



Beach Renourishment Bocilla Lagoon

March 17, 2026

Change, Updated slides 8, 9, 10, 16 and 18, 3/16/2026



CHARLOTTE COUNTY
FLORIDA

MSBUs

- MSBUs
 - Manasota Key Beach Renourishment
 - Don Pedro/Knight Island Beach Renourishment
 - Bocilla Lagoon Waterway
- Timeline of Key Events
- Direction Needed

Beach Renourishment MSBUs Manasota Key & Don Pedro/Knight Island

Beach Renourishment

- Manasota Key and Don Pedro/Knight Island (South Beach Fill) Beach Renourishment Project
 - Combination of storm recovery and daily erosion
 - Restoring and replanting of the dune systems that were lost
 - Purpose of beach restoration
 - To combat the daily erosion
 - Minimize storm impact to the upland structures
 - Assist in the protection of personal property

Beach Renourishment

- Beach Renourishment Rate Methodology
- Changes to parcels
- Federal, State and County funding
- Rate Comparison between Cycle 1 and Cycle 2



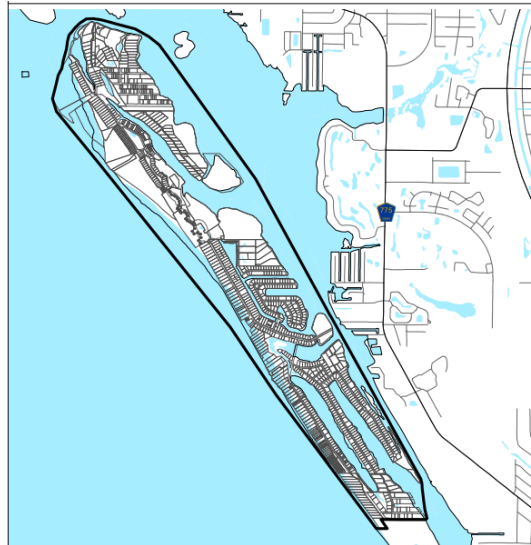
Manasota Key / Don Pedro Beach Renourishment Assessment



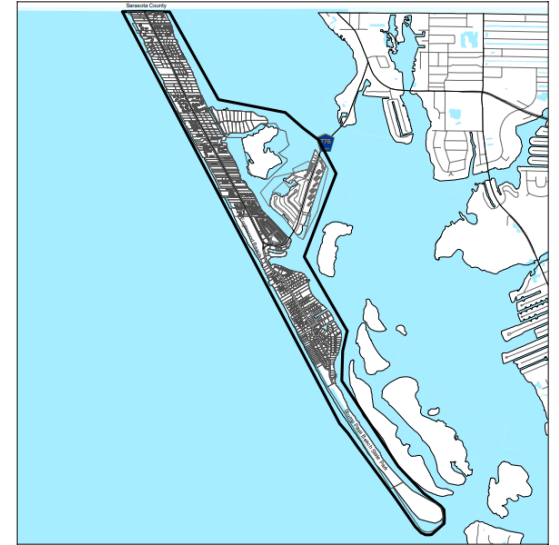
Beach Renourishment Assessment History

- In 2017, Peter A. Ravella Consulting, LLC (PARC) developed a beach renourishment assessment methodology and financing plan for the implementation of Charlotte County's Comprehensive Shoreline Management Program (CSMP).
- Since the initial 8-year assessment cycle, coastal regions of Charlotte County have continued to experience beach erosion and significant storm damage, necessitating the continuation of the assessment on Manasota Key and Don Pedro for another cycle.

**Don Pedro-Knight Island Beach
Renourishment MSBU**



**Manasota Key Beach
Renourishment MSBU**





Assessment Methodology

- The beach renourishment assessment features two separate components: one for regular maintenance of the shoreline, and one for larger capital projects including, but not limited to, rock revetments and the installation of shoreline armoring structures. The total cost, assuming no state or federal funds is \$43.7M (\$6.7M annual debt service).
- In Manasota Key, this includes 2,025 unique parcels, while in Don Pedro-Knight Island, this includes 1,190 unique parcels. The below table provides an overview of parcels subject to the MSBU assessments by property type:

Parcel Type:	Manasota Key	Don Pedro-Knight Island
Residential	1,996	1,174
Commercial	23	6
Government	6	10
Total	2,025	1,190

