

2023 OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT

AREA 7

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

March 14, 2023

Prepared for

**Board of Supervisors
Tampa Palms Open Space & Transportation Community
Development District**

Prepared by

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1.0 Introduction

1.1 Purpose

This 2022 Area 7 of the Tampa Palms Open Space & Transportation Community Development District (“District”) Operations and Maintenance Assessment Methodology Report (the “2022 Area 7 Report”) is being presented as an alternative assessment methodology to the current methodology which apportions the operations & maintenance assessments based on benefit received by each developed parcel within the District.

The 2022 Area 7 Report allocates the proposed Fiscal Year 2022-2023 Operations and Maintenance Budget (“2023 Budget”) into benefit measurement categories to allow for the determination of special and peculiar benefits to each property within District boundaries. The 2022 Area 7 Report allocates the 2023 Budget and future budgets as prescribed unless changes are made to the various product types or budget line items by the District.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the operations and maintenance of the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable.

The Methodology herein sets forth a framework to allocate the budget and apportion the special and peculiar benefits from the 2023 Budget and future budgets funded from and secured by non-ad valorem special assessments (the “Assessments”) imposed and levied on the residential properties within the District. Any non-ad valorem special assessments imposed on the residential properties within the District will constitute liens, co-equal with the liens of State, County, municipal and school board taxes, against properties within the boundary of the District that receive special benefits from the District’s budget.

Real Estate Econometrics, Inc. (“Methodology Consultant”), was selected to develop this methodology and has prepared this report, which is designed to conform to the requirements of the Florida Constitution, Chapters 170, 190 and 197, F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

Area 7 of the District encompasses +/- 1,400 acres with frontage on Bruce B Downs Boulevard and Interstate 75 in Hillsborough County, Florida. The District has 1,394 residential units, an apartment complex, continuing care facility and a mixture of commercial parcels within its boundary and is responsible for the operations and maintenance of the District’s infrastructure including but not limited to street lights, the storm water management system, lake maintenance, the irrigation distribution system, right of way maintenance, landscaping, wetlands maintenance, administrative/community costs and reserves.

Table 1 below outlines the TPOST Area 7 development program (“Development Program”) within the District.

Table 1. TPOST Area 7 Land Development Program

RESIDENTIAL NEIGHBORHOODS	UNITS
AUDUBON LANDING VILLAS	94
DOVES LANDING ATTACHED VILLAS	82
EAGLES LANDING	33
THE ESTATES	296
HAWKS LANDING	101
LAKEWOOD	90
MALLARD'S LANDING	44
THE PRESERVE	278
PROMENADE TOWNHOMES	120
STONE RIDGE TOWNHOMES	78
WATERGRASS	178
	1,394
COMMERCIAL PARCELS	
METRO SELF STORAGE	
TIRES PLUS	
BANK OF AMERICA	
REGIONS BANK	
MCDONALD'S	
WENDY'S	
PEBBLE CREEK ANIMAL HOSPITAL	
THE SHOPPES AT PEBBLE CREEK	
NEW TAMPA CENTER- PUBLIX	
MOBIL MART - 5 FUEL STATIONS	
WAL-MART	
CVS	
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS	
PORTOFINO APARTMENTS	396
LEGACY AT HIGHWOODS PRESERVE	88
COMMUNITY CENTER	

Source: District Budget Workbook

1.3 Use of Specific Numbers within the Tables of the Supplemental Methodology

Great diligence has been used to define the components of the Land Development Program defined in Table 1, the 2023 Budget shown in Appendix A on page 12, the budget allocation shown in Table 2, the assessment apportionment in Tables 3 through 7 and the cumulative assessments by product type shown in Table 8. The Land Development Program, the 2023 Budget and the resulting assessment calculation methods are finalized in this report.

2.0 Operations and Maintenance Assessment Requirements

2.1 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting maintenance and operations of the District's capital improvements. The courts recognize the special benefits which flow as a logical connection peculiar to the property as enhanced enjoyment and increased use of the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as co-equal first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

2.2 Special and Peculiar Benefit to the Property

The operations and maintenance of District improvements undertaken by the District create both special benefits and general benefits. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the systems, facilities and services to property within the District in order to develop such property and use it for residential and other purposes. Absent the construction or provision of the District's infrastructure, there would be no infrastructure to support development of land within the District and such development would be prohibited by law.

While the general public and property owners outside the District will benefit from the operations and maintenance and provision of District infrastructure, these benefits are incidental to the benefits derived from property within the District which is dependent upon the District's infrastructure to develop the property within such boundaries. This fact alone clearly distinguishes the special and peculiar benefits which District properties receive compared to those properties lying outside of the District's boundaries and establishes that the infrastructure has a nexus to the value and the use and enjoyment of the lands within the District along with the need to operate and maintain the District's infrastructure.

2.3 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits from the operations and maintenance of the District's infrastructure have been determined and apportioned to each developable unit as provided in this 2022 Area 7 Report.

The duty to pay the non-ad valorem special assessments is fairly and reasonably allocated because the special and peculiar benefits to the property flowing from the operations and maintenance of the District's infrastructure (and the concomitant responsibility for the funding of the resultant and apportioned District budget) have been allocated to the property according to the reasonable estimates of the special and peculiar benefits including enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums and conferred on the land as provided by the operations and maintenance of the District's infrastructure for the reasons set forth above.

Accordingly, no property within the District will be assessed for the payment of any non-ad valorem special assessment pursuant to this 2022 Area 7 Report in an amount greater than the determined special benefit peculiar to that property and having a nexus to the value of the property or the use and enjoyment thereof.

3.0 District Assessment Determination

3.1 The Assessment Determination Process

Determining the assessments per product type begins by identifying all of the properties within the District Boundaries that are receiving benefit from the operations and maintenance of the District's capital improvements. The properties receiving benefit were previously identified in Table 1.

The second element in the assessment determination process is allocating the 2023 Budget into benefit determination categories and that will be assessed to the benefitting properties.

The Methodology Consultant reviewed the 2023 Budget to ascertain the benefit determination categories. The budget was reviewed line item by line item. There were four (4) categories of benefit measurement used to determine the amount of the line-item expense to be used in the assessment calculations. About 35% of the budget was determined to be shared equally among all product types as administrative costs, 34% of the budget allocated to roadway costs, 30% allocated to club administration costs and 1% allocated to water management costs.

The detailed line-item expense determination can be found in Appendix A on page 12.

With the product types identified and the budget allocation defined, the Methodology Consultant next determined the measurement figure by product type for each benefit measurement category.

For budget line items related to the District's roadways, trip generation measurements from the Institute of Traffic Engineers ("ITE") studies as used by the Florida Department of Transportation ("FDOT") were used to calculate the benefit measurement of each product type.

The water management line items are tied to the impervious (non-penetrating) surface of each property within the District boundaries. The Methodology Consultant used Property Appraiser data to determine the impervious surface of each product type by first taking out all water management items from properties that had those items (lakes/wetlands) as a part of their acreage to determine the actual amount of “uplands” that was contributing run off to the water management system.

Once the water management system acreage was eliminated from the total acreage of a parcel, the Methodology Consultant then used data from the Hillsborough County Property Appraiser (“Property Appraiser”) to determine the amount of impervious and pervious acreage for each property. The Methodology Consultant first used the Property Appraiser measuring tool to determine the actual upland portion of a property by eliminating the water management acreage. The heated area as determined by the Property Appraiser was used as the impervious surface area for each residential property and then subtracting that measurement from the net acreage measurement to determine the pervious surface for each residential property. The Methodology Consultant also used the Property Appraiser measuring tool to measure the impervious surfaces of the apartment and commercial parcels.

An Equivalent Assessment Unit (“EAU”) measurement was used to determine the administrative and club administration benefits received for each parcel within the District. The total number of EAUs in the District divided into the administrative benefit category was used to determine that benefit. Budget line items included in this category were legislative, financial & administrative, legal counsel, security operations, and the Board of Supervisors salaries among other administrative/community services categories. The Methodology Consultant’s experience with many CDD budgets has shown that these categories are available for use for all property owners on an equal basis. The club administrative costs only benefit the 11 residential neighborhoods while the administrative costs benefit all properties within the District.

The detailed line item 2023 Budget categories are shown in Appendix A on page 12. To measure each property’s benefit derived from the Proposed 2023 Budget, the Methodology Consultant has consolidated the budget into the four (4) benefit measurement categories in Table 2 on the next page.

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Table 2. District Total Budget Allocation by Benefit Measurement

Budget Categories	Budget Item
Roadways	\$370,717
Water Management	10,250
Administration	249,661
Club Administration	329,357
	\$959,986

Source: District's FY 2023 Budget and Methodology Consultant

With the property type benefit measure figures calculated and the budget allocated by benefit measure categories, the next step is to determine the assessment apportionment for each property by the budget's allocated benefit measurement category. The first category to be apportioned to product type is the trip generation. All properties within the District received a trip generation factor based on the ITE studies. Those trip generation factors are identified in the Table 3 on the next page.

