



Rizzetta & Company

Wiregrass Community Development District

wiregrasscdd.org

**Adopted Budget for
Fiscal Year 2022/2023**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	3
Irrigation Revenue Fund for Fiscal Year 2022/2023	5
Debt Service Fund Budget for Fiscal Year 2022/2023	6
Assessments Charts for Fiscal Year 2022/2023	7
General Fund Budget Account Category Descriptions	14
Irrigation Revenue Fund Budget Account Category Descriptions	17
Debt Service Fund Budget Account Category Descriptions	18



Rizzetta & Company

**Adopted Budget
Wiregrass Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 430,496
Off Roll*	\$ -
TOTAL REVENUES	\$ 430,496
Balance Forward from Prior Year	\$ 80,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 510,496
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 2,400
Financial & Administrative	
Administrative Services	\$ 3,245
District Management	\$ 14,700
District Engineer	\$ 15,000
Disclosure Report	\$ 6,000
Trustees Fees	\$ 9,000
Tax Collector /Property Appraiser Fees	\$ 150
Financial & Revenue Collections	\$ 3,780
Accounting Services	\$ 12,978
Auditing Services	\$ 3,510
Arbitrage Rebate Calculation	\$ 900
Public Officials Liability Insurance	\$ 2,791
Miscellaneous Mailings	\$ 500
Legal Advertising	\$ 1,000
Dues, Licenses & Fees	\$ 175
Assessment Roll	\$ 6,300
Website Hosting, Maintenance, Backup (and	\$ 3,638
Legal Counsel	
District Counsel	\$ 20,000
Administrative Subtotal	\$ 106,067

**Adopted Budget
Wiregrass Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Street Lights	\$ 133,180
Utility Bond	\$ 6,000
Utility-Fountains	\$ 1,500
Water-Sewer Combination Services	
Stormwater Control	
Aquatic Maintenance	\$ 25,000
Wetland Area Monitoring & Maintenance	\$ 25,000
Aquatic Plant Replacement	\$ 10,000
Lake/Pond Bank Maintenance	\$ 5,000
Other Physical Environment	
General Liability Insurance	\$ 3,411
Maintenance Bond	\$ 4,338
Landscape Maintenance	\$ 162,000
Landscape - Mulch	\$ 5,000
Lift Station Perimeter Maintenance	\$ 9,000
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Road & Street Facilities	
Sidewalk Repair & Maintenance	\$ 5,000
Contingency	
Miscellaneous Contingency	\$ 5,000
Field Operations Subtotal	\$ 404,429
TOTAL EXPENDITURES	\$ 510,496
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
Wiregrass Community Development District
Irrigation Revenue Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$590,819.52
Off Roll*	\$ -
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$590,819.52
EXPENDITURES	
Financial and Administrative	
Assessment Roll	\$ 1,575
Reclaimed Accounting fee	\$ 6,300
Water-Sewer Combination Services	
Utility - Reclaimed Irrigation	\$ 582,945
TOTAL EXPENDITURES	\$590,819.52
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Wiregrass Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2014	Series 2016	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments	\$940,412.00	\$611,760.16	\$1,552,172.16
TOTAL REVENUES	\$940,412.00	\$611,760.16	\$1,552,172.16
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$940,412.00	\$611,760.16	\$1,552,172.16
Administrative Subtotal	\$940,412.00	\$611,760.16	\$1,552,172.16
TOTAL EXPENDITURES	\$940,412.00	\$611,760.16	\$1,552,172.16
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,649,842.86

Notes:

Pasco County Collection Costs (2%) and Early Payment Discounts (4%) included in the Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Wiregrass Community Development District

FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u>\$66,837.00</u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u>\$25,835.32</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Non-Residential</u>				
Operations/Maintenance - Retail (Audi)	\$280.69	\$331.20	\$50.51	17.99%
Irrigation - Retail (Audi)	\$93.08	\$92.59	-\$0.49	-0.53%
Total	\$373.77	\$423.79	\$50.02	13.38%
Operations/Maintenance - Hotel (Fairfield Inn)	\$146.45	\$172.81	\$26.36	18.00%
Irrigation - Hotel (Fairfield Inn)	\$46.71	\$46.45	-\$0.26	-0.55%
Total	\$193.16	\$219.26	\$26.10	13.51%
Operations/Maintenance - Industrial (Morningstar)	\$207.47	\$244.81	\$37.34	18.00%
Irrigation - Industrial (Morningstar)	\$38.08	\$37.71	-\$0.37	-0.96%
Total	\$245.55	\$282.52	\$36.97	15.06%
Operations/Maintenance - Culvers (Retail)	\$280.69	\$331.20	\$50.51	17.99%
Irrigation - Culvers (Retail)	\$568.16	\$567.66	-\$0.49	-0.09%
Total	\$848.85	\$898.86	\$50.02	5.89%
Operations/Maintenance - Kiddie Academy (Retail)	\$280.69	\$331.20	\$50.51	17.99%
Irrigation - Kiddie Academy (Retail)	\$232.76	\$232.27	-\$0.49	-0.21%
Total	\$513.45	\$563.47	\$50.02	9.74%
Series 2014 Debt Service - Hospital (NTBH)	\$904.03	\$904.03	\$0.00	0.00%
Operations/Maintenance - Hospital (NTBH)	\$145.51	\$171.69	\$26.18	17.99%
Irrigation - Hospital (NTBH)	\$58.92	\$58.66	-\$0.26	-0.44%
Total	\$1,108.46	\$1,134.38	\$25.92	2.34%
Operations/Maintenance - 7-11 (Retail)	\$0.00	\$331.20	\$331.20	(1)
Irrigation - 7-11 (Retail)	\$0.00	\$454.42	\$454.42	(2)
Total	\$0.00	\$785.62	\$785.62	(1)(2)

Residential

Operations/Maintenance - Apartments (BH)	\$61.02	\$72.01	\$10.99	18.01%
Irrigation - Apartments (BH)	\$64.36	\$64.26	-\$0.11	-0.17%
Total	\$125.38	\$136.27	\$10.88	8.68%
Operations/Maintenance - Apartments (Altis)	\$61.02	\$72.01	\$10.99	18.01%
Irrigation - Apartments (Altis)	\$64.03	\$63.92	-\$0.11	-0.17%
Total	\$125.05	\$135.93	\$10.88	8.70%

Wiregrass Community Development District

FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2022/2023 O&M Budget		\$430,496.00
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PER UNIT ANNUAL ASSESSMENT

2021/2022

2022/2023

Proposed Increase / Decrease

\$

%

The Arbors

Series 2016 Debt Service - Townhome - Parcel M21	\$797.19	\$797.19	\$0.00	0.00%
Operations/Maintenance - Townhome - Parcel M21	\$145.51	\$171.69	\$26.18	17.99%
Irrigation - Townhome - Parcel M21	\$390.79	\$390.54	-\$0.26	-0.07%
Total	\$1,333.49	\$1,359.42	\$25.92	1.94%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 30 - 40 - Parcel M21	\$553.10	\$552.67	-\$0.43	-0.08%
Total	\$2,204.33	\$2,247.82	\$43.49	1.97%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 41 - 50 - Parcel M21	\$594.98	\$594.54	-\$0.43	-0.07%
Total	\$2,246.21	\$2,289.69	\$43.49	1.94%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 51 - 60 - Parcel M21	\$636.72	\$636.29	-\$0.43	-0.07%
Total	\$2,287.95	\$2,331.44	\$43.49	1.90%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 61 - 70 - Parcel M21	\$678.46	\$678.03	-\$0.43	-0.06%
Total	\$2,329.69	\$2,373.18	\$43.49	1.87%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 71 - 80 - Parcel M21	\$720.34	\$719.91	-\$0.43	-0.06%
Total	\$2,371.57	\$2,415.06	\$43.49	1.83%

Windermere

Series 2014 Debt Service - Townhome	\$797.19	\$797.19	\$0.00	0.00%
Operations/Maintenance - Townhome	\$145.51	\$171.69	\$26.18	17.99%
Irrigation (Active) - Townhome	\$308.22	\$307.96	-\$0.26	-0.08%
Total	\$1,250.92	\$1,276.84	\$25.92	2.07%