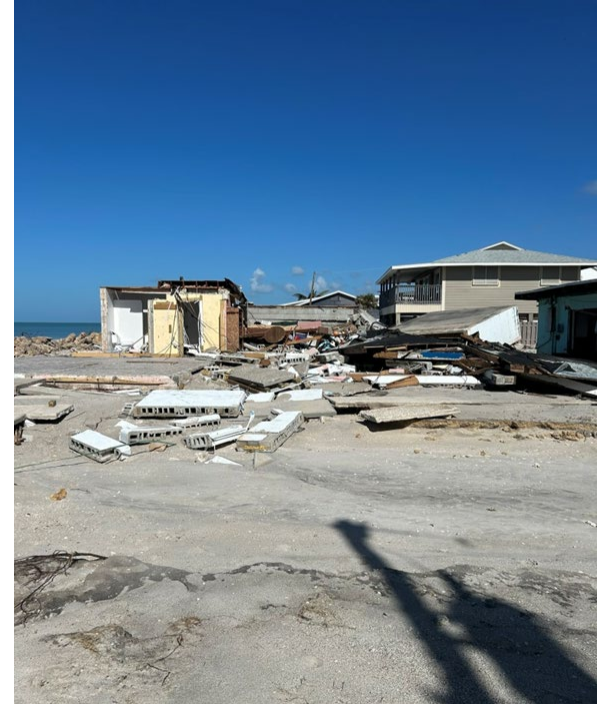
- Project costs are subject to the eight-year assessment cycle and financing interval. Project costs summarized below assume no state and federal dollars will be received.

Manasota Key	Total	Annual
Capital	\$23,524,613	\$3,625,072
Maintenance	\$3,021,095	\$377,637
Total	\$26,545,708	\$4,002,708
Don Pedro-Knight Island	Total	Annual
Capital	\$23,505,495	\$3,622,125
Maintenance	\$2,196,751	\$274,594
Total	\$25,702,246	\$3,896,719



REC and Nearshore Benefit Zone (NBZ) Assessments

- The ongoing investments in beach renourishment provide a direct and special benefit to all properties within the MSBU by protecting the natural beach environment, enhancing storm-damage protection for properties and supporting infrastructure, and improving and sustaining the market and rental value of properties.
- The MSBU also expands the recreational opportunities for property owners, tenants, customers, and visitors by increasing the beach and ensuring its accessibility, a major factor driving residency, rentals, and commercial activity within the MSBU. This component of the assessment, which applies to all eligible parcels within the MSBU, is known as the REC assessment, and comprises of the majority (80 percent) of project costs.
- In addition to benefits to all properties, investments in beach renourishment provide an even greater level of benefit to properties located closer to the shoreline, within the Nearshore Benefit Zone (NBZ), including reduced shoreline-retreat risk, reduced land-loss risk, and more convenient access to the beach. Approximately 20 percent of project costs are allocated to the NBZ, a fair and reasonable allocation, as benefits to this area are comparatively limited in scope.



Coastal damage in Manasota Key following Hurricane Milton
Source: NBC News



Assessment Apportionment

- Residential REC assessments are apportioned by the number of equivalent dwelling units (EDUs), while commercial and government REC assessments are based on the parcel's just value as a percentage of total MSBU commercial or government just value, respectively.
 - An assessment floor is applied for both commercial and government parcels such that no parcel is assessed for less than that of one EDU for the applicable geography.
- NBZ assessments are apportioned based on an NBZ factor – a composite score of one point for every ten feet of beachfront length and one point for every one-tenth of parcel acreage. Assessments are assigned according to each subject parcel's percentage of total NBZ factor points.
 - The below table provides an overview of the 28 new NBZ parcels in Manasota Key and three new NBZ parcels in Don Pedro-Knight Island. These parcels were added to the assessment roll primarily as a result of the subdivision of what was previously one parcel into several separate parcels. The majority of these parcels represent condominium units that share an existing property address but were individually parceled out.

Manasota Key			Don Pedro
411912525002	411912532005	411912532012	412033151025
411912525004	411912532001	411912483005	412033151024
411912532010	411912532007	411912403006	412031476025
411912525006	411912532004	411912532000	
411912525003	411912525001	411912525000	
411912525005	411912532008	411912532002	
411912532009	411912525008	411901702145	
411912532011	411912532006	411912403006	
411912532003	411913231032		
411912525007	411912532013		