Approximately 22% of the New Tampa Boulevard roadway budget benefit the residential units, the continuing care facility, the community center on Highwoods Preserve Parkway, the Portofino Apartments and the commercial parcels that have accesses onto New Tampa Boulevard. The remaining 78% benefits all of the properties west of the apartment complex only. Those measurements are shown in Appendix B on page 13.

All of the trips were totaled and each property's trip generation number was divided by the total number of daily trips generated in the community to arrive at a percentage of total community trips. The total trip generations budget figure for each area shown in Table 3 on the next page were multiplied by each property's percentage to arrive at a trip generation assessment.

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Table 3. Roadway Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	TRIPS	% TRIPS	ALL BENEFITTING		PARTIAL BENEFITTING		TOTAL ROADWAY ASSESSMENT
				ROAD ASSESSMENT	% TRIPS	ROAD ASSESSMENT		
AUDUBON LANDING VILLAS	94	693.72	3.13%	\$2,584.41	6.46%	\$18,618.90		\$21,203.31
DOVES LANDING ATTACHED VILLAS	82	605.16	2.73%	\$2,254.48	5.64%	\$16,242.02		\$18,496.51
EAGLES LANDING	33	243.54	1.10%	\$907.29	2.27%	\$6,536.42		\$7,443.72
THE ESTATES	296	2,184.48	9.85%	\$8,138.14	20.35%	\$58,629.74		\$66,767.88
HAWKS LANDING	101	745.38	3.36%	\$2,776.86	6.94%	\$20,005.42		\$22,782.28
LAKEWOOD	90	664.20	2.99%	\$2,474.43	6.19%	\$17,826.61		\$20,301.04
MALLARD'S LANDING	44	324.72	1.46%	\$1,209.72	3.03%	\$8,715.23		\$9,924.96
THE PRESERVE	278	2,051.64	9.25%	\$7,643.25	19.12%	\$55,064.42		\$62,707.67
PROMENADE TOWNHOMES	120	885.60	3.99%	\$3,299.25	8.25%	\$23,768.81		\$27,068.06
STONE RIDGE TOWNHOMES	78	575.64	2.59%	\$2,144.51	5.36%	\$15,449.73		\$17,594.24
WATERGRASS	178	1,313.64	5.92%	\$4,893.88	12.24%	\$35,257.08		\$40,150.96
	1,394							
COMMERCIAL PARCELS								
METRO SELF STORAGE		0.00	0.00%	\$0.00				\$0.00
TIRES PLUS		13.74	0.06%	\$51.20				\$51.20
BANK OF AMERICA		382.91	1.73%	\$1,426.52				\$1,426.52
REGIONS BANK		262.38	1.18%	\$977.47				\$977.47
MCDONALD'S		2,094.79	9.44%	\$7,803.99				\$7,803.99
WENDY'S		0.00	0.00%	\$0.00				\$0.00
PEBBLE CREEK ANIMAL HOSPITAL		0.00	0.00%	\$0.00				\$0.00
THE SHOPPES AT PEBBLE CREEK		0.00	0.00%	\$0.00				\$0.00
NEW TAMPA CENTER- PUBLIX		3,560.24	16.05%	\$13,263.44				\$13,263.44
MOBIL MART - 5 FUEL STATIONS		1,026.80	4.63%	\$3,825.28				\$3,825.28
WAL-MART		0.00	0.00%	\$0.00				\$0.00
CVS		1,215.93	5.48%	\$4,529.88				\$4,529.88
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS								
PORTOFINO APARTMENTS	396	2,898.72	13.06%	\$10,798.99				\$10,798.99
LEGACY AT HIGHWOODS PRESERVE	88	228.80	1.03%	\$852.38	2.13%	\$6,140.81		\$6,993.19
COMMUNITY CENTER		216.15	0.97%	\$805.25	2.01%	\$5,801.30		\$6,606.55
TOTALS:		22,188.19	100.00%	\$82,660.64	100.00%	\$288,056.51		\$370,717.15

Source: ITE, 10th Edition and Methodology Consultant

The next benefit category is the Water management benefit assessment. The water management assessment is calculated by taking the percentage of impervious surface from a property appraiser data at 100% and removing that from the gross acreage for each property as edited to remove the lakes/wetlands to obtain the pervious surface which has a 20% flow rate into the water management system according to many engineering studies.

The Methodology Consultant utilized the Property Appraiser's measuring tool to measure the impervious acreages for the apartment property, the continuing care facility, the community center and all of the commercial parcels in order to determine their benefit from the water management system. Those measurements are shown in Appendix C on page 14.

The Methodology Consultant then summed all the properties' pervious and impervious acreage and again divided the individual property's acreage to determine each product type's percentage of the total acreage. The total water management budget category amount was multiplied by each individual property percentage to determine the apportioned water management assessment for each property. Table 4 on the next page shows those calculations.

Table 4. District Water Management Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	IMPERVIOUS ACRES	% IMPERVIOUS ACRES	WATER MANAGEMENT ASSESSMENT
AUDUBON LANDING VILLAS	94	6.80	3.49%	\$357.67
DOVES LANDING ATTACHED VILLAS	82	5.54	2.84%	\$291.04
EAGLES LANDING	33	3.68	1.89%	\$193.48
THE ESTATES	296	40.83	20.94%	\$2,146.25
HAWKS LANDING	101	10.37	5.32%	\$545.25
LAKEWOOD	90	7.04	3.61%	\$370.04
MALLARD'S LANDING	44	4.90	2.51%	\$257.35
THE PRESERVE	278	27.39	14.05%	\$1,440.03
PROMENADE TOWNHOMES	120	4.73	2.42%	\$248.41
STONE RIDGE TOWNHOMES	78	3.05	1.56%	\$160.33
WATERGRASS	178	14.55	7.46%	\$764.89
	1,394			
COMMERCIAL PARCELS				
METRO SELF STORAGE		3.93	2.01%	\$206.37
TIRES PLUS		0.72	0.37%	\$38.05
BANK OF AMERICA		1.16	0.60%	\$61.01
REGIONS BANK		0.97	0.50%	\$50.98
MCDONALD'S		0.82	0.42%	\$42.98
WENDY'S		0.66	0.34%	\$34.94
PEBBLE CREEK ANIMAL HOSPITAL		1.10	0.56%	\$57.59
THE SHOPPES AT PEBBLE CREEK		1.35	0.69%	\$70.91
NEW TAMPA CENTER- PUBLIX		9.54	4.89%	\$501.71
MOBIL MART - 5 FUEL STATIONS		1.23	0.63%	\$64.90
WAL-MART		19.43	9.97%	\$1,021.68
CVS		1.34	0.69%	\$70.41
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS				
PORTOFINO APARTMENTS	396	18.06	9.26%	\$949.39
LEGACY AT HIGHWOODS PRESERVE	88	3.87	1.99%	\$203.62
COMMUNITY CENTER		1.92	0.99%	\$101.18
TOTALS:		194.99	100.00%	\$10,250.47

Source: Hillsborough County Property Appraiser and Methodology Consultant

For the administrative expenses that benefit all properties in the District, the Methodology Consultant gave one (1) EAU to each of residential properties (1,394) in the District plus one (1) EAU for each commercial parcel, the apartment parcel, the continuing care facility, the community center. The EAUs were totaled and the administrative budget was multiplied by each EAU's percentage to determine the administrative assessment apportionment for each property. Each property's administrative assessment is shown in Table 5 on the next page.

Table 5. District Overall Administration Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	EQUIVALENT		ADMINISTRATION
		ASSESSMENT UNIT	% EAUs	ASSESSMENT
AUDUBON LANDING VILLAS	94	94	6.67%	\$25,562.93
DOVES LANDING ATTACHED VILLAS	82	82	5.82%	\$22,299.58
EAGLES LANDING	33	33	2.34%	\$8,974.22
THE ESTATES	296	296	21.01%	\$80,496.03
HAWKS LANDING	101	101	7.17%	\$27,466.55
LAKEWOOD	90	90	6.39%	\$24,475.15
MALLARD'S LANDING	44	44	3.12%	\$11,965.63
THE PRESERVE	278	278	19.73%	\$75,601.00
PROMENADE TOWNHOMES	120	120	8.52%	\$32,633.53
STONE RIDGE TOWNHOMES	78	78	5.54%	\$21,211.79
WATERGRASS	178	178	12.63%	\$48,406.40
	<u>1,394</u>			
COMMERCIAL PARCELS				
METRO SELF STORAGE		1	0.07%	\$271.95
TIRES PLUS		1	0.07%	\$271.95
BANK OF AMERICA		1	0.07%	\$271.95
REGIONS BANK		1	0.07%	\$271.95
MCDONALD'S		1	0.07%	\$271.95
WENDY'S		1	0.07%	\$271.95
PEBBLE CREEK ANIMAL HOSPITAL		1	0.07%	\$271.95
THE SHOPPES AT PEBBLE CREEK		1	0.07%	\$271.95
NEW TAMPA CENTER- PUBLIX		1	0.07%	\$271.95
MOBIL MART - 5 FUEL STATIONS		1	0.07%	\$271.95
WAL-MART		1	0.07%	\$271.95
CVS		1	0.07%	\$271.95
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS				
PORTOFINO APARTMENTS	396	1	0.07%	\$271.95
LEGACY AT HIGHWOODS PRESERVE	88	1	0.07%	\$271.95
COMMUNITY CENTER		1	0.07%	\$271.95
TOTALS:		1,409	100.00%	\$383,171.99

Source: Methodology Consultant

The club administration budget is the remaining budget category to be assessed. The club administration budget only benefits the residential properties as they are the only development category that have use of those facilities. Like the overall administrative budget, the Methodology Consultant gave one (1) EAU to each of residential properties (1,394) in the District. The EAUs were totaled and the club administrative budget was multiplied by each EAU's percentage to determine the administrative assessment apportionment for each property. Each property's club administrative assessment is shown in Table 6 on the next page.

