



Community Redevelopment Agency TAX INCREMENT PROJECTIONS

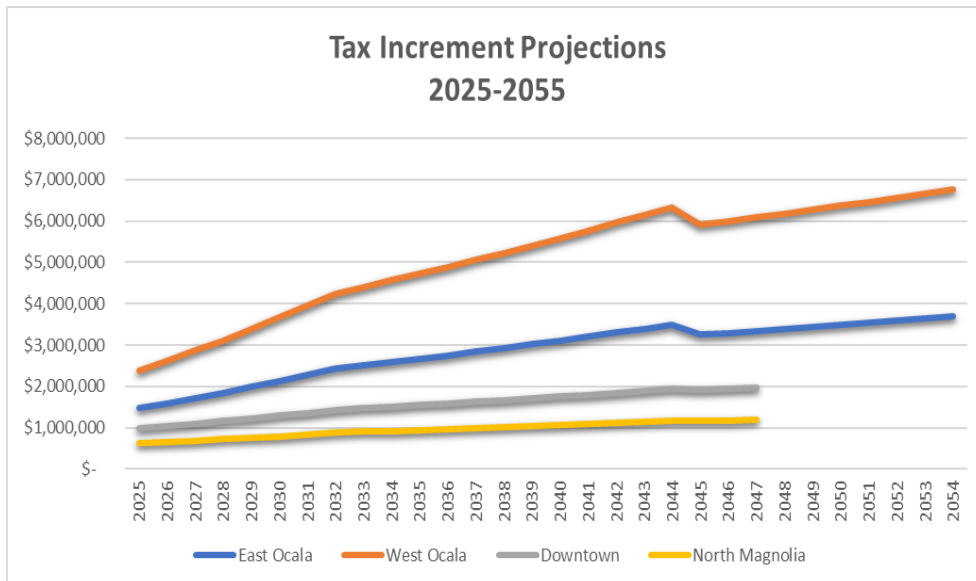


District-by-District Impact

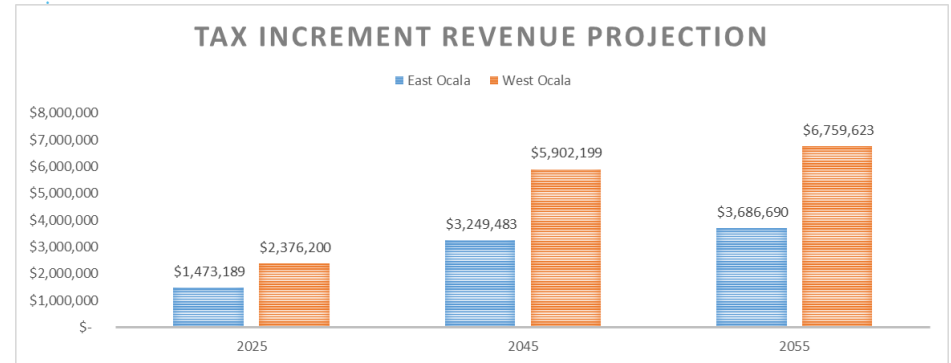
- The Community Redevelopment Agency (CRA) projects annual tax increment revenues based on growth trends in taxable property values, assuming tax rates and the increment percentage remain unchanged.
- West Ocala is expected to generate the largest share, with an annual average of \$6 million, followed by East Ocala at \$3.3 million. Downtown is projected to contribute \$1.8 million annually, while North Magnolia is estimated to add \$1 million during the extension period.
- These figures highlight West Ocala as the primary driver of CRA revenues, with East Ocala providing significant support and Downtown and North Magnolia offering smaller but important contributions to the overall redevelopment funding outlook.
- The charts below provide snapshots of projected revenues after the current tax year, at the current sunset date, and at the proposed extended sunset dates.