Funding – Federal Obligated/State Awarded

FEMA Project	Project Amount	FEMA	FDEM	SB4*	Local
Milton	\$ 1,737,841	\$ 1,303,381	\$ 217,230	\$ -	\$ 217,230
Helene	\$ 1,998,033	\$ 1,498,525	\$ 249,754	\$ -	\$ 249,754
Debby	\$ 1,470,053	\$ 1,102,540	\$ 183,757	\$ -	\$ 183,757
Idalia	\$ 2,267,897	\$ 1,700,923	\$ 283,487	\$ 283,487	\$ -
Ian	\$ 589,040	\$ 530,136	\$ 29,452	\$ 29,452	\$ -
Total Manasota Key	\$ 8,062,864	\$ 6,135,504	\$ 963,680	\$ 312,939	\$ 650,741

State Funding (Manasota Key) - \$796,245

Idalia	\$ 1,874,516	\$ 1,405,887	\$ 234,315	\$ 234,315	\$ -
Total Don Pedro	\$ 1,874,516	\$ 1,405,887	\$ 234,315	\$ 234,315	\$ -

State Funding (Don Pedro) - \$799,875

**If funding from SB4 (Senate Bill 4) is not available, Local funding will apply*

Funding – Pending Federal Obligation/State Award

FEMA Project	Project Amount	FEMA	FDEM	SB4*	Local
Milton	\$ 2,296,012	\$ 1,722,009	\$ 287,002		\$ 287,002
Helene	\$ 2,296,012	\$ 1,722,009	\$ 287,002		\$ 287,002
Ian	\$ 2,869,999	\$ 2,582,999	\$ 143,500	\$ 143,500	
Total Don Pedro	\$ 7,462,024	\$ 6,027,018	\$ 717,503	\$ 143,500	\$ 574,003

State Funding - Pending Amount -

\$7,106,008 - Manasota Key

\$7,011,120 - Don Pedro

**If funding from SB4 (Senate Bill 4) is not available, Local funding will apply*

County Subsidy

- County subsidy amounts and funding sources

	Annual	8 Year Total	MSBU	Funding Source
\$	520,000	\$ 4,160,000	Don Pedro/Knight Island	Growth Increment
\$	930,000	\$ 7,440,000	Manasota Key	Growth Increment
\$	350,000	\$ 2,800,000	Manasota Key	Tourist Development
\$	200,000	\$ 1,600,000	Manasota Key	Boater Revolving-Local
\$	2,000,000	\$ 16,000,000	Total Subsidy	

\$	520,000	\$ 4,160,000	Don Pedro/Knight Island
\$	1,480,000	\$ 11,840,000	Manasota Key
\$	2,000,000	\$ 16,000,000	Total Subsidy



Government Property Tax Bills

	Manasota Key	Don Pedro	Total
Tax Bills 2018 - 2025	\$508,594	\$30,347	\$538,941

Agency	Manasota Key	Don Pedro	Total
Riverwood Community Dev. District	\$12,900		\$12,900
Charlotte County	\$129,235	\$1,886	\$131,121
West Coast Inland Nav. District		\$26,833	\$26,833
State of Florida (Trustees of the Internal Improvement Trust Fund/TIITF)	\$366,459	\$1,628	\$368,087
Total	\$508,594	\$30,347	\$538,941

Rate Comparison

Manasota Key Beach Renourishment

Manasota Key Beach Renourishment MSBU					
Cycle 1	Cycle 2				
	Tier 1	Tier 2	Tier 3	Tier 4	
	Annual Rate	Annual Rate	Annual Rate	Annual Rate	
	State \$ 5,900,065	\$ 796,245	\$ -	\$ 796,245	
	Federal \$ 7,155,492	\$ 7,099,166	\$ -	\$ 7,099,166	
	Total \$ 13,055,557	\$ 7,895,411	\$ -	\$ 7,895,411	
Subsidy \$ 11,840,000	\$ -	\$ -	\$ -	\$ 11,840,000	

Tier 1 - all state and federal dollars

Tier 2 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26

Tier 3 - no state or federal dollars

Tier 4 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26 includes County subsidy



