

Boggy Creek Improvement District
FY 2024 DS Adopted Assessment Methodology
Applicable to both the Series 2013 and Series 2023 Bonds

<u>Category</u>	<u>Units</u>	<u>ERU</u>	<u>ERUs</u>	<u>% ERUs</u>	<u>Bond Principal Debt/ Category</u>	<u>Bonds Principal Debt/ Unit</u>	<u>Annual Assessment/ Unit</u>	<u>Bonds Gross Annual Assessment/ Unit</u>
<u>Residential</u>		<u>ERU/Unit</u>				<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>
Multi-Family Units	450	0.40	180	3.46%	\$3,996,948	\$8,882	\$623.87	\$649.87
<u>Hotel</u>		<u>ERU/Room</u>				<u>per Room</u>	<u>per Room</u>	<u>per Room</u>
Hotel (Rooms)	2,250	0.50	1,125	21.61%	\$24,980,926	\$11,103	\$779.84	\$812.33
<u>Commercial/Medical</u>		<u>Sq.Ft./ERU</u>				<u>per Sq.Ft.</u>	<u>per Sq.Ft.</u>	<u>per Sq.Ft.</u>
Retail (Sq.Ft.)	955,373	1,200	796	15.30%	\$17,678,595	\$18.50	\$1.30	\$1.35
Office (Sq.Ft.)	213,993	1,500	143	2.74%	\$3,167,848	\$14.80	\$1.04	\$1.08
Flex (Office/Warehouse) (Sq.Ft.)	100,000	2,400	42	0.80%	\$925,219	\$9.25	\$0.65	\$0.68
Medical Office (Sq.Ft.)	500,000	1,200	417	8.01%	\$9,252,195	\$18.50	\$1.30	\$1.35
Hospital (Sq.Ft.)	1,420,000	1,200	1,183	22.73%	\$26,276,234	\$18.50	\$1.30	\$1.35
(Sq.Ft.)	2,375,277	1,800	1,320	25.35%	\$29,302,035	\$12.34	\$0.87	\$0.90
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			5,205	100.00%	\$115,580,000			
Sq.Ft.	5,564,643		3,900	74.93%	\$86,602,125	\$0.00		

*Includes a 0.0% allowance for the fees of the Orange County Property Appraiser and Tax Collector, together with a 4.0% allowance for the statutory early payment discount, for a total 4.0% gross-up.