

WIREGRASS CDD

FISCAL YEAR 2021/2022 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M/ADMIN FEE BUDGET		\$363,659.00
COLLECTION COSTS @	2.0%	\$7,737.43
EARLY PAYMENT DISCOUNT @	4.0%	\$15,474.85
TOTAL O&M ASSESSMENT		<u>\$386,871.28</u>
TOTAL IRRIGATION BUDGET		\$564,984.20
COLLECTION COSTS @	2.0%	\$12,020.94
EARLY PAYMENT DISCOUNT @	4.0%	\$24,041.88
TOTAL IRRIGATION ASSESSMENT		<u>\$601,047.02</u>

PRODUCT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT					IRRIGATION BUDGET	ANNUAL ASSESSMENT				
	O&M	IRRIGATION	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET			O&M	IRRIGATION	2014 DEBT SERVICE ⁽¹⁾	2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
PLATTED													
Non-Residential													
Retail - Audi	60	60	1kSqFt	1.15	69.00	4.35%	\$16,841.33	\$5,584.95	\$280.69	\$93.08			\$373.77
Hotel - Fairfield Inn	92	92	Rooms	0.6	55.20	3.48%	\$13,473.06	\$4,297.04	\$146.45	\$46.71			\$193.16
Light Industrial - Morningstar	100	100	1kSqFt	0.85	85.00	5.36%	\$20,746.56	\$3,807.54	\$207.47	\$38.08			\$245.55
Retail - Culvers	4	4	1kSqFt	1.15	5.11	0.32%	\$1,247.10	\$2,524.33	\$280.69	\$568.16			\$848.85
Retail - Kiddie Academy	10	10	1kSqFt	1.15	11.50	0.73%	\$2,806.89	\$2,327.65	\$280.69	\$232.76			\$513.45
Hospital - NTBH	123	123	Beds	0.60	73.33	4.63%	\$17,897.43	\$7,247.28	\$145.51	\$58.92	\$904.03		\$1,108.46
Residential													
Apartments - BH	100	100	Lots	0.25	25.00	1.58%	\$6,101.93	\$6,436.26	\$61.02	\$64.36			\$125.38
Apartments - Altis	392	392	Lots	0.25	98.00	6.18%	\$23,919.57	\$25,097.81	\$61.02	\$64.03			\$125.05
The Arbors													
TH - Parcel M21	118	118	Units	0.60	70.35	4.44%	\$17,169.89	\$46,113.50	\$145.51	\$390.79		\$797.19	\$1,333.49
SF 30 - 40 - Parcel M21	23	23	Lots	1.00	23.00	1.45%	\$5,613.78	\$12,721.36	\$244.08	\$553.10		\$1,407.15	\$2,204.33
SF 41 - 50 - Parcel M21	1	1	Lots	1.00	1.00	0.06%	\$244.08	\$594.98	\$244.08	\$594.98		\$1,407.15	\$2,246.21
SF 51 - 60 - Parcel M21	1	1	Lots	1.00	1.00	0.06%	\$244.08	\$636.72	\$244.08	\$636.72		\$1,407.15	\$2,287.95
SF 61 - 70 - Parcel M21	3	3	Lots	1.00	3.00	0.19%	\$732.23	\$2,035.39	\$244.08	\$678.46		\$1,407.15	\$2,329.69
SF 71 - 80 - Parcel M21	1	1	Lots	1.00	1.00	0.06%	\$244.08	\$720.34	\$244.08	\$720.34		\$1,407.15	\$2,371.57
Windermere													
TH (Active)	151	151	Units	0.60	90.02	5.68%	\$21,971.64	\$46,541.08	\$145.51	\$308.22	\$797.19		\$1,250.92
TH (Not Active)	69	69	Units	0.60	41.13	2.60%	\$10,040.02	\$9,498.94	\$145.51	\$137.67	\$797.19		\$1,080.37
Ridge													
SF 30 - 40	14	14	Lots	1.00	14.00	0.88%	\$3,417.08	\$7,235.86	\$244.08	\$516.85	\$1,275.51		\$2,036.44
SF 41 - 50	163	163	Lots	1.00	163.00	10.28%	\$39,784.59	\$91,071.31	\$244.08	\$558.72	\$1,275.51		\$2,078.31
SF 51 - 60	194	194	Lots	1.00	194.00	12.24%	\$47,350.98	\$116,490.09	\$244.08	\$600.46	\$1,275.51		\$2,120.05
SF 61 - 70	47	47	Lots	1.00	47.00	2.97%	\$11,471.63	\$30,183.83	\$244.08	\$642.21	\$1,275.51		\$2,161.80
SF 71 - 80	85	85	Lots	1.00	85.00	5.36%	\$20,746.56	\$58,146.92	\$244.08	\$684.08	\$1,275.51		\$2,203.67
SF 71 - 80 Plus	61	61	Lots	1.00	61.00	3.85%	\$14,888.71	\$44,415.56	\$244.08	\$728.12	\$1,275.51		\$2,247.71
Persimmon Park													
SF - Parcel M21 (PP) - 30 - 40	72	72	Lots	1.00	72.00	4.54%	\$17,573.56	\$38,867.48	\$244.08	\$539.83		\$1,407.15	\$2,191.06
SF - Parcel M21 (PP) - 41 - 50	59	59	Lots	1.00	59.00	3.72%	\$14,400.56	\$34,320.21	\$244.08	\$581.70		\$1,407.15	\$2,232.93
SF - Parcel M21 (PP) - 51 - 60	3	3	Lots	1.00	3.00	0.19%	\$732.23	\$1,870.33	\$244.08	\$623.44		\$1,407.15	\$2,274.67
SF - Parcel M21 (PP) - Not Active	18	18	Lots	1.00	18.00	1.14%	\$4,393.39	\$2,260.27	\$244.08	\$125.57		\$1,407.15	\$1,776.80
UNPLATTED													
Condo - Parcel M21 - Unplatted	80	0	Units	0.48	38.40	2.42%	\$9,372.57	\$0.00	\$117.16	\$0.00		\$637.75	\$754.91
SF - Parcel M21 (PP) - Unplatted	178	0	Lots	1.00	178.00	11.23%	\$43,445.75	\$0.00	\$244.08	\$0.00		\$1,407.15	\$1,651.23
Total District	2222	1964			1585.04	100.00%	\$386,871.28	\$601,047.02					

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

(\$23,212.28)

(\$36,062.82)

Net Revenue to be Collected

\$363,659.00

\$564,984.20

⁽¹⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding. Reflects 5 (five) Series 2014 Prepayments.⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 and Series 2016 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.⁽³⁾ Annual assessment that will appear on November 2021 Pasco 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.