided with the explicit authorization of the owner/developer. To better understand the impact of these responses, please refer to the cost drivers and the "Target 30-Year Cost" in the "SID Costs" table as well as the cost drivers and the calculated Developed and Undeveloped Assessments from the "Assessment Criteria" table.
4	Submit this spreadsheet to Alachua County along with other plat submittal documents.

General Information	
Variable	**Value**
SID Name	Tara Larga
Phase Number	Phases 1 & 2
First Parcel Number	1
Number of Parcels	101
Construction Acceptance Date	

Development Features		
Feature	**Unit**	**Quantity**
Asphalt Pavement	SY	18,795.00
Roadway Centerline	LF	6,936.00
Concrete Sidewalk (including Driveways)	SY	6,888.00
Concrete Curb & Gutter	LF	10,717.00
Multi-Use Path - Asphalt (within R/W)	SY	0.00
Multi-Use Path - Asphalt (outside R/W)	SY	1,692.05

Multi-Use Path - Semi-Pervious (outside R/W)	SY	0.00
Multi-Use Path - Pervious (outside R/W)	SY	0.00
Pavement Striping	LF	2,094.20
Street Signs	EA	63
Street Lights	EA	18
Stormwater Structures	EA	71
Stormwater Piping	LF	7,315.00
Retention Basins	AC	3.26
Swales (along roadways)	LF	0.00
Trees (within R/W)	EA	183
Trees (within Common Area)	EA	237
Shrubs (within R/W)	EA	0
Grass (within Common Area)	AC	3.57
-	-	-

Notes
-
-
This is the Parcel number of the first Parcel of the current phase as numbered within the overall subdivision. For example, if there had been 100 Parcels developed in previous phases, this value would be 101.
-
This date is based on the Constructon Acceptance letter from the Alachua County Engineer.

Notes
Asphalt within roadway R/W.
Length of the roaway centerline within R/W.
Sidewalk within roadway R/W, including driveways.
Include both sides of roadway within R/W, not centerline.
Ashphalt MUP in R/W.
Ashphalt MUP outside R/W (typically common area).

Typically within common area.
Typically within common area.
Length in LF regardless of thickness within R/W.
Inlcuds Yield, Stop, and any other permanent traffic-related signs within R/W.
Within R/W.
All curb inlets, DBIs, manholes, MESs, and other miscellaneous stormwater structures.
Include all pipe sizes regardless of diameter within R/W.
Entire basin surface area including the maintenance path in Common Area.
Include both sides of roadway, not centerline.
Within R/W.
Within Common Area.
Only shrubs within R/W.
Within Common Area.
-

Assessment Criteria	
Variable	**Value**
Target Assessment for Developed Parcels	$1,299.06
Target Assessment for Undeveloped Parcels	$1,039.25
Length of Warranty Period (mo)	12
Administrative Cost of SID Maintenance (%)	2.00%
Tax Collector Surcharge (%)	2.00%
Property Appraiser Surcharge (%)	2.00%
Allowance for Uncollected Assessments (%)	4.00%
Annual Cost Increase (%)	2.00%
Undeveloped Parcel Discount (%)	20.00%
Estimated % of Parcels Developed in Year 1	25.00%
Estimated % of Parcels Developed in Year 30	95.00%

SID Costs	
Cost	**Feat**
Rejuvinator - $2.0/SY	Asphalt Pavement
Seal - $10/SY	Asphalt Pavement
Overlay - $75/SY	Asphalt Pavement
Street Sweeping - $77.16/Mile	Roadway Centerline
Replacement - $12.80/SF	Concrete Sidewalk (including
Replacement - $18.8/LF	Concrete Curb & Gutter

Repairs - $3.3/SF	Multi-Use Path - Asphalt (wit
Restriping - $0.22/LF	Pavement Striping
Replacement - $161.67/Each	Street Signs
Maintenance (Excluding Mowing) - $69,500/AC	Retention Basins
Trimming - $200/each	Trees (within R/W)
Replacement - $135/in	Trees (within R/W)

Total	

*Mowing Standard is 8-11 cycles per year.