Wiregrass Community Development District

FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u><u>\$66,837.00</u></u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u><u>\$25,835.32</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2021/2022</u>	<u>2022/2023</u>	<u>\$</u>	<u>%</u>
<u>Ridge</u>				
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 30 - 40'	\$516.85	\$516.42	-\$0.43	-0.08%
Total	\$2,036.44	\$2,079.93	\$43.49	2.14%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 41 - 50'	\$558.72	\$558.29	-\$0.43	-0.08%
Total	\$2,078.31	\$2,121.80	\$43.49	2.09%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 51 - 60'	\$600.46	\$600.03	-\$0.43	-0.07%
Total	\$2,120.05	\$2,163.54	\$43.49	2.05%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 61 - 70'	\$642.21	\$641.78	-\$0.43	-0.07%
Total	\$2,161.80	\$2,205.29	\$43.49	2.01%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 71 - 80'	\$684.08	\$683.65	-\$0.43	-0.06%
Total	\$2,203.67	\$2,247.16	\$43.49	1.97%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 71 - 80' Plus	\$728.12	\$727.69	-\$0.43	-0.06%
Total	\$2,247.71	\$2,291.20	\$43.49	1.93%

Persimmon Park

Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%

Wiregrass Community Development District

FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u>\$66,837.00</u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u>\$25,835.32</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Irrigation (Active) - Single Family 30 - 40'	\$539.83	\$492.03	-\$47.79	-8.85%
Total	\$2,191.06	\$2,187.18	-\$3.87	-0.18%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Not Active to Active) - Single Family 30 - 40'	\$539.83	\$492.03	-\$47.79	-8.85%
Total	\$2,191.06	\$2,187.18	-\$3.87	-0.18%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 41 - 50'	\$581.70	\$533.91	-\$47.79	-8.22%
Total	\$2,232.93	\$2,229.06	-\$3.87	-0.17%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Not Active to Active) - Single Family 41 - 50'	\$581.70	\$533.91	-\$47.79	-8.22%
Total	\$2,232.93	\$2,229.06	-\$3.87	-0.17%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Not Active to Active) - Single Family 51-60'	\$623.44	\$575.65	-\$47.79	-7.67%
Total	\$2,274.67	\$2,270.80	-\$3.87	-0.17%

Unplatted

Series 2016 Debt Service - Condo -Parcel M21	\$637.75	\$637.75	\$0.00	0.00%
Operations/Maintenance - Condo -Parcel M21	\$117.16	\$138.24	\$21.08	17.99%
Total	\$754.91	\$775.99	\$21.08	2.79%
Series 2016 Debt Service - SF - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation - SF - Parcel M21 (PP)	\$0.00	\$77.78	\$77.78	(2)
Total	\$1,651.23	\$1,772.93	\$121.70	7.37%

(1) FY 2022-2023 will be the first year of levied O&M assessments for this product type

(2) FY 2022-2023 will be the first year of levied irrigation assessments for this product type

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$430,496.00
COLLECTION COSTS @	2.0%	\$9,159.49
EARLY PAYMENT DISCOUNT @	4.0%	\$18,318.98
TOTAL O&M ASSESSMENT		<u>\$457,974.47</u>