Table 6. District Club Administration Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	EQUIVALENT		CLUB ADMINISTRATION
		ASSESSMENT UNIT	% EAUs	ASSESSMENT
AUDUBON LANDING VILLAS	94	94	6.74%	\$22,209.18
DOVES LANDING ATTACHED VILLAS	82	82	5.88%	\$19,373.96
EAGLES LANDING	33	33	2.37%	\$7,796.84
THE ESTATES	296	296	21.23%	\$69,935.29
HAWKS LANDING	101	101	7.25%	\$23,863.05
LAKEWOOD	90	90	6.46%	\$21,264.11
MALLARD'S LANDING	44	44	3.16%	\$10,395.79
THE PRESERVE	278	278	19.94%	\$65,682.46
PROMENADE TOWNHOMES	120	120	8.61%	\$28,352.14
STONE RIDGE TOWNHOMES	78	78	5.60%	\$18,428.89
WATERGRASS	178	178	12.77%	\$42,055.68
	<u>1,394</u>			
COMMERCIAL PARCELS				
METRO SELF STORAGE		0	0.00%	\$0.00
TIRES PLUS		0	0.00%	\$0.00
BANK OF AMERICA		0	0.00%	\$0.00
REGIONS BANK		0	0.00%	\$0.00
MCDONALD'S		0	0.00%	\$0.00
WENDY'S		0	0.00%	\$0.00
PEBBLE CREEK ANIMAL HOSPITAL		0	0.00%	\$0.00
THE SHOPPES AT PEBBLE CREEK		0	0.00%	\$0.00
NEW TAMPA CENTER- PUBLIX		0	0.00%	\$0.00
MOBIL MART - 5 FUEL STATIONS		0	0.00%	\$0.00
WAL-MART		0	0.00%	\$0.00
CVS		0	0.00%	\$0.00
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS				
PORTOFINO APARTMENTS	396	0	0.00%	\$0.00
LEGACY AT HIGHWOODS PRESERVE	88	0	0.00%	\$0.00
COMMUNITY CENTER		0	0.00%	\$0.00
TOTALS:		1,394	100.00%	\$329,357.39

Source: Methodology Consultant

Finally, the Methodology Consultant summed up each property's roadway, water management, administration and club administration assessment to determine the total operations & maintenance assessment apportionment. Each property within the District has a unique assessment that is indicative of the benefit each property receives from the operations & maintenance budget. Each property's assessment by category and in total is shown in Table 7 on the next page.

Table 7. Total District Assessment Calculation by Product Type

RESIDENTIAL NEIGHBORHOODS	UNITS	TOTAL ROADWAY ASSESSMENT	WATER MANAGEMENT ASSESSMENT	ADMINISTRATION ASSESSMENT	CLUB ADMINISTRATION ASSESSMENT	TOTAL ASSESSMENT	ASSESSMENT PER UNIT
AUDUBON LANDING VILLAS	94	\$21,203.31	\$357.67	\$25,562.93	\$22,209.18	\$69,333.10	\$737.59
DOVES LANDING ATTACHED VILLAS	82	\$18,496.51	\$291.04	\$22,299.58	\$19,373.96	\$60,461.08	\$737.33
EAGLES LANDING	33	\$7,443.72	\$193.48	\$8,974.22	\$7,796.84	\$24,408.26	\$739.64
THE ESTATES	296	\$66,767.88	\$2,146.25	\$80,496.03	\$69,935.29	\$219,345.45	\$741.03
HAWKS LANDING	101	\$22,782.28	\$545.25	\$27,466.55	\$23,863.05	\$74,657.14	\$739.18
LAKEWOOD	90	\$20,301.04	\$370.04	\$24,475.15	\$21,264.11	\$66,410.34	\$737.89
MALLARD'S LANDING	44	\$9,924.96	\$257.35	\$11,965.63	\$10,395.79	\$32,543.72	\$739.63
THE PRESERVE	278	\$62,707.67	\$1,440.03	\$75,601.00	\$65,682.46	\$205,431.17	\$738.96
PROMENADE TOWNHOMES	120	\$27,068.06	\$248.41	\$32,633.53	\$28,352.14	\$88,302.14	\$735.85
STONE RIDGE TOWNHOMES	78	\$17,594.24	\$160.33	\$21,211.79	\$18,428.89	\$57,395.26	\$735.84
WATERGRASS	178	\$40,150.96	\$764.89	\$48,406.40	\$42,055.68	\$131,377.92	\$738.08
	1,394						
COMMERCIAL PARCELS							
METRO SELF STORAGE		\$0.00	\$206.37	\$271.95	\$0.00	\$478.32	\$478.32
TIRES PLUS		\$51.20	\$38.05	\$271.95	\$0.00	\$361.19	\$361.19
BANK OF AMERICA		\$1,426.52	\$61.01	\$271.95	\$0.00	\$1,759.48	\$1,759.48
REGIONS BANK		\$977.47	\$50.98	\$271.95	\$0.00	\$1,300.40	\$1,300.40
MCDONALD'S		\$7,803.99	\$42.98	\$271.95	\$0.00	\$8,118.92	\$8,118.92
WENDY'S		\$0.00	\$34.94	\$271.95	\$0.00	\$306.89	\$306.89
PEBBLE CREEK ANIMAL HOSPITAL		\$0.00	\$57.59	\$271.95	\$0.00	\$329.54	\$329.54
THE SHOPPES AT PEBBLE CREEK		\$0.00	\$70.91	\$271.95	\$0.00	\$342.85	\$342.85
NEW TAMPA CENTER- PUBLIX		\$13,263.44	\$501.71	\$271.95	\$0.00	\$14,037.10	\$14,037.10
MOBIL MART - 5 FUEL STATIONS		\$3,825.28	\$64.90	\$271.95	\$0.00	\$4,162.13	\$4,162.13
WAL-MART		\$0.00	\$1,021.68	\$271.95	\$0.00	\$1,293.63	\$1,293.63
CVS		\$4,529.88	\$70.41	\$271.95	\$0.00	\$4,872.24	\$4,872.24
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS							
PORTOFINO APARTMENTS	396	\$10,798.99	\$949.39	\$271.95	\$0.00	\$12,020.33	\$30.35
LEGACY AT HIGHWOODS PRESERVE	88	\$6,993.19	\$203.62	\$271.95	\$0.00	\$7,468.76	\$84.87
COMMUNITY CENTER		\$6,606.55	\$101.18	\$271.95	\$0.00	\$6,979.68	\$6,979.68
TOTALS:		\$370,717.15	\$10,250.47	\$383,171.99	\$329,357.39	\$1,093,497.01	

Source: ITE 10th Edition, Hillsborough County Property Appraiser and Methodology Consultant

The assessments represent the special and peculiar benefit each property receives as a logical connection from the systems and services constituting maintenance and operations of the District's capital improvements. The assessments are also fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed as they are measured with mathematical certainty by using professionally acceptable measuring guidelines.

4.0 Covenant to Pay

All assessments levied run with the land. The owner of record at the time the annual assessment roll is developed will have the responsibility to make the annual operations and maintenance assessment payments.

5.0 Methodology Use

This Methodology Report provides the mathematical calculation to determine the assessment allocation by product type in order to fund the District's Operations and Maintenance budget each fiscal year. The District's 2023 Budget was used as an example to show how the budget is apportioned and the assessments allocated for each property. The assessments will change from fiscal year to fiscal year depending on changes to the budget line items and the addition of homes that have yet to be built.