Rate Comparison

Manasota Key Beach Renourishment

Manasota Key Beach Renourishment MSBU									
Property Type	Basis	Cycle 1		Cycle 2					
		Units	Annual Rate	Units	Tier 1 Annual Rate	Tier 2 Annual Rate	Tier 3 Annual Rate	Tier 4 Annual Rate	
Commercial Recreation	VALU	17,443.080	\$ 1.417	27,842.550	\$ 1.70	\$ 2.64	\$ 3.91	\$ 0.73	
<i>Capital</i>				27,842.550	\$ 1.42	\$ 2.27	\$ 3.54	\$ 0.36	
<i>Maintenance</i>				27,842.550	\$ 0.28	\$ 0.37	\$ 0.37	\$ 0.37	
Government Recreation	VALU	2,006.943	\$ 1.422	12,051.204	\$ 1.70	\$ 2.64	\$ 3.91	\$ 0.73	
<i>Capital</i>				12,051.204	\$ 1.42	\$ 2.27	\$ 3.54	\$ 0.36	
<i>Maintenance</i>				12,051.204	\$ 0.28	\$ 0.37	\$ 0.37	\$ 0.37	
Nearshore Benefit Zone	PT	2,333.696	\$ 59.420	3,391.830	\$ 108.71	\$ 169.38	\$ 251.18	\$ 45.80	
<i>Capital</i>				3,391.830	\$ 91.33	\$ 146.54	\$ 228.34	\$ 22.96	
<i>Maintenance</i>				3,391.830	\$ 17.38	\$ 22.84	\$ 22.84	\$ 22.84	
Residential Recreation	EDU	2,232.000	\$ 363.600	2,164.000	\$ 605.38	\$ 941.97	\$ 1,393.70	\$ 259.56	
<i>Capital</i>				2,164.000	\$ 504.36	\$ 809.23	\$ 1,260.96	\$ 126.82	
<i>Maintenance</i>				2,164.000	\$ 101.02	\$ 132.74	\$ 132.74	\$ 132.74	

Tier 1 - all state and federal dollars

Tier 2 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26

Tier 3 - no state or federal dollars

Tier 4 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26 includes County subsidy

Rate Comparison

Don Pedro/Knight Island Beach Renourishment

Don Pedro/Knight Island Beach Renourishment MSBU					
Cycle 1	Cycle 2				
	Tier 1 Annual Rate	Tier 2 Annual Rate	Tier 3 Annual Rate	Tier 4 Annual Rate	
	State \$ 7,426,027	\$ 799,875	\$ -	\$ 799,875	
	Federal \$ 5,197,085	\$ 1,640,202	\$ -	\$ 1,640,202	
	Total \$ 12,623,112	\$ 2,440,077	\$ -	\$ 2,440,077	
Subsidy \$ 4,160,000	\$ -	\$ -	\$ -	\$ 4,160,000	

Tier 1 - all state and federal dollars

Tier 2 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26

Tier 3 - no state or federal dollars

Tier 4 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26 includes County subsidy

Rate Comparison

Don Pedro/Knight Island Beach Renourishment

Don Pedro/Knight Island Beach Renourishment MSBU									
Property Type	Basis	Cycle 1		Cycle 2					
		Units	Annual Rate	Units	Tier 1 Annual Rate	Tier 2 Annual Rate	Tier 3 Annual Rate	Tier 4 Annual Rate	
Commercial Recreation	VALU	873.023	\$ 0.757	1,367.044	\$ 2.25	\$ 4.59	\$ 5.11	\$ 3.69	
<i>Capital</i>			\$ 0.698	1,367.044	\$ 1.96	\$ 4.22	\$ 4.74	\$ 3.32	
<i>Maintenance</i>			\$ 0.059	1,367.044	\$ 0.29	\$ 0.37	\$ 0.37	\$ 0.37	
Government Recreation	VALU	3,092.999	\$ 0.758	2,856.585	\$ 2.25	\$ 4.59	\$ 5.11	\$ 3.69	
<i>Capital</i>			\$ 0.699	2,856.585	\$ 1.96	\$ 4.22	\$ 4.74	\$ 3.32	
<i>Maintenance</i>			\$ 0.059	2,856.585	\$ 0.29	\$ 0.37	\$ 0.37	\$ 0.37	
Nearshore Benefit Zone	PT	2,916.036	\$ 25.280	3,391.830	\$ 111.19	\$ 228.48	\$ 254.44	\$ 183.14	
<i>Capital</i>			\$ 23.300	3,391.830	\$ 98.51	\$ 212.29	\$ 238.25	\$ 166.95	
<i>Maintenance</i>			\$ 1.980	3,391.830	\$ 12.69	\$ 16.19	\$ 16.19	\$ 16.19	
Residential Recreation	EDU	1,221.000	\$ 239.540	1,143.000	\$ 1,160.18	\$ 2,368.87	\$ 2,635.26	\$ 1,903.69	
<i>Capital</i>			\$ 220.770	1,143.000	\$ 1,010.65	\$ 2,178.04	\$ 2,444.44	\$ 1,712.87	
<i>Maintenance</i>			\$ 18.770	1,143.000	\$ 149.52	\$ 190.82	\$ 190.82	\$ 190.82	