Notes
-
-
-
-
-
-
-
The inflation rate affecting SID costs within the 30-year time-horizon.
The percentage discount on assessements received by undeveloped Parcels relative to developed Parcels.
These variables create a Parcel takedown curve to help predict net assessments from both developed and un Parcels by the end of 30 years.

ture	County Maintenance Required	Maintained by County	Unit	Quantity	Quantity Dependent
	Y	Y	SY	18,795.00	Y
	Y	Y	SY	18,795.00	Y
	Y	Y	SY	18,795.00	Y
	Y	Y	LF	6,936.00	Y
Driveways)	Y	Y	SY	6,888.00	Y
	Y	Y	LF	10,717.00	Y

hin R/W)	Y	Y	SY	0.00	Y
	Y	Y	LF	2,094.20	Y
	Y	Y	EA	63.00	Y
	Y	Y	AC	3.26	Y
	N	N	EA	183.00	Y
	N	N	EA	183.00	Y
			LF		

-	-	-	-	-	-

developed

Cost/Unit	Cost Type	First Year of Cost	Recurrence Interval	% of Units to Incur Cost within 30 Years	30-Year Target Cost
$ 2.0000	One-Time	3			$ 39,108.64
$ 10.0000	One-Time	8			$ 215,895.47
$ 75.0000	One-Time	30			$ 2,503,275.07
$ 0.0146	Recurring	1	1		$ 4,111.99
$ 115.2000	Variable	5	3	10.00%	$ 110,216.16
$ 18.8000	Variable	5	5	10.00%	$ 28,335.07

$ 29.7000	Variable	10	10	10.00%	$ -
$ 0.2200	Recurring	5	5		$ 3,887.63
$ 161.6700	Recurring	7	7		$ 57,165.54
$69,500.0000	Recurring	20	20		$ 330,069.71
$ 222.1500	Recurring	8	4		$ -
$ 1,080.0000	Variable	20	20	10.00%	$ -

-	-	-	-	-	$ 3,292,065.28

County Directions	
Workflow	**Step**
Maintaining Master Calculator	1
	2
	3
Maintaining Previous Calculators	1
	2
	3
	4
	5

Direction
A master SID Assessment Calculator should be maintained for calculating the assessments in future SIDs. On an as-needed basis, the list of costs and/or the cost drivers for future SID assessments can be updated on the "Costs (AC)" worksheet of the master SID Assessment Calculator. The general assessment criteria drivers can also be updated on the "Assessments (AC)" worksheet.
Once updated, the master SID Assessment Calculator should be saved, and a copy should be created for the version of the calculator that is distributed to new applicants. In this copy, the workbook will need to unprotected with the password. Once unprotected, all of the worksheets with the "(AC)" nomenclature should be hidden. Once those worksheets are hidden, the workbook should once again be protected with the password and with the "Structure" checkbox checked.
This copy should be provided to applicants for any new Development Review projects.
Individual SID Assessment Calculators must be maintained for every SID. The financial health of each SID should be reviewed on an as-needed basis.
To get an accurate prediction of Net Assessments in a given year, navigate to the "Assessments (AC)" worksheet and enter the current year in the "Assessment Criteria" table and enter up-to-date parcel information and CO Dates in the "Parcels" table.
To evaluate the accruacy of cost information, navigate to the the "Costs (AC)" worksheet and review the costs in the current year and remaining years within both the Target Costs and Maximum Costs sections of the "SID Costs" table. If there are financial concerns about a specific SID, some changes may need to be made.
If cost updates are necessary, it is important that current cost information is not pasted into a previous SID Assessment Calculator as this would result in overstating the impact of inflation. Current cost values must be converted into the equivalent costs of the time when the SID was created before being entered into the Calculator. Once adjusted for inflation per-unit costs can be updated and cost drivers can be updated on the "Costs (AC)" worksheet.
The general assessment drivers on the "Assessments (AC)" worksheet can be updated in previous Calculators as these variables are applied after the per-unit cost calculations. Importantly, this is where a Special Assessment can be added as well.