APPENDIX A

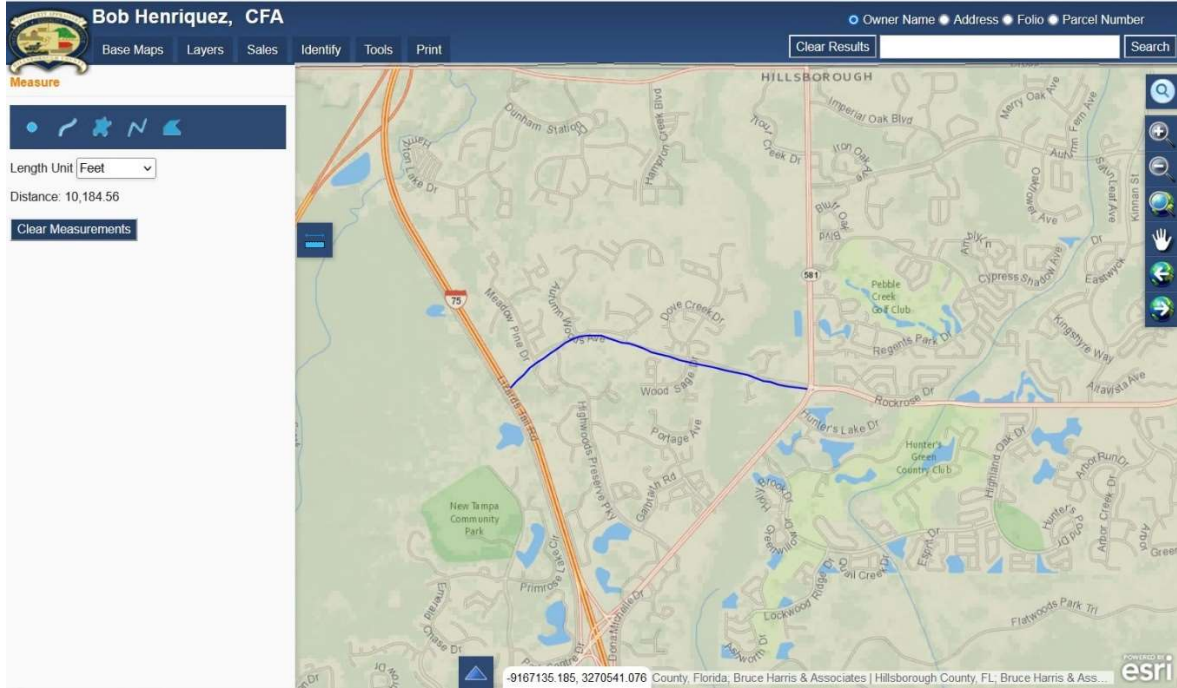
FY 2022-2023 OPERATIONS & MAINTENANCE BUDGET

	ANNUAL BUDGET						
ACCOUNT DESCRIPTION	FY 2023						
REVENUES							
Special Assmnts- Tax Collector	1,139,060						
Special Assmnts- Discounts	(45,562)						
TOTAL NET REVENUES	1,093,498						
EXPENDITURES							
<i>Administrative</i>		<i>% of Total</i>	1,093,498	ROADWAYS	WATER MANAGEMENT	ADMINISTRATION	CLUB ADMINISTRATION
P/R-Board of Supervisors	8,000	0.72%	7,916			7,916	
FICA Taxes	612	0.06%	606			606	
ProfServ-Dissemination Agent	1,000	0.09%	990			990	
ProfServ-Engineering	6,000	0.54%	5,937			5,937	
ProfServ-Legal Services	3,000	0.27%	2,969			2,969	
ProfServ-Mgmt Consulting	57,311	5.19%	56,709			56,709	
ProfServ-Special Assessment	11,631	1.05%	11,509			11,509	
Auditing Services	5,035	0.46%	4,982			4,982	
Postage and Freight	450	0.04%	445			445	
Insurance - General Liability	17,077	1.55%	16,898			16,898	
Printing and Binding	200	0.02%	198			198	
Legal Advertising	1,000	0.09%	990			990	
Miscellaneous Services	500	0.05%	495			495	
Misc-Assessment Collection Cost	22,781	2.06%	22,542			22,542	
Office Supplies	250	0.02%	247			247	
Annual District Filing Fee	80	0.01%	79			79	
Total Administrative	134,928		133,511	0	0	133,511	0
Field							
Payroll-Part Time	90,000	8.14%	89,055			89,055	
Payroll-Part Time Club Supvr	40,000	3.62%	39,580				39,580
Payroll-Site Manager	78,786	7.13%	77,959	28,773	796	22,828	25,563
FICA Taxes	15,972	1.45%	15,804	5,833	161	4,628	5,182
Florida Retirement System	6,667	0.60%	6,597	2,435	67	1,932	2,163
Life and Health Insurance	10,500	0.95%	10,390	3,835	106	3,042	3,407
Workers' Compensation	9,038	0.82%	8,943	3,301	91	2,619	2,932
Contracts-Security Services	3,750	0.34%	3,711			3,711	
Contracts-Landscape	42,345	3.83%	41,901	41,901			
Contracts-Irrigation	6,600	0.60%	6,531	6,531			
Contracts-Pools	20,100	1.82%	19,889				19,889
Contracts-Lakes	4,500	0.41%	4,453		4,453		
Contracts-Pest Control	965	0.09%	955			955	
Communication - Mobile	1,200	0.11%	1,187			1,187	
Communication - Teleph - Field	4,548	0.41%	4,500	1,661	46	1,318	1,476
Electricity - Streetlights	245,000	22.17%	242,428	242,428			
Utility - Water	28,000	2.53%	27,706			27,706	
Utility - Refuse Removal	12,000	1.09%	11,874			11,874	
Electricity - Fountain	3,500	0.32%	3,463	3,463			
Rentals & Leases	9,420	0.85%	9,321				9,321
Expenditures and Changes in							
	ANNUAL BUDGET						
ACCOUNT DESCRIPTION	FY 2023						
R&M-General	25,000	2.26%	24,738	9,130	252	7,244	8,111
R&M-Court Maintenance	10,500	0.95%	10,390				10,390
R&M-Electrical	9,500	0.86%	9,400				9,400
R&M-Gate	2,000	0.18%	1,979				1,979
R&M-Irrigation	4,500	0.41%	4,453	4,453			
R&M-Landscape Renovations	14,000	1.27%	13,853	13,853			
R&M-Pest Control	100	0.01%	99			99	
R&M-Ponds	4,236	0.38%	4,192		4,192		
R&M-Pools	15,000	1.36%	14,843				14,843
R&M-Plumbing	2,500	0.23%	2,474				2,474
R&M-Painting	9,000	0.81%	8,906				8,906
Misc-Access Cards	2,500	0.23%	2,474				2,474
Misc-Holiday Lighting	4,000	0.36%	3,958			3,958	
Special Events	10,000	0.90%	9,895				9,895
Misc-Clubhouse Activities	4,000	0.36%	3,958				3,958
Misc-Contingency	8,547	0.77%	8,457	3,121	86	2,476	2,773
Misc-Web Hosting	650	0.06%	643			643	
Cleaning Supplies	2,500	0.23%	2,474			2,474	
Op Supplies - General	13,500	1.22%	13,358			13,358	
Reserve - Clubhouse	56,944	5.15%	56,346				56,346
Reserve - Court Amenities	11,361	1.03%	11,242				11,242
Reserve - Other	49,070	4.44%	48,555			48,555	
Reserve - Playground	6,999	0.63%	6,926				6,926
Reserve - Swimming Pools	70,872	6.41%	70,128				70,128
	970,170	100.00%	959,986	370,717	10,250	249,661	329,357
	1,105,098		1,093,497	370,717	10,250	383,172	329,357