PRODUCT TYPE	O&M	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ANNUAL ASSESSMENT			
		2014 DEBT SERVICE ⁽¹⁾	2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2014 DEBT SERVICE ⁽²⁾	2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
<u>PLATTED</u>											
<u>Non-Residential</u>											
Retail	79			1kSqFt	1.15	90.76	5.71%	\$26,139.31	\$331.20		\$331.20 / 1kSqFt
Hotel - Fairfield Inn	92			Rooms	0.6	55.20	3.47%	\$15,897.61	\$172.81		\$172.81 / Room
Light Industrial - Morningstar	100			1kSqFt	0.85	85.00	5.35%	\$24,480.01	\$244.81		\$244.81 / 1kSqFt
Hospital - NTBH	123	123		Beds	0.6	73.33	4.61%	\$21,118.16	\$171.69	\$904.03	\$1,075.72 / Bed
<u>Residential</u>											
Apartments	492			Lots	0.25	123.00	7.73%	\$35,424.02	\$72.01		\$72.01 / Lot
<u>The Arbors</u>											
TH - Parcel M21	118		118	Units	0.60	70.35	4.42%	\$20,259.70	\$171.69	\$797.19	\$968.88 / Unit
SF 30 - 40 - Parcel M21	23		23	Lots	1.00	23.00	1.45%	\$6,624.00	\$288.00	\$1,407.15	\$1,695.15 / Lot
SF 41 - 50 - Parcel M21	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$288.00	\$1,407.15	\$1,695.15 / Lot
SF 51 - 60 - Parcel M21	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$288.00	\$1,407.15	\$1,695.15 / Lot
SF 61 - 70 - Parcel M21	3		3	Lots	1.00	3.00	0.19%	\$864.00	\$288.00	\$1,407.15	\$1,695.15 / Lot
SF 71 - 80 - Parcel M21	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$288.00	\$1,407.15	\$1,695.15 / Lot
<u>Windermere</u>											
TH (Active)	220	220		Units	0.60	131.15	8.25%	\$37,772.33	\$171.69	\$797.19	\$968.88 / Unit
<u>Ridge</u>											
SF 30 - 40	14	13		Lots	1.00	14.00	0.88%	\$4,032.00	\$288.00	\$1,275.51	\$1,563.51 / Lot
SF 41 - 50	163	162		Lots	1.00	163.00	10.25%	\$46,944.02	\$288.00	\$1,275.51	\$1,563.51 / Lot
SF 51 - 60	194	194		Lots	1.00	194.00	12.20%	\$55,872.03	\$288.00	\$1,275.51	\$1,563.51 / Lot
SF 61 - 70	47	47		Lots	1.00	47.00	2.96%	\$13,536.01	\$288.00	\$1,275.51	\$1,563.51 / Lot
SF 71 - 80	146	143		Lots	1.00	146.00	9.18%	\$42,048.02	\$288.00	\$1,275.51	\$1,563.51 / Lot
<u>Persimmon Park</u>											
SF - Parcel M21 (PP) - 30 - 40	86		86	Lots	1.00	86.00	5.41%	\$24,768.01	\$288.00	\$1,407.15	\$1,695.15 / Lot
SF - Parcel M21 (PP) - 41 - 50	63		63	Lots	1.00	63.00	3.96%	\$18,144.01	\$288.00	\$1,407.15	\$1,695.15 / Lot
SF - Parcel M21 (PP) - 51 - 60	3		3	Lots	1.00	3.00	0.19%	\$864.00	\$288.00	\$1,407.15	\$1,695.15 / Lot
<u>UNPLATTED</u>											
Condo - Parcel M21 - Unplatted	80		80	Units	0.48	38.40	2.41%	\$11,059.21	\$138.24	\$637.75	\$775.99 / Unit
SF - Parcel M21 (PP) - Unplatted	178		178	Lots	1.00	178.00	11.19%	\$51,264.02	\$288.00	\$1,407.15	\$1,695.15 / Lot
Total District	2227	902	557		1590.19	100.00%	\$457,974.47				

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

(\$27,478.47)

Net Revenue to be Collected

\$430,496.00

⁽¹⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding. Reflects 2 (two) 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 2022 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.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$590,819.52
COLLECTION COSTS @	2.0%	\$12,570.63
EARLY PAYMENT DISCOUNT @	4.0%	\$25,141.26
TOTAL IRRIGATION ASSESSMENT		<u>\$628,531.40</u>