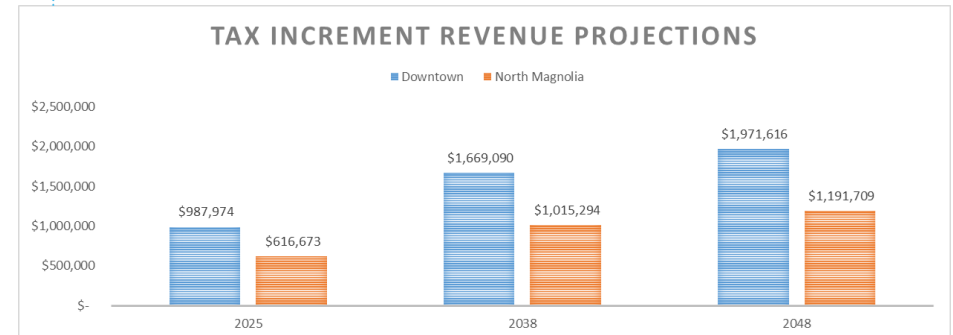
Revenue Growth — CRA Subareas



East Ocala and West Ocala 2025-2055



North Magnolia and Downtown 2025-2048



Assumptions

- Total CRA Revenue includes 75 percent (East Ocala and West Ocala) and 95 percent (Downtown and North Magnolia) of property tax collections from the city and county general rate.
- Millage rate is held constant.
- Appreciation factor is assumed. This factor will vary from 1.1 to 1.4 over time.
- CRA Revenue from contributions by taxing jurisdictions only.

Downtown

REVENUE PROJECTIONS	
Base Year	Assessment
Existing	\$45,259,727

Assessments	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$150,406,225	\$156,422,474	\$162,679,373	\$169,186,548	\$175,954,010	\$182,992,170	\$190,311,857	\$197,924,331	\$201,882,818	\$205,920,474
Increment	\$105,146,498	\$111,162,747	\$117,419,646	\$123,926,821	\$130,694,283	\$137,732,443	\$145,052,130	\$152,664,604	\$156,623,091	\$160,660,747
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 95%	\$661,037	\$698,860	\$738,196	\$779,105	\$821,651	\$865,898	\$911,916	\$959,774	\$984,660	\$1,010,044
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 95%	\$326,937	\$345,644	\$365,099	\$385,332	\$406,374	\$428,258	\$451,018	\$474,688	\$486,996	\$499,550
TOTAL CRA REVENUE	\$987,974	\$1,044,504	\$1,103,294	\$1,164,437	\$1,228,025	\$1,294,157	\$1,362,934	\$1,434,462	\$1,471,656	\$1,509,595
Assessments	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	\$210,038,884	\$214,239,661	\$218,524,455	\$222,894,944	\$227,352,843	\$231,899,899	\$236,537,897	\$241,268,655	\$246,094,029	\$251,015,909
Increment	\$164,779,157	\$168,979,934	\$173,264,728	\$177,635,217	\$182,093,116	\$186,640,172	\$191,278,170	\$196,008,928	\$200,834,302	\$205,756,182
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 95%	\$1,035,936	\$1,062,346	\$1,089,283	\$1,116,760	\$1,144,786	\$1,173,372	\$1,202,530	\$1,232,272	\$1,262,608	\$1,293,551
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 95%	\$512,356	\$525,418	\$538,741	\$552,330	\$566,191	\$580,330	\$594,751	\$609,460	\$624,464	\$639,768
TOTAL CRA REVENUE	\$1,548,292	\$1,587,763	\$1,628,024	\$1,669,090	\$1,710,977	\$1,753,702	\$1,797,281	\$1,841,732	\$1,887,072	\$1,933,319
Assessments	2045	2046	2047							
	\$253,526,068	\$256,061,329	\$258,621,942							
Increment	\$208,266,341	\$210,801,602	\$213,362,215							
City Millage	0.0066177	0.0066177	0.0066177							
Revenue @ 95%	\$1,309,332	\$1,325,271	\$1,341,369							
County Millage	0.003273	0.003273	0.003273							
Revenue @ 95%	\$647,573	\$655,456	\$663,418							
TOTAL CRA REVENUE	\$1,924,526	\$1,947,954	\$1,971,616							

Footnotes:

1. Total CRA Revenue includes 95 percent of property tax collections from the city and county general rate.

2. Millage rate is held constant.

3. Appreciation factor is assumed. This factor will vary.

4. CRA Revenue from contributions by taxing jurisdictions only.

North Magnolia

REVENUE PROJECTIONS	
Base Year	Assessment
	\$22,394,439

Assessments	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$88,024,714	\$91,545,703	\$95,207,531	\$99,015,832	\$102,976,465	\$107,095,524	\$111,379,345	\$115,834,519	\$118,151,209	\$120,514,233
Increment	\$65,630,275	\$69,151,264	\$72,813,092	\$76,621,393	\$80,582,026	\$84,701,085	\$88,984,906	\$93,440,080	\$95,756,770	\$98,119,794
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 95%	\$412,605	\$434,741	\$457,762	\$481,705	\$506,604	\$532,500	\$559,432	\$587,440	\$602,005	\$616,861
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 95%	\$204,067	\$215,015	\$226,401	\$238,243	\$250,558	\$263,365	\$276,685	\$290,538	\$297,741	\$305,089
TOTAL CRA REVENUE	\$616,673	\$649,757	\$684,164	\$719,947	\$757,162	\$795,865	\$836,117	\$877,978	\$899,746	\$921,950
Assessments	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	\$122,924,518	\$125,383,008	\$127,890,668	\$130,448,482	\$133,057,451	\$135,718,600	\$138,432,972	\$141,201,632	\$144,025,664	\$146,906,178
Increment	\$100,530,079	\$102,988,569	\$105,496,229	\$108,054,043	\$110,663,012	\$113,324,161	\$116,038,533	\$118,807,193	\$121,631,225	\$124,511,739
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 95%	\$632,014	\$647,470	\$663,235	\$679,316	\$695,718	\$712,448	\$729,513	\$746,919	\$764,673	\$782,782
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 95%	\$312,583	\$320,228	\$328,025	\$335,978	\$344,090	\$352,364	\$360,804	\$369,413	\$378,194	\$387,151
TOTAL CRA REVENUE	\$944,597	\$967,698	\$991,260	\$1,015,294	\$1,039,808	\$1,064,813	\$1,090,317	\$1,116,332	\$1,142,867	\$1,169,933
Assessments	2045	2046	2047							
	\$148,375,239	\$149,858,992	\$151,357,582							
Increment	\$125,980,800	\$127,464,553	\$128,963,143							
City Millage	0.0066177	0.0066177	0.0066177							
Revenue @ 95%	\$792,018	\$801,346	\$810,767							
County Millage	0.003273	0.003273	0.003273							
Revenue @ 95%	\$391,718	\$396,332	\$400,992							
TOTAL CRA REVENUE	\$1,164,150	\$1,177,861	\$1,191,709							

Footnotes:

1. Total CRA Revenue includes 95 percent of property tax collections from the city and county general rate.
2. Millage rate is held constant.
3. Appreciation factor is assumed. This factor will vary.
4. CRA Revenue from contributions by taxing jurisdictions only.

West Ocala

REVENUE PROJECTIONS	
Base Year	Assessment
Existing and Proposed	\$477,633,166

Assessments	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$797,961,064	\$829,879,507	\$863,074,687	\$897,597,674	\$933,501,581	\$970,841,645	\$1,009,675,310	\$1,050,062,323	\$1,071,063,569	\$1,092,484,841
Increment	\$320,327,898	\$352,246,341	\$385,441,521	\$419,964,508	\$455,868,415	\$493,208,479	\$532,042,144	\$572,429,157	\$593,430,403	\$614,851,675
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 75%	\$1,589,875	\$1,748,295	\$1,913,052	\$2,084,399	\$2,262,600	\$2,447,929	\$2,640,671	\$2,841,123	\$2,945,358	\$3,051,678
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 75%	\$786,325	\$864,677	\$946,163	\$1,030,908	\$1,119,043	\$1,210,704	\$1,306,030	\$1,405,170	\$1,456,723	\$1,509,307
TOTAL CRA REVENUE	\$2,376,200	\$2,612,972	\$2,859,215	\$3,115,307	\$3,381,643	\$3,658,633	\$3,946,702	\$4,246,294	\$4,402,082	\$4,560,985
Assessments	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	\$1,114,334,537	\$1,136,621,228	\$1,159,353,653	\$1,182,540,726	\$1,206,191,540	\$1,230,315,371	\$1,254,921,678	\$1,280,020,112	\$1,305,620,514	\$1,331,732,925
Increment	\$636,701,371	\$658,988,062	\$681,720,487	\$704,907,560	\$728,558,374	\$752,682,205	\$777,288,512	\$802,386,946	\$827,987,348	\$854,099,759
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 75%	\$3,160,124	\$3,270,739	\$3,383,566	\$3,498,650	\$3,616,036	\$3,735,769	\$3,857,897	\$3,982,467	\$4,109,529	\$4,239,132
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 75%	\$1,562,943	\$1,617,651	\$1,673,453	\$1,730,372	\$1,788,429	\$1,847,647	\$1,908,049	\$1,969,659	\$2,032,502	\$2,096,601
TOTAL CRA REVENUE	\$4,723,067	\$4,888,390	\$5,057,020	\$5,229,022	\$5,404,464	\$5,583,415	\$5,765,946	\$5,952,126	\$6,142,031	\$6,335,733
Assessments	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
	\$1,345,050,254	\$1,358,500,756	\$1,372,085,764	\$1,385,806,622	\$1,399,664,688	\$1,413,661,335	\$1,427,797,948	\$1,442,075,927	\$1,456,496,687	\$1,471,061,654
Increment	\$867,417,088	\$880,867,590	\$894,452,598	\$908,173,456	\$922,031,522	\$936,028,169	\$950,164,782	\$964,442,761	\$978,863,521	\$993,428,488
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 75%	\$4,305,230	\$4,371,988	\$4,439,414	\$4,507,515	\$4,576,296	\$4,645,765	\$4,715,929	\$4,786,795	\$4,858,369	\$4,930,659
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 75%	\$2,129,292	\$2,162,310	\$2,195,658	\$2,229,339	\$2,263,357	\$2,297,715	\$2,332,417	\$2,367,466	\$2,402,865	\$2,438,619
TOTAL CRA REVENUE	\$5,902,199	\$5,993,720	\$6,086,157	\$6,179,519	\$6,273,814	\$6,369,052	\$6,465,242	\$6,562,394	\$6,660,518	\$6,759,623