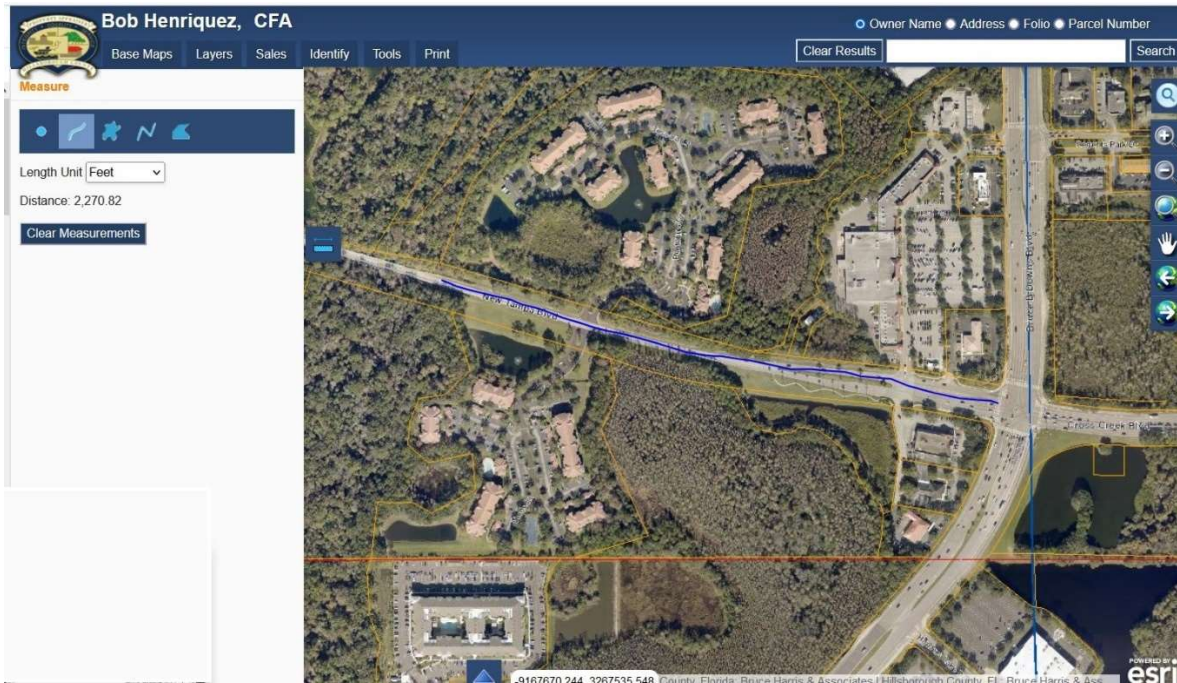
APPENDIX B

NEW TAMPA BOULEVARD MEASUREMENTS

Full Distance



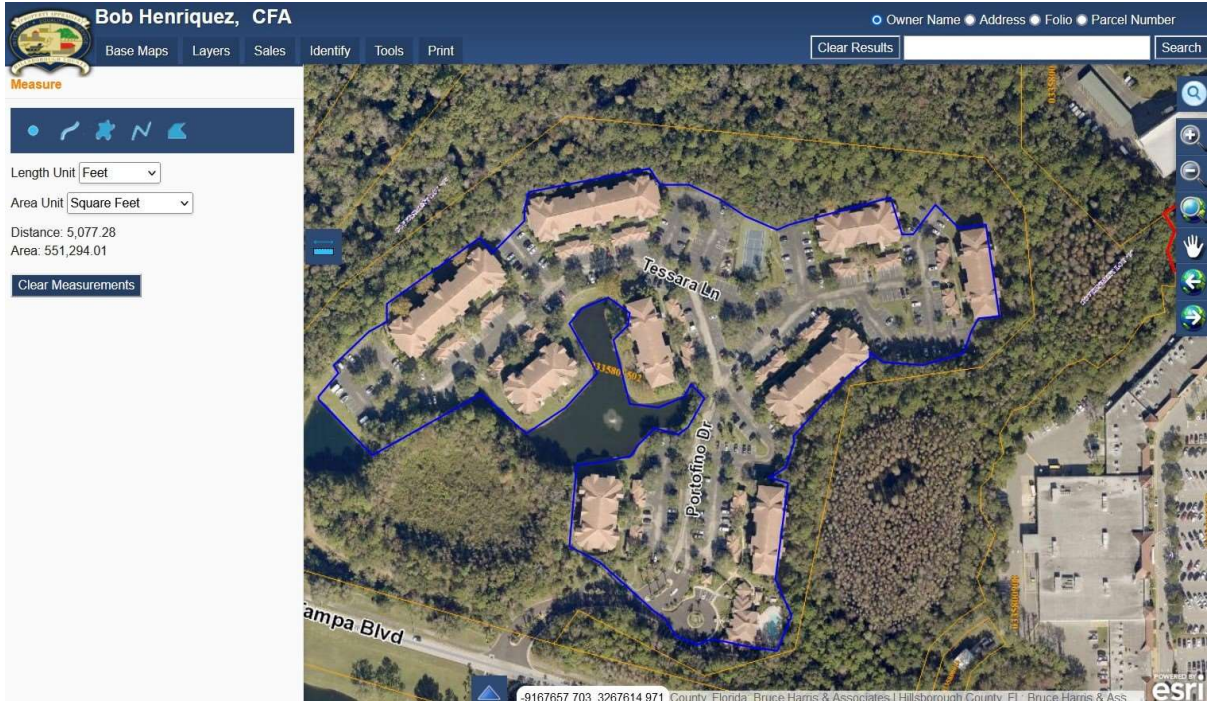
Commercial Distance



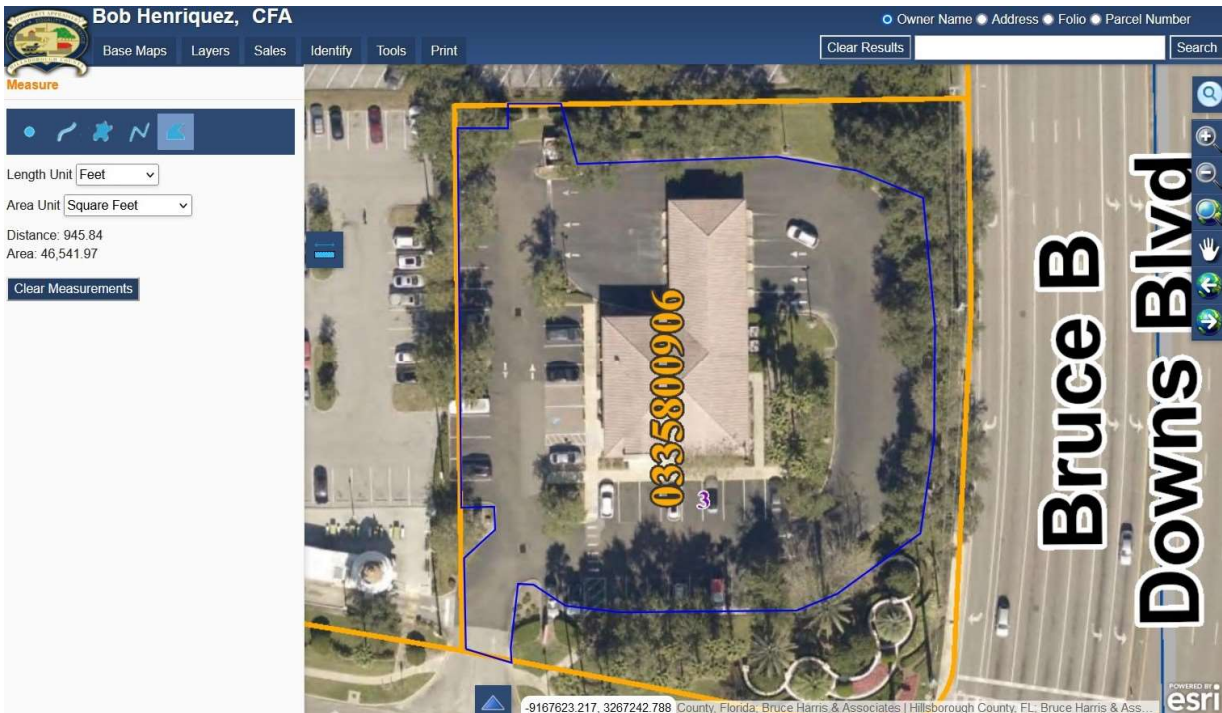
APPENDIX C

COMMERCIAL PARCEL IMPERVIOUS MEASUREMENTS

Apartments



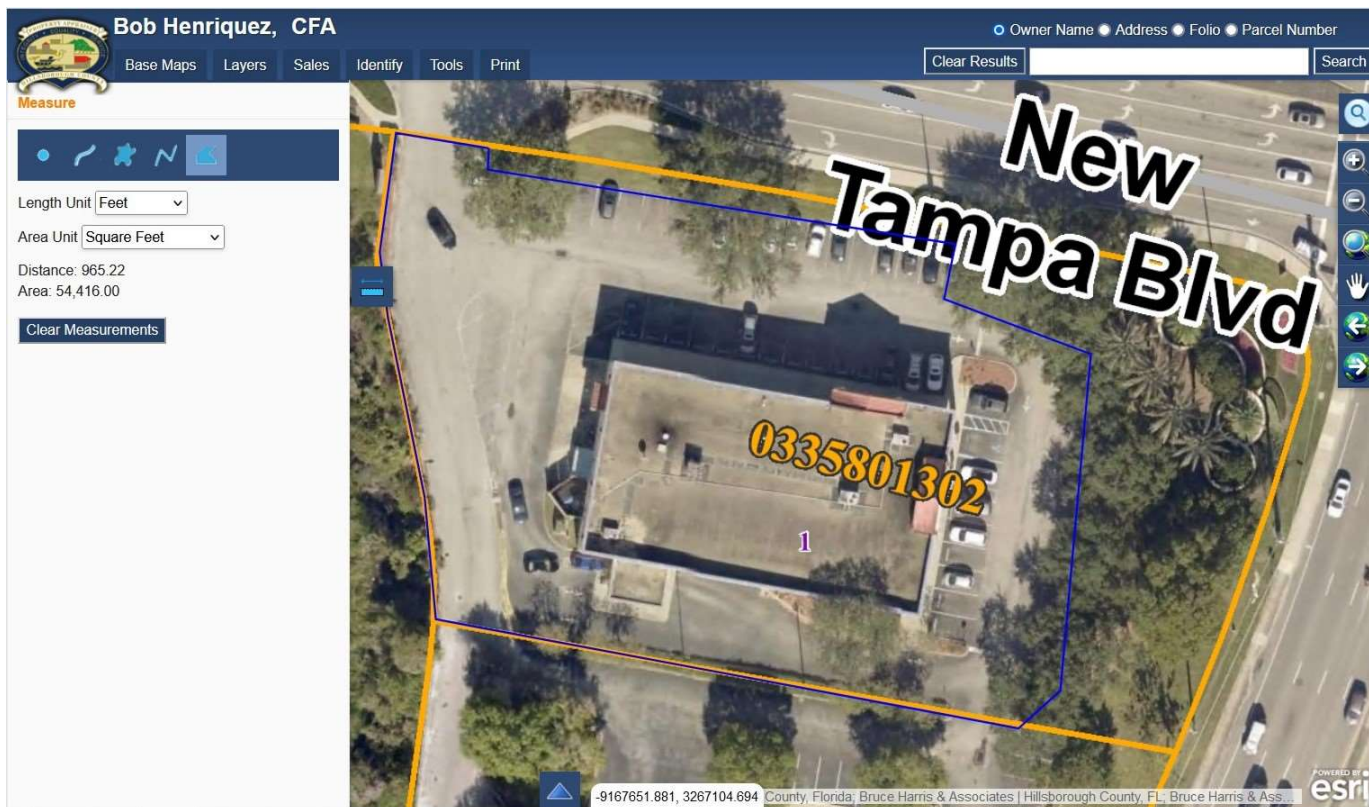
Bank of America