Tier 1 - all state and federal dollars

Tier 2 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26

Tier 3 - no state or federal dollars

Tier 4 - state and federal dollars under obligation (federal) / executed (state) contracts * as of 3/5/26 includes County subsidy



Waterway MSBU - Bocilla Lagoon

Bocilla Lagoon

- Bocilla Lagoon Dredge
 - Channel in Bocilla Lagoon was filled in with overwash sand during Hurricanes Helene and Milton
 - Project will remove the overwash sand from the channel restoring navigation
 - Status - design/permitting

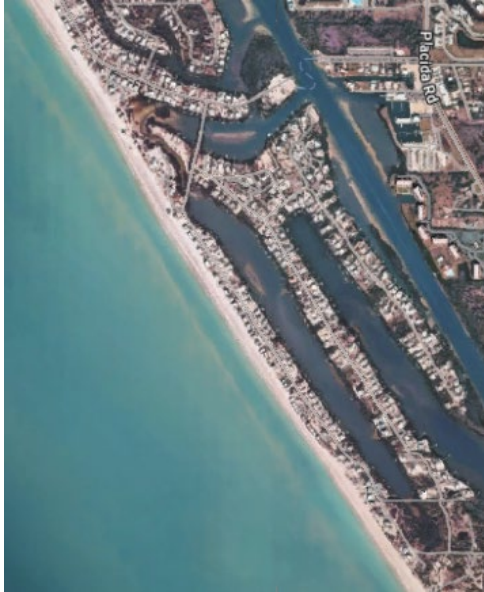
Bocilla Lagoon

- Bocilla Lagoon Boundary and Dredge
- Bocilla Lagoon Rate Methodology



Bocilla Lagoon MSBU Assessment

What is the Bocilla Lagoon MSBU?



- ◆ Bocilla Lagoon is a public waterway within the extents of Palm Island that has limited navigability due to overwashed sand from Hurricanes Helene and Milton that filled the lagoon and its surrounding mangroves, creating inadequate water depths for local mariners.
 - This has occurred at least one other time in the past, however in that past instance the County received full funding to remove the overwashed sand; therefore, an MSBU was never created.
 - At this time, the County has determined that funding to remove the overwashed sand from Hurricanes Helene and Milton is not available and will be funded via special assessment.
- ◆ The County plans to implement its dredging capital improvement program (“CIP Project”) allowing for the continued use and enjoyment of the properties within the Bocilla Lagoon via the existing waterway / lagoon.
- ◆ The County plans to fund its CIP Project through debt financing. This debt is expected to be repaid from the proceeds of non-ad valorem special assessments levied on properties within the Bocilla Lagoon MSBU.



Lagoon Location and Project Summary

Project Costs

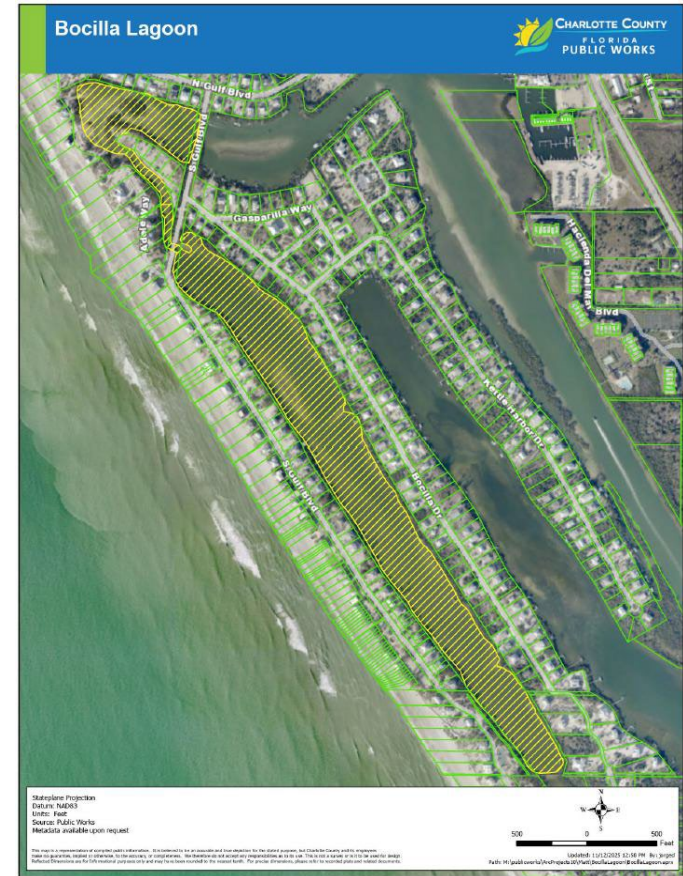
Category		\$
Design/Engineering	\$	50,000
Construction / dredge to remove sand from lagoon (5,000 cubic yards at \$150/cubic yard)	\$	750,000
Estimated internal labor for project management	\$	15,000
		=====
TOTAL (capital)	\$	815,000

