

ENCORE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$342,803.90
County Collection Cost @	2%	\$7,293.70
Early Payment Discount @	4%	\$14,587.40
2023/2024 Total		<u>\$364,685.00</u>

2022/2023 O&M Budget	\$321,571.50
2023/2024 O&M Budget	\$342,803.90
Total Difference	<u><u>\$21,232.40</u></u>

<u>Land Use Category</u>	<u>PER UNIT ANNUAL ASSESSMENT ^{(1) (2)}</u>		<u>Proposed Increase / Decrease</u>	
	<u>2022/2023</u>	<u>2023/2024</u>	<u>\$</u>	<u>%</u>
Affordable MF Rental(AFR)	\$157.01	\$167.38	\$10.37	7%
Market Rate MF Rental(MRKR)	\$196.26	\$209.22	\$12.96	7%
Affordable MF Condo(AFC)	\$235.52	\$251.07	\$15.55	7%
Market Rate MF Condo(MRKC)	\$274.77	\$292.91	\$18.14	7%
Hotel	\$274.77	\$292.91	\$18.14	7%
Museum	\$0.20	\$0.21	\$0.01	0%
Retail-Grocery	\$0.39	\$0.42	\$0.03	0%
Other Retail	\$0.31	\$0.33	\$0.02	0%
Office	\$0.26	\$0.28	\$0.02	0%

⁽¹⁾ Annual assessment includes Hillsborough County collection costs and early payment discount costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽²⁾ The District will be Direct Billing the Undeveloped parcels, therefore there will be no costs related to the County for use of the County Tax Roll.

ENCORE COMMUNITY DEVELOPMENT DISTRICT

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FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$342,803.90
COLLECTION COSTS @	2.0%	\$7,293.70
EARLY PAYMENT DISCOUNT @	4.0%	\$14,587.40
TOTAL O&M ASSESSMENT		\$364,685.00

ALLOCATION OF O&M ASSESSMENT							ANNUAL O&M ASSESSMENT / UNIT ⁽¹⁾
<u>Land Use Category</u>	<u>Unit Count</u>	<u>Unit Type</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	
Affordable MF Rental(AFR)	545	Residence	0.40	218.00	25.01%	\$91,220.42	\$167.38
Market Rate MF Rental(MRKR)	225	Residence	0.50	112.50	12.91%	\$47,074.76	\$209.22
Affordable MF Condo(AFC)	30	Residence	0.60	18.00	2.07%	\$7,531.96	\$251.07
Market Rate MF Condo(MRKC)	270	Residence	0.70	189.00	21.69%	\$79,085.59	\$292.91
Hotel	200	Room	0.70	140.00	16.06%	\$58,581.92	\$292.91
	<u>1,270</u>						
Museum	3,900	Sq Foot	2000.00	1.95	0.22%	\$815.96	\$0.21
Retail-Grocery	36,000	Sq Foot	1000.00	36.00	4.13%	\$15,063.92	\$0.42
Other Retail	45,100	Sq Foot	1250.00	36.08	4.14%	\$15,097.40	\$0.33
Office	180,000	Sq Foot	1500.00	120.00	13.77%	\$50,213.07	\$0.28
	<u>265,000</u>						
	<u>266,270</u>			<u>871.53</u>	<u>100.00%</u>	<u>\$364,685.00</u>	

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

(\$21,881.10)

Net Revenue to be Collected:

\$342,803.90

⁽¹⁾ Annual assessment that will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.