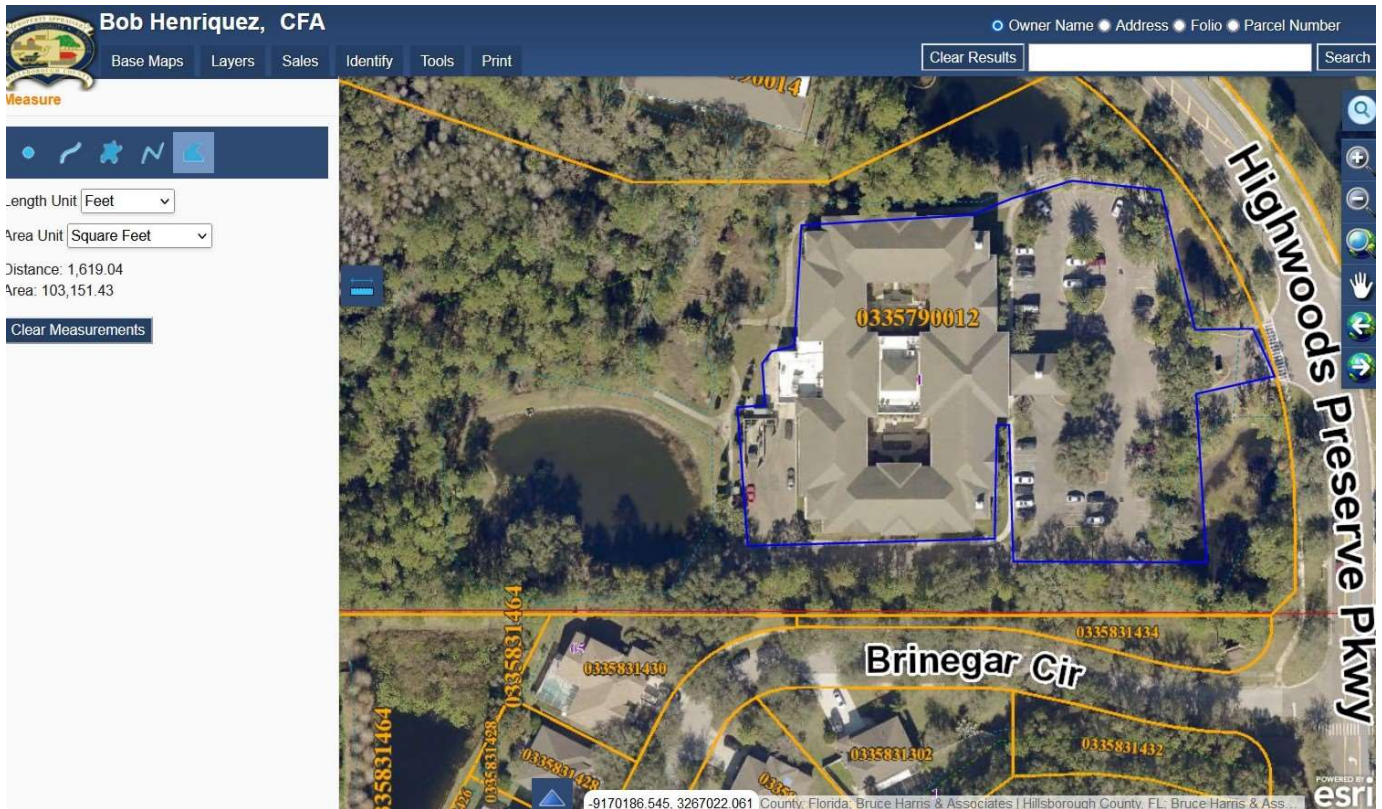
Community Center



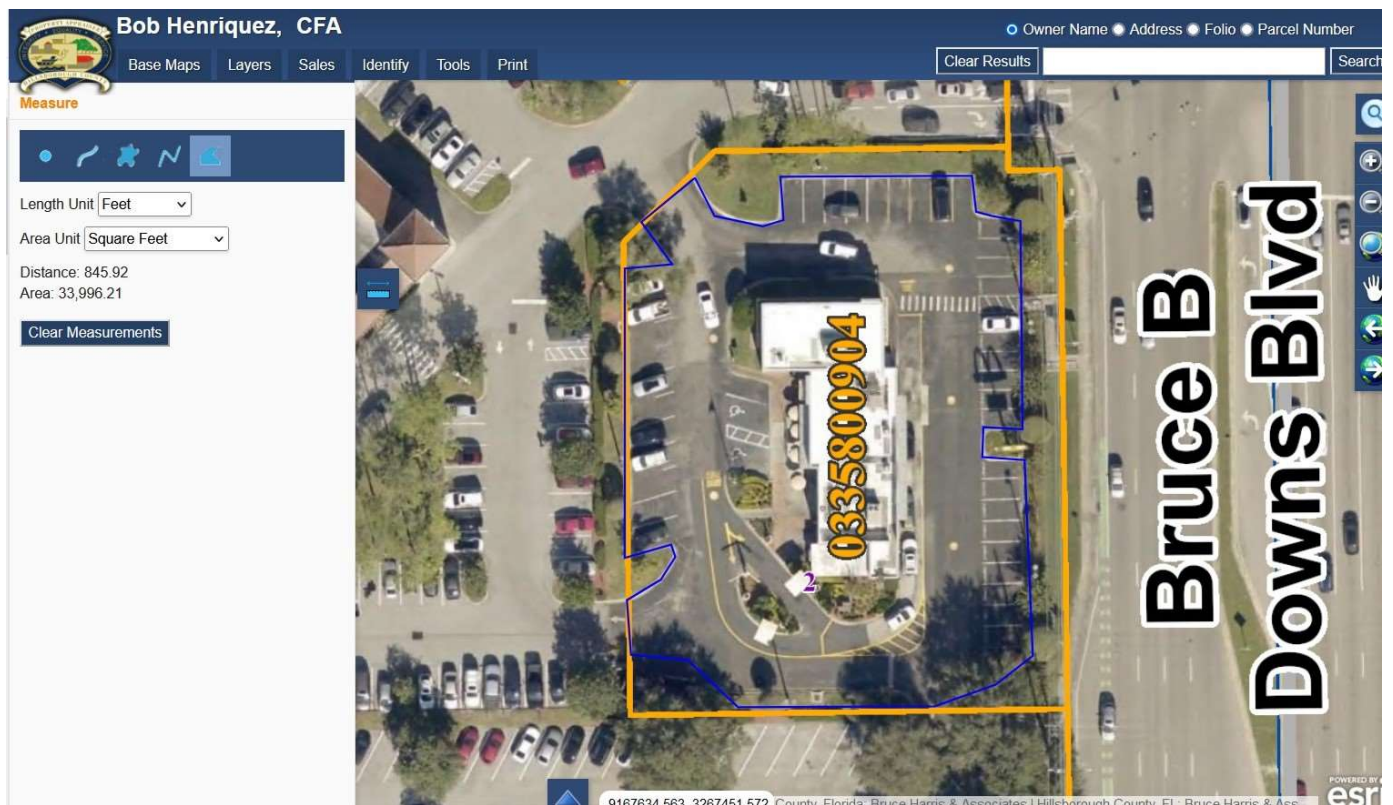
CVS



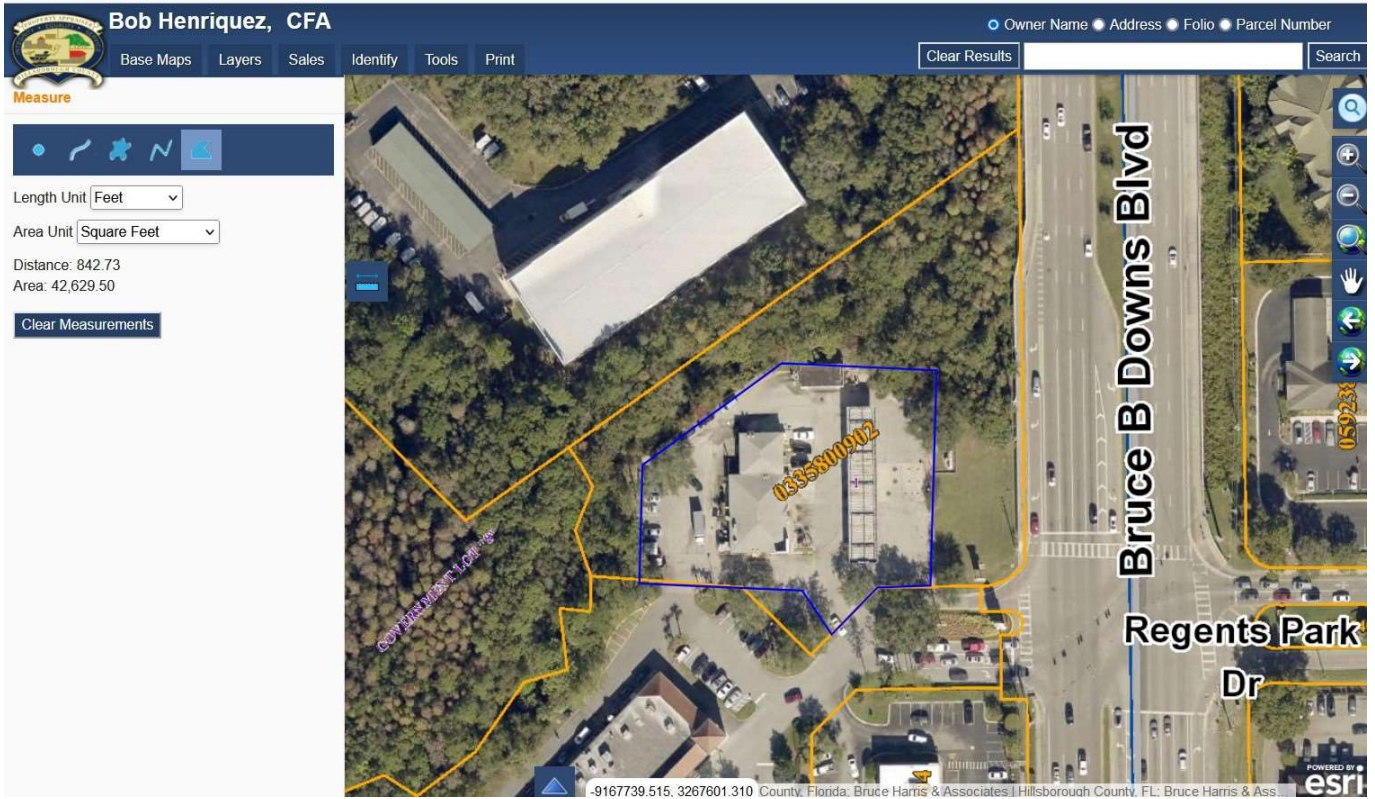
Legacy Continuing Care Facility



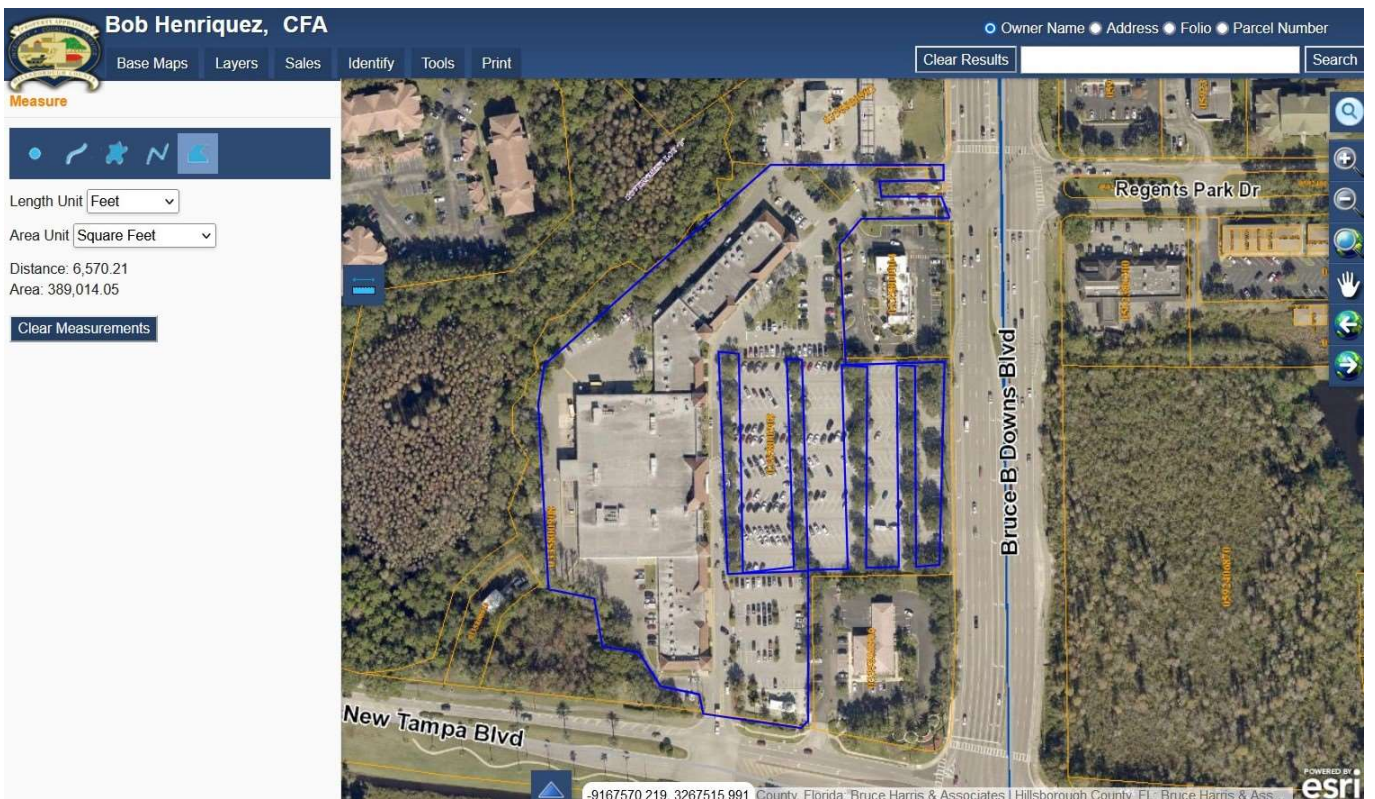
McDonald's



Mobil



Publix Shopping Cener



Regions Bank

Bob Henriquez, CFA

Base Maps Layers Sales Identify Tools Print

Owner Name Address Folio Parcel Number

Clear Results Search

Measure

Length Unit Feet

Area Unit Square Feet

Distance: 1,188.88

Area: 39,749.92

Clear Measurements

0335801304

2

-9167706.372, 3267040.499 County, Florida; Bruce Harris & Associates | Hillsborough County, FL; Bruce Harris & Ass...