Source: Charlotte County

Project Costs (est. As-Financed)

Category	Amount
Construction Fund	\$815,000
Debt Service Reserve Fund	\$0
Capitalized Interest	\$0
Cost of Issuance*	\$115,500
Bank Fee (0.5%)	\$0
Rounding	\$0
Total Par	\$930,500
Rate	4.90%
Term	8
Net Annual Debt Service:	\$143,387
Gross Annual Debt Service (1):	\$154,180

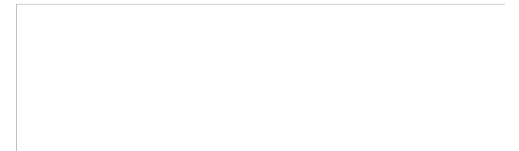
Source: PFM Group Consulting LLC





Project MSBU Methodology

- The County's debt will be secured by special assessments allocated to properties within the Bocilla Lagoon MSBU based on the proportional benefits that each property receives from the Project.
- Florida Law generally allows the County some latitude in determining the appropriate methodology to allocate the costs of its Project to benefiting properties in the MSBU. The two principles are:
 - (1) the properties being assessed must receive a special benefit from the Project and,
 - (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.
- Given the majority residential property make-up with the MSBU and the special benefit that will inure to those properties from the Project, the recommended method of apportionment is via a Water Access Unit ("WAU") as defined and described herein:
 - "Water Access Unit" means a dock, landing, ramp, slip, bay, wharf, lift or other structure or point of direct access for receiving boats and other watercraft, which will serve as the standard assessment unit, to be used in calculating the assessments as a proxy to the expected special benefit derived from the CIP Project, as determined for each parcel.





Bocilla Lagoon MSBU Location & Parcels



Source: Charlotte County and PFM Group Consulting LLC

MSBU Parcels

Land Use Code (& parcel ID)	Land Use Code Description (Parcel ID Owner)	Parcels	Assessable Property	Units	WAU Factor (1)	WAUs
0	Vacant Residential	29	Y	29	1	29
1	Vacant Multi-family Residential	6	Y	6	1	6
2	Vacant Residential (land with a land improvement)	9	Y	9	1	9
4	Land Condominium	4	Y	4	1	4
7	Vacant Multi-Family Residential(land with a land improvement)	1	Y	1	1	1
100	Single Family	63	Y	63	1	63
101	Single Family/Determined Unlivable	7	Y	7	1	7
102	Single Family/Cluster Home	8	Y	8	1	8
108	Single Family Residence with Guest/Separate Living Unit	1	Y	1	1	1
403	Zero Lot Lines	1	Y	1	1	1
420	Single Residential on Land Condominium	6	Y	6	1	6
800	Duplex 2 units	1	Y	2	0.5	1
812	Multi-single family units ((2) single family residences, single family residence and mobile home or (2) mobile homes)	1	Y	2	0.5	1
902	Improved Residential Subdivision Common Element	3		see note (2)		
8087	Vacant State other than military, forests, parks, recreational areas, hospitals, colleges	2	Y	2	2	2
9100	Utility, gas and electricity, telephone and telegraph, locally assessed railroads, water and sewer service, pipelines, etc	1	Y	1	1	1
9400	Right-of-way streets, roads, irrigation channel, ditch, etc.	1	Y	1	1	1
9502	Natural bodies of water	1	Y	1	1	1
TOTAL		145	142	164		146

WAU Factor = Points of water access (e.g. allowable number of docks, landing access, etc...) divided by the number of parcels or residential units granted access via the point(s) of water access;

Parcel ID 412032601000 does not receive an assessment, rather its assessment is shared among the 9 residential units which receive a benefit to the associated 3 WAUs, similarly parcel ID 412033801000 does not receive an assessment, rather its assessment is shared among the 11 residential units which receive a benefit to the associated 1 WAU. Parcel ID 412033726000, is not assessed as the parcel provides an easement to the lagoon (technically waterfront) but does not provide a specific point of lagoon access via a landing, dock, or equivalent and as a result has an assignment of zero WAUs