SID Costs
Cost
Rejuvinator - $2.0/SY
Seal - $10/SY
Overlay - $75/SY
Street Sweeping - $77.16/Mile
Replacement - $12.80/SF
Replacement - $18.8/LF
Repairs - $3.3/SF
Restriping - $0.22/LF
Replacement - $161.67/Each
Maintenance (Excluding Mowing) - $69,500/AC
Trimming - $200/each
Replacement - $135/in

-

*Mowing Standard is 8-11 cycles per year.

Feature	County Maintenance Required	Quantity Dependent	Cost/Unit
Asphalt Pavement	Y	Y	$ 2.0000
Asphalt Pavement	Y	Y	$ 10.0000
Asphalt Pavement	Y	Y	$ 75.0000
Roadway Centerline	Y	Y	$ 0.0146
Concrete Sidewalk (including Driveways)	Y	Y	$ 115.2000
Concrete Curb & Gutter	Y	Y	$ 18.8000
Multi-Use Path - Asphalt (within R/W)	Y	Y	$ 29.7000
Pavement Striping	Y	Y	$ 0.2200
Street Signs	Y	Y	$ 161.6700
Retention Basins	Y	Y	$69,500.0000
Trees (within R/W)	N	Y	$ 222.1500
Trees (within R/W)	N	Y	$ 1,080.0000

Total	**-**	**-**	**-**

Cost Type	First Year of Cost	Recurrence Interval	% of Units to Incur Cost within 30 Years	Maintained by County	Unit	Quantity
One-Time	3			Y	SY	18,795.00
One-Time	8			Y	SY	18,795.00
One-Time	30			Y	SY	18,795.00
Recurring	1	1		Y	LF	6,936.00
Variable	5	3	10.00%	Y	SY	6,888.00
Variable	5	5	10.00%	Y	LF	10,717.00
Variable	10	10	10.00%	Y	SY	0.00
Recurring	5	5		Y	LF	2,094.20
Recurring	7	7		Y	EA	63.00
Recurring	20	20		Y	AC	3.26
Recurring	8	4		N	EA	183.00
Variable	20	20	10.00%	N	EA	183.00
					LF	

-	-	-	-	-	-	-

Target Costs	30-Year Target Cost	1902	1903	1904	1905	1906
	$ 39,108.64	$ -	$ -	$ 39,108.64	$ -	$ -
	$ 215,895.47	$ -	$ -	$ -	$ -	$ -
	$ 2,503,275.07	$ -	$ -	$ -	$ -	$ -
	$ 4,111.99	$ 101.36	$ 103.39	$ 105.46	$ 107.56	$ 109.72
	$ 110,216.16	$ -	$ -	$ -	$ -	$ 9,543.41
	$ 28,335.07	$ -	$ -	$ -	$ -	$ 3,634.80
	$ -	$ -	$ -	$ -	$ -	$ -
	$ 3,887.63	$ -	$ -	$ -	$ -	$ 498.70
	$ 57,165.54	$ -	$ -	$ -	$ -	$ -
	$ 330,069.71	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -

-	$ 3,292,065.28	$ 101.36	$ 103.39	$ 39,214.09	$ 107.56	$ 13,786.63

1907	1908	1909	1910	1911	1912	1913
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 215,895.47	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 111.91	$ 114.15	$ 116.43	$ 118.76	$ 121.13	$ 123.56	$ 126.03
$ -	$ -	$ 10,127.55	$ -	$ -	$ 10,747.43	$ -
$ -	$ -	$ -	$ -	$ 4,013.11	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ 550.61	$ -	$ -
$ -	$ 11,470.20	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -

$ 111.91	**$ 11,584.35**	**$ 226,139.45**	**$ 118.76**	**$ 4,684.86**	**$ 10,870.99**	**$ 126.03**