UNITS ASSESSED

PRODUCT TYPE	IRRIGATION		IRRIGATION BUDGET	IRRIGATION	TOTAL ⁽¹⁾		
<u>PLATTED</u>							
<u>Non-Residential</u>							
Retail - Audi	60	1kSqFt	\$5,555.25	\$92.59	\$92.59	/	1kSqFt
Hotel - Fairfield Inn	92	Rooms	\$4,273.28	\$46.45	\$46.45	/	Room
Light Industrial - Morningstar	100	1kSqFt	\$3,770.96	\$37.71	\$37.71	/	1kSqFt
Retail - Culvers	4,443	1kSqFt	\$2,522.13	\$567.66	\$567.66	/	1kSqFt
Retail - Kiddie Academy	10	1kSqFt	\$2,322.70	\$232.27	\$232.27	/	1kSqFt
Hospital - NTBH	123	Beds	\$7,215.73	\$58.66	\$58.66	/	Bed
Retail - 7-11	4.48	1kSqFt	\$2,035.80	\$454.42	\$454.42	/	1kSqFt
<u>Residential</u>							
Apartments - BH	100	Lots	\$6,425.50	\$64.26	\$64.26	/	Lot
Apartments - Altis	392	Lots	\$25,055.64	\$63.92	\$63.92	/	Unit
<u>The Arbors</u>							
TH - Parcel M21	118	Units	\$46,083.23	\$390.54	\$390.54	/	Lot
SF 30 - 40 - Parcel M21	23	Lots	\$12,711.46	\$552.67	\$552.67	/	Lot
SF 41 - 50 - Parcel M21	1	Lots	\$594.54	\$594.54	\$594.54	/	Lot
SF 51 - 60 - Parcel M21	1	Lots	\$636.29	\$636.29	\$636.29	/	Lot
SF 61 - 70 - Parcel M21	3	Lots	\$2,034.10	\$678.03	\$678.03	/	Lot
SF 71 - 80 - Parcel M21	1	Lots	\$719.91	\$719.91	\$719.91	/	Lot
<u>Windermere</u>							
TH (Active)	220	Units	\$67,751.39	\$307.96	\$307.96	/	Unit
<u>Ridge</u>							
SF 30 - 40	14	Lots	\$7,229.84	\$516.42	\$516.42	/	Lot
SF 41 - 50	163	Lots	\$91,001.17	\$558.29	\$558.29	/	Lot
SF 51 - 60	194	Lots	\$116,406.61	\$600.03	\$600.03	/	Lot
SF 61 - 70	47	Lots	\$30,163.60	\$641.78	\$641.78	/	Lot
SF 71 - 80	85	Lots	\$58,110.34	\$683.65	\$683.65	/	Lot
SF 71 - 80 Plus	61	Lots	\$44,389.31	\$727.69	\$727.69	/	Lot
<u>Persimmon Park</u>							
SF - Parcel M21 (PP) - 30 - 40	86	Lots	\$42,314.93	\$492.03	\$492.03	/	Lot
SF - Parcel M21 (PP) - 41 - 50	63	Lots	\$33,636.10	\$533.91	\$533.91	/	Lot
SF - Parcel M21 (PP) - 51 - 60	3	Lots	\$1,726.95	\$575.65	\$575.65	/	Lot
<u>UNPLATTED</u>							
Condo - Parcel M21 - Unplatted	0	Units	\$0.00	\$0.00	\$0.00	/	Unit
SF - Parcel M21 (PP) - Unplatted	178	Lots	\$13,844.62	\$77.78	\$77.78	/	Lot
Total District	2147		\$628,531.40				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$37,711.88)**

Net Revenue to be Collected **\$590,819.52**

⁽¹⁾ Annual assessment that will appear on November 2022 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.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M/ADMIN FEE BUDGET		\$430,496.00
COLLECTION COSTS @	2.0%	\$9,159.49
EARLY PAYMENT DISCOUNT @	4.0%	\$18,318.98
TOTAL O&M ASSESSMENT		<u>\$457,974.47</u>
TOTAL IRRIGATION BUDGET		\$590,819.52
COLLECTION COSTS @	2.0%	\$12,570.63
EARLY PAYMENT DISCOUNT @	4.0%	\$25,141.26
TOTAL IRRIGATION ASSESSMENT		<u>\$628,531.40</u>

UNITS ASSESSED							ALLOCATION OF O&M ASSESSMENT				ANNUAL ASSESSMENT				
PRODUCT TYPE	O&M	IRRIGATION	2014 DEBT SERVICE ⁽¹⁾	2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	IRRIGATION BUDGET	O&M	IRRIGATION	2014 DEBT SERVICE ⁽²⁾	2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
PLATTED															
Non-Residential															
Retail - Audi	