MSBU Assessment Allocation Summary

- Consistent with the methodology, the allocation to the various parcels and associated WAUs is summarized below:

<u>Land Use</u>	<u>Parcels</u>	<u>Units</u>	<u>WAU Factors (1)</u>	<u>Water Access Units (WAUs)</u>	<u>% Allocation</u>	<u>Total Par Debt</u>	<u>Par Debt/ Parcel</u>
Vacant Residential (LU Codes 0 thru 7)	49	49	1	49	33.6%	\$312,291	\$6,373
Single Family (including LU Codes 100 - 420)	86	86	1	86	58.9%	\$548,103	\$6,373
MF Residential - Duplex (LU Codes 800 & 812)	2	4	0.5	2	1.4%	\$12,747	\$6,373
Improved Residential Subdivision Common Element (PID 41203260100) LU Code 902 (2)	1	9	0.33	3	2.1%	\$19,120	\$19,120
Improved Residential Subdivision Common Element (PID 41203280100) LU Code 902 (2)	1	11	0.09	1	0.7%	\$6,373	\$6,373
Vacant State other ... (LU Code 8087)	2	2	1	2	1.4%	\$12,747	\$6,373
Private Utility, gas and electricity, etc... (LU Code 9100)	1	1	1	1	0.7%	\$6,373	\$6,373
ROW - Roads - Irrigation, etc... (LU Code 9400)	1	1	1	1	0.7%	\$6,373	\$6,373
Natural Bodies of Water (LU Code 9502)	1	1	1	1	0.7%	\$6,373	\$6,373
TOTAL	144	164		146	100.0%	\$930,500	

Source: PFM Group Consulting LLC



MSBU Assessment Allocation Summary (cont.)

- Consistent with the methodology, the allocation to the various parcels and associated WAUs is summarized below:

Land Use	Parcels	Annual Assessments (net)	Admin Fee	Annual Assessments (gross)(1)
Vacant Residential (LU Codes 0 thru 7)	49	\$48,123	\$3,622	\$51,745
Single Family (including LU Codes 100 - 420)	86	\$84,461	\$6,357	\$90,818
MF Residential - Duplex (LU Codes 800 & 812)	2	\$1,964	\$148	\$2,112
Improved Residential Subdivision Common Element (PID 41203260100) (LU Code 902)	1	\$2,946	\$222	\$3,168
Improved Residential Subdivision Common Element (PID 41203280100) (LU Code 902)	1	\$982	\$74	\$1,056
Vacant State other ... (LU Code 8087)	2	\$1,964	\$148	\$2,112
Private Utility, gas and electricity, etc... (LU Code 9100)	1	\$982	\$74	\$1,056
ROW - Roads - Irrigation, etc... (LU Code 9400)	1	\$982	\$74	\$1,056
Natural Bodies of Water (LU Code 9502)	1	\$982	\$74	\$1,056
TOTAL	144	\$143,387	\$10,793	\$154,180

Land Use	Debt/Parcel	Annual Assessment per Parcel (net)	Administrative Expenses per Parcel	Annual Assessment per Parcel (gross)(1)
Vacant Residential (LU Codes 0 thru 7)	\$6,373	\$982.10	\$73.92	\$1,056.03
Single Family (including LU Codes 100 - 420)	\$6,373	\$982.10	\$73.92	\$1,056.03
MF Residential - Duplex (LU Codes 800 & 812)	\$6,373	\$982.10	\$73.92	\$1,056.03
Improved Residential Subdivision Common Element (PID 41203260100) (LU Code 902)	\$19,120	\$2,946.31	\$221.77	\$3,168.08
Improved Residential Subdivision Common Element (PID 41203280100) (LU Code 902)	\$6,373	\$982.10	\$73.92	\$1,056.03
Vacant State other ... (LU Code 8087)	\$6,373	\$982.10	\$73.92	\$1,056.03
Private Utility, gas and electricity, etc... (LU Code 9100)	\$6,373	\$982.10	\$73.92	\$1,056.03
ROW - Roads - Irrigation, etc... (LU Code 9400)	\$6,373	\$982.10	\$73.92	\$1,056.03
Natural Bodies of Water (LU Code 9502)	\$6,373	\$982.10	\$73.92	\$1,056.03

Source: PFM Group Consulting LLC



MSBU Assessment Allocation Summary (cont.)