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Self Storage

Bob Henriquez, CFA

Base Maps Layers Sales Identify Tools Print

Owner Name Address Folio Parcel Number

Clear Results Search

Measure

Length Unit Feet

Area Unit Square Feet

Distance: 2,405.40

Area: 110,270.90

Clear Measurements

0335801310

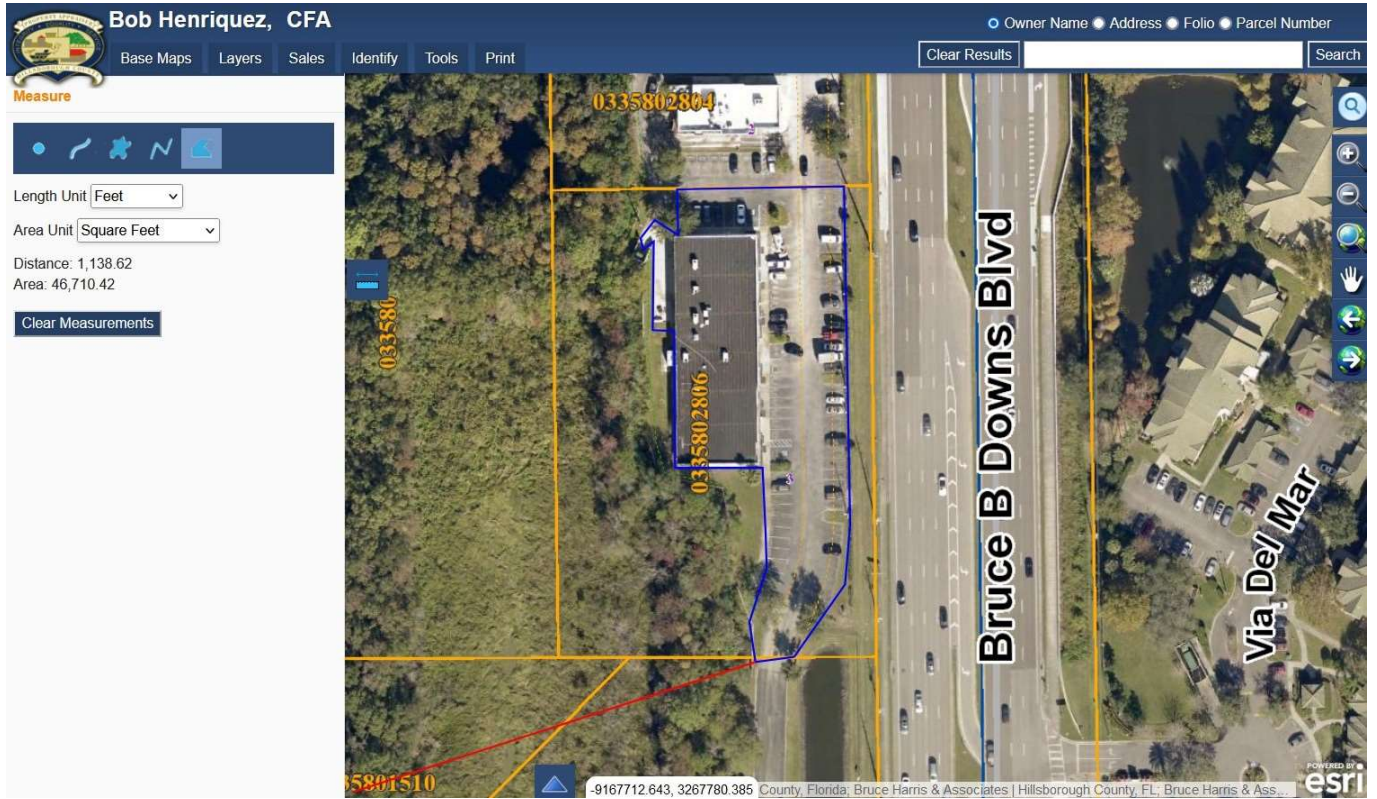
Bruce B Downs Blvd

Regents Park Dr

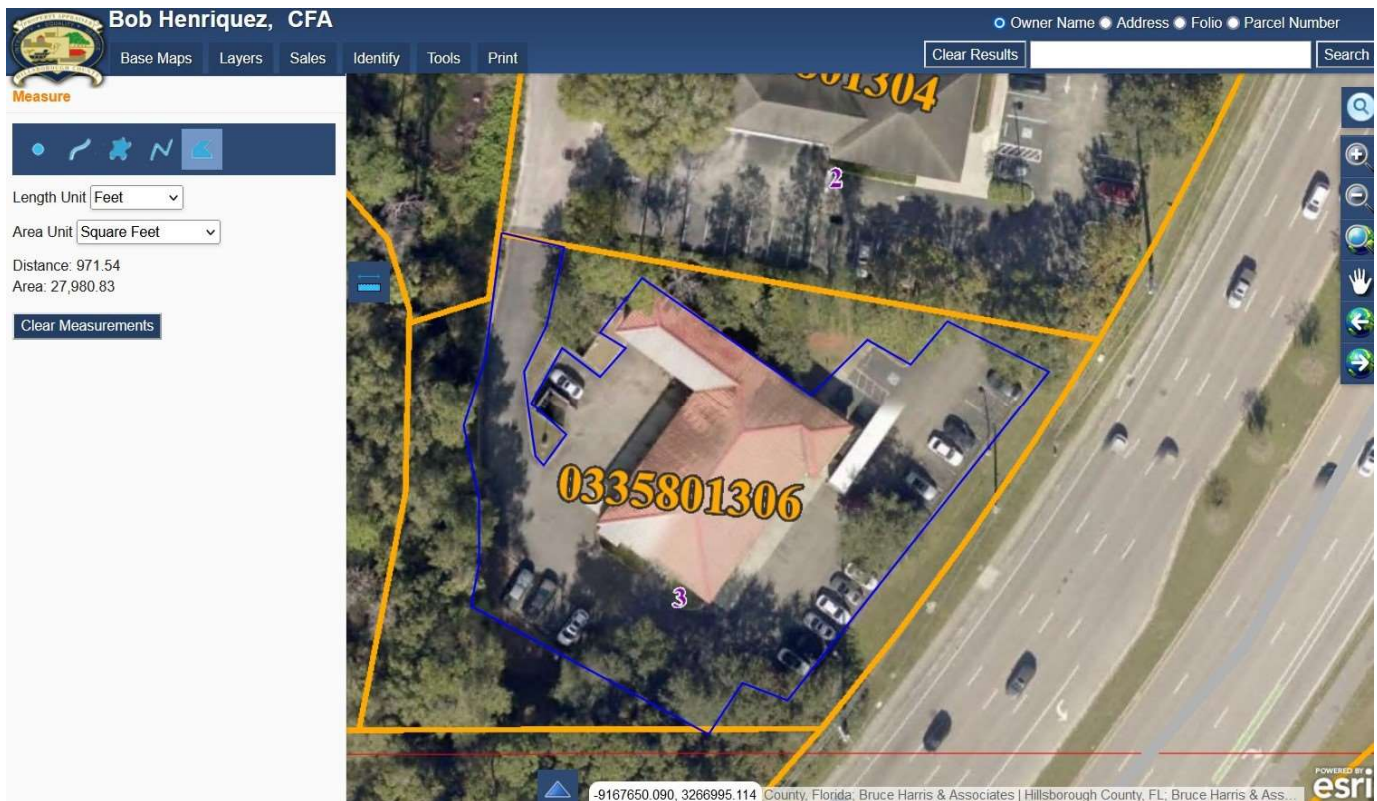
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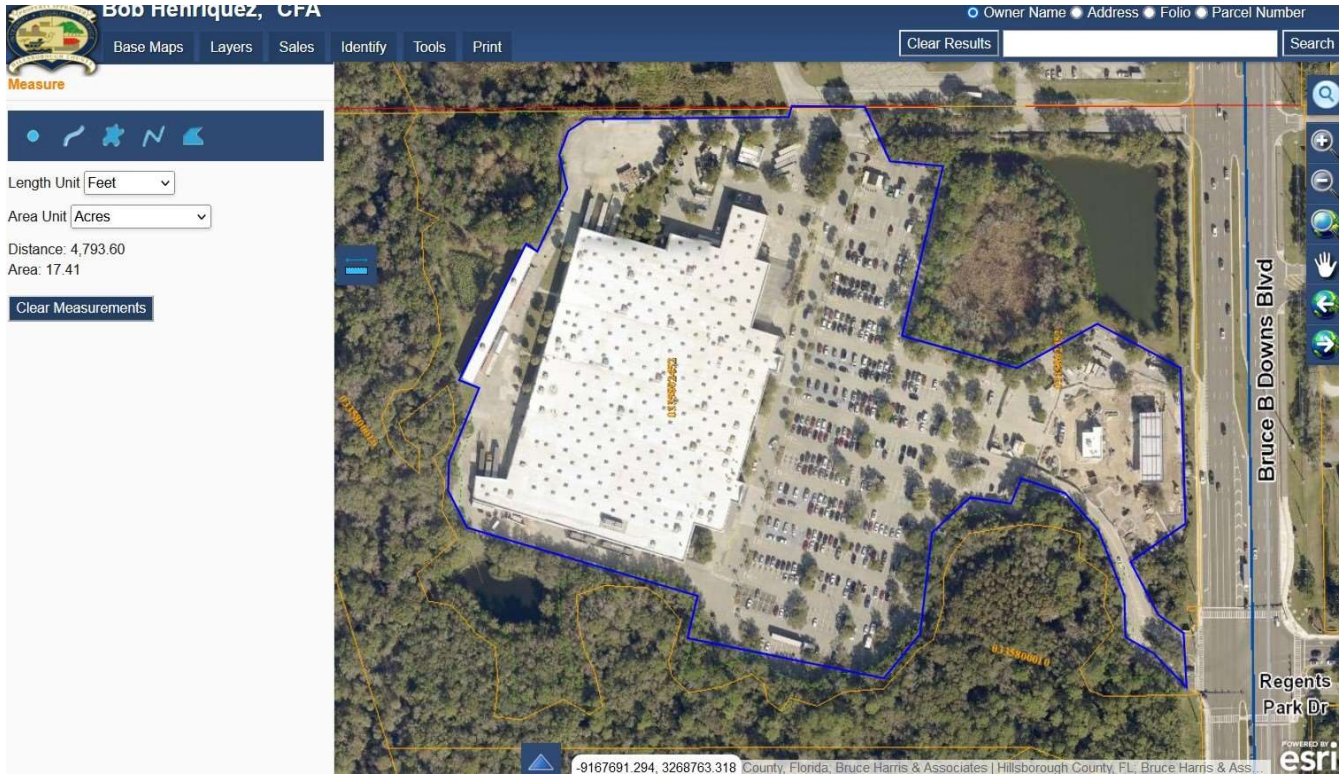
Small Strip Shopping Center



Tires Plus



WalMart



Wendy's