Footnotes:

1. Total CRA Revenue includes 75 percent of property tax collections from the city and county general rate.
2. Millage rate is held constant.
3. Appreciation factor is assumed. This factor will vary.
4. CRA Revenue from contributions by taxing jurisdictions only.

East Ocala

REVENUE PROJECTIONS	
Base Year	Assessment
Existing	\$208,290,128

Assessments	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$406,885,992	\$423,161,432	\$440,087,889	\$457,691,405	\$475,999,061	\$495,039,023	\$514,840,584	\$535,434,207	\$546,142,892	\$557,065,749
Increment	\$198,595,864	\$214,871,304	\$231,797,761	\$249,401,277	\$267,708,933	\$286,748,895	\$306,550,456	\$327,144,079	\$337,852,764	\$348,775,621
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 75%	\$985,686	\$1,066,465	\$1,150,476	\$1,237,847	\$1,328,713	\$1,423,214	\$1,521,494	\$1,623,706	\$1,676,856	\$1,731,069
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 75%	\$487,503	\$527,455	\$569,006	\$612,218	\$657,159	\$703,897	\$752,505	\$803,057	\$829,344	\$856,157
TOTAL CRA REVENUE	\$1,473,189	\$1,593,921	\$1,719,482	\$1,850,065	\$1,985,872	\$2,127,110	\$2,273,999	\$2,426,763	\$2,506,200	\$2,587,226
Assessments	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	\$568,207,064	\$579,571,206	\$591,162,630	\$602,985,882	\$615,045,600	\$627,346,512	\$639,893,442	\$652,691,311	\$665,745,137	\$679,060,040
Increment	\$359,916,936	\$371,281,078	\$382,872,502	\$394,695,754	\$406,755,472	\$419,056,384	\$431,603,314	\$444,401,183	\$457,455,009	\$470,769,912
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 75%	\$1,786,367	\$1,842,770	\$1,900,302	\$1,958,984	\$2,018,839	\$2,079,892	\$2,142,166	\$2,205,685	\$2,270,475	\$2,336,561
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 75%	\$883,506	\$911,402	\$939,856	\$968,879	\$998,483	\$1,028,679	\$1,059,478	\$1,090,894	\$1,122,938	\$1,155,622
TOTAL CRA REVENUE	\$2,669,873	\$2,754,172	\$2,840,158	\$2,927,863	\$3,017,322	\$3,108,571	\$3,201,644	\$3,296,579	\$3,393,413	\$3,492,183
Assessments	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
	\$685,850,640	\$692,709,147	\$699,636,238	\$706,632,601	\$713,698,927	\$720,835,916	\$728,044,275	\$735,324,718	\$742,677,965	\$750,104,745
Increment	\$477,560,512	\$484,419,019	\$491,346,110	\$498,342,473	\$505,408,799	\$512,545,788	\$519,754,147	\$527,034,590	\$534,387,837	\$541,814,617
City Millage	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177	0.0066177
Revenue @ 75%	\$2,370,264	\$2,404,305	\$2,438,686	\$2,473,411	\$2,508,483	\$2,543,906	\$2,579,683	\$2,615,818	\$2,652,314	\$2,689,175
County Millage	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273	0.003273
Revenue @ 75%	\$1,172,292	\$1,189,128	\$1,206,132	\$1,223,306	\$1,240,652	\$1,258,172	\$1,275,866	\$1,293,738	\$1,311,789	\$1,330,019
TOTAL CRA REVENUE	\$3,249,483	\$3,296,150	\$3,343,285	\$3,390,890	\$3,438,972	\$3,487,535	\$3,536,583	\$3,586,121	\$3,636,155	\$3,686,690

Footnotes:

1. Total CRA Revenue includes 75 percent of property tax collections from the city and county general rate.
2. Millage rate is held constant.
3. Appreciation factor is assumed. This factor will vary.
4. CRA Revenue from contributions by taxing jurisdictions only.