- Allocation to Parcels benefitting from Common Element access:



Beach Place Condominium Association Properties						
PID	Property Address	MSBU Principal	MSBU Annual Assessment (net)	MSBU Principal Allocation	MSBU Annual Assessment Allocation (net)	MSBU Annual Assessment Allocation (gross)
412032601010	181 N GULF BLVD -UNIT 10*			\$2,124.43	\$327.37	\$352.01
412032601006	181 N GULF BLVD -UNIT 6			\$2,124.43	\$327.37	\$352.01
412032601003	181 N GULF BLVD -UNIT 3			\$2,124.43	\$327.37	\$352.01
412032601011	181 N GULF BLVD -UNIT 11*			\$2,124.43	\$327.37	\$352.01
412032601000	181 N GULF BLVD -BLDG POOL	\$19,119.86	\$2,946.31			
412032601004	181 N GULF BLVD -UNIT 4			\$2,124.43	\$327.37	\$352.01
412032601005	181 N GULF BLVD -UNIT 5			\$2,124.43	\$327.37	\$352.01
412032601002	181 N GULF BLVD -UNIT 2			\$2,124.43	\$327.37	\$352.01
412032601008	181 N GULF BLVD -UNIT 8*			\$2,124.43	\$327.37	\$352.01
412032601009	179 N GULF BLVD -UNIT 9*			\$2,124.43	\$327.37	\$352.01
		\$19,119.86	\$2,946.31	\$19,119.86	\$2,946.31	\$3,168.08
*parcels not located adjacent to lagoon but receive benefit from common area parcel with lagoon access						
Bocilla Beach to Bay Property Association Properties						
PID	Property Address	MSBU Principal	MSBU Annual Assessment (net)	MSBU Principal Allocation	MSBU Annual Assessment Allocation (net)	MSBU Annual Assessment Allocation (gross)
412033801015	601 Bocilla Drive			\$579.39	\$89.28	\$96.00
412033801014	611 Bocilla Drive			\$579.39	\$89.28	\$96.00
412033801013	621 Bocilla Drive			\$579.39	\$89.28	\$96.00
412033801012	631 Bocilla Drive			\$579.39	\$89.28	\$96.00
412033801000	550 BOCILLA DR	\$6,373.29	\$982.10			
412033801001	400 S Gulf Blvd			\$579.39	\$89.28	\$96.00
412033801002	410 S Gulf Blvd			\$579.39	\$89.28	\$96.00
412033801003	420 S Gulf Blvd			\$579.39	\$89.28	\$96.00
412033801004	430 S Gulf Blvd			\$579.39	\$89.28	\$96.00
412033801005	440 S Gulf Blvd			\$579.39	\$89.28	\$96.00
412033801006	450 S Gulf Blvd			\$579.39	\$89.28	\$96.00
412033801007	456 S Gulf Blvd			\$579.39	\$89.28	\$96.00
		\$6,373.29	\$982.10	\$6,373.29	\$982.10	\$1,056.03
		\$25,493.15	\$3,928.42	\$25,493.15	\$3,928.42	\$4,224.10

Source: PFM Group Consulting LLC

Bocilla Lagoon Rate Summary

Waterway Unit					
	Basis	# of Units	Rate	Amount	Max Rate
Bocilla Lagoon	WAU	142	\$ 1,056.03	\$ 149,956.26	\$ 1,317.78
Bocilla Lagoon - common area (Beach Place)	WAU	9	\$ 352.01	\$ 3,168.09	\$ 439.26
Bocilla Lagoon - common area (Bocilla Beach to Bay)	WAU	11	\$ 96.00	\$ 1,056.00	\$ 119.80

Timeline of Key Events

- **April 6 – 7** Community Outreach
- **May 19** Board Workshop for MSBU Rates
- **July 22** Initial Assessment Resolution* (does not include individual notices)
- **August** TRIM notices mailed (can include proposed rates from July 22)
- **September 8** Final Assessment Resolution Public Hearings
- **September 8** First Budget Public Hearing (Rate Resolution for all MSBUs)
- **September 15** Certify assessment roll
- **November 1** Tax bills mailed

**Public Hearing is not legally required for adoption of the Initial Assessment Resolution.*

Direction Needed

1. Level of subsidy
2. Subsidy split between Manasota Key and Don Pedro/Knight Island
3. Funding sources for subsidy
4. Confirmation of July 22 Initial Rate Resolution date (no Public Hearing/individual notices)
5. Confirmation of Final Assessment Resolution Public Hearing date (September 8)