1914	1915	1916	1917	1918	1919	1920
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 128.55	$ 131.12	$ 133.74	$ 136.42	$ 139.15	$ 141.93	$ 144.77
$ -	$ 11,405.26	$ -	$ -	$ 12,103.36	$ -	$ -
$ -	$ -	$ 4,430.80	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 607.92	$ -	$ -	$ -	$ -
$ -	$ 13,175.66	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -

$ 128.55	**$ 24,712.04**	**$ 5,172.46**	**$ 136.42**	**$ 12,242.50**	**$ 141.93**	**$ 144.77**

1921	1922	1923	1924	1925	1926	1927
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 147.66	$ 150.62	$ 153.63	$ 156.70	$ 159.83	$ 163.03	$ 166.29
$ 12,844.18	$ -	$ -	$ 13,630.35	$ -	$ -	$ 14,464.63
$ 4,891.96	$ -	$ -	$ -	$ -	$ 5,401.12	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 671.19	$ -	$ -	$ -	$ -	$ 741.05	$ -
$ -	$ 15,134.69	$ -	$ -	$ -	$ -	$ -
$ 330,069.71	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -

$ 348,624.70	**$ 15,285.30**	**$ 153.63**	**$ 13,787.05**	**$ 159.83**	**$ 6,305.20**	**$ 14,630.92**

1928	1929	1930	1931	Maximum Costs	30-Year Maximum Cost	1902
$ -	$ -	$ -	$ -		$ 39,108.64	$ -
$ -	$ -	$ -	$ -		$ 215,895.47	$ -
$ -	$ -	$ -	$ 2,503,275.07		$ 2,503,275.07	$ -
$ 169.62	$ 173.01	$ 176.47	$ 180.00		$ 4,111.99	$ 101.36
$ -	$ -	$ 15,349.98	$ -		$ 110,216.16	$ -
$ -	$ -	$ -	$ 5,963.27		$ 28,335.07	$ -
$ -	$ -	$ -	$ -		$ -	$ -
$ -	$ -	$ -	$ 818.17		$ 3,887.63	$ -
$ -	$ 17,385.00	$ -	$ -		$ 57,165.54	$ -
$ -	$ -	$ -	$ -		$ 330,069.71	$ -
$ -	$ -	$ -	$ -		$ 344,681.30	$ -
$ -	$ -	$ -	$ -		$ 28,792.42	$ -

$ 169.62	**$ 17,558.01**	**$ 15,526.45**	**$ 2,510,236.52**	**-**	**$ 3,665,539.00**	**$ 101.36**

1903	1904	1905	1906	1907	1908	1909
$ -	$ 39,108.64	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ 215,895.47
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 103.39	$ 105.46	$ 107.56	$ 109.72	$ 111.91	$ 114.15	$ 116.43
$ -	$ -	$ -	$ 9,543.41	$ -	$ -	$ 10,127.55
$ -	$ -	$ -	$ 3,634.80	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 498.70	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ 11,470.20	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ 46,698.04
$ -	$ -	$ -	$ -	$ -	$ -	$ -

$ 103.39	**$ 39,214.09**	**$ 107.56**	**$ 13,786.63**	**$ 111.91**	**$ 11,584.35**	**$ 272,837.49**

1910	1911	1912	1913	1914	1915	1916
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 118.76	$ 121.13	$ 123.56	$ 126.03	$ 128.55	$ 131.12	$ 133.74
$ -	$ -	$ 10,747.43	$ -	$ -	$ 11,405.26	$ -
$ -	$ 4,013.11	$ -	$ -	$ -	$ -	$ 4,430.80
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ 550.61	$ -	$ -	$ -	$ -	$ 607.92
$ -	$ -	$ -	$ -	$ -	$ 13,175.66	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ 50,547.46	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -

$ 118.76	**$ 4,684.86**	**$ 10,870.99**	**$ 50,673.48**	**$ 128.55**	**$ 24,712.04**	**$ 5,172.46**

1917	1918	1919	1920	1921	1922	1923
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 136.42	$ 139.15	$ 141.93	$ 144.77	$ 147.66	$ 150.62	$ 153.63
$ -	$ 12,103.36	$ -	$ -	$ 12,844.18	$ -	$ -
$ -	$ -	$ -	$ -	$ 4,891.96	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ 671.19	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ 15,134.69	$ -
$ -	$ -	$ -	$ -	$ 330,069.71	$ -	$ -
$ 54,714.19	$ -	$ -	$ -	$ 59,224.40	$ -	$ -
$ -	$ -	$ -	$ -	$ 28,792.42	$ -	$ -

$ 54,850.61	**$ 12,242.50**	**$ 141.93**	**$ 144.77**	**$ 436,641.52**	**$ 15,285.30**	**$ 153.63**

1924	1925	1926	1927	1928	1929	1930
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 156.70	$ 159.83	$ 163.03	$ 166.29	$ 169.62	$ 173.01	$ 176.47
$ 13,630.35	$ -	$ -	$ 14,464.63	$ -	$ -	$ 15,349.98
$ -	$ -	$ 5,401.12	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ 741.05	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ 17,385.00	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ 64,106.40	$ -	$ -	$ -	$ 69,390.82	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -

$ 13,787.05	**$ 64,266.23**	**$ 6,305.20**	**$ 14,630.92**	**$ 169.62**	**$ 86,948.83**	**$ 15,526.45**

1931
$ -
$ -
$ 2,503,275.07
$ 180.00
$ -
$ 5,963.27
$ -
$ 818.17
$ -
$ -
$ -
$ -

$ 2,510,236.52

Assessment Criteria

Variable	Input
Length of Warranty Period (mo)	########
strative Cost of SID Maintenance (%)	########
Tax Collector Surcharge (%)	########
Property Appraiser Surcharge (%)	########
ce for Uncollected Assessments (%)	########
Annual Cost Increase (%)	########
Undeveloped Parcel Discount (%)	########
ed % of Parcels Developed in Year 1	########
d % of Parcels Developed in Year 30	########
Current Year	
Special Assessment in Current Year	$ -
Net Assessments in Current Year	$ -

Assessments

Assessment Type	Parcel Development Status	Total Per Parcel Annual Assessment	Standard Per Parcel Annual Assessment	Special Per Parcel Annual Assessment
Target Assessment	Developed	$ 1,299.06	$ 1,299.06	$ -
	Undeveloped	$ 1,039.25	$ 1,039.25	$ -
Maximum Assessment	Developed	$ 1,446.44	$ 1,446.44	$ -
	Undeveloped	$ 1,157.15	$ 1,157.15	$ -

Parcels

Lot	Parcel	CO	
1			$ -
2			$ -
3			$ -
4			$ -
5			$ -
6			$ -
7			$ -
8			$ -
9			$ -
10			$ -
11			$ -
12			$ -
13			$ -
14			$ -
15			$ -
16			$ -
17			$ -
18			$ -
19			$ -
20			$ -
21			$ -
22			$ -
23			$ -
24			$ -
25			$ -
26			$ -
27			$ -
28			$ -
29			$ -
30			$ -
31			$ -
32			$ -
33			$ -
34			$ -
35			$ -
36			$ -
37			$ -
38			$ -
39			$ -
40			$ -
41			$ -
42			$ -
43			$ -
44			$ -
45			$ -
46			$ -
47			$ -
48			$ -
49			$ -
50			$ -
51			$ -
52			$ -
53			$ -
54			$ -
55			$ -
56			$ -
57			$ -
58			$ -
59			$ -
60			$ -
61			$ -
62			$ -
63			$ -
64			$ -
65			$ -
66			$ -
67			$ -
68			$ -
69			$ -
70			$ -
71			$ -
72			$ -
73			$ -
74			$ -
75			$ -
76			$ -
77			$ -
78			$ -
79			$ -
80			$ -
81			$ -
82			$ -
83			$ -
84			$ -
85			$ -
86			$ -
87			$ -
88			$ -
89			$ -
90			$ -
91			$ -
92			$ -
93			$ -
94			$ -
95			$ -
96			$ -
97			$ -
98			$ -
99			$ -
100			$ -
101			$ -
Clubhouse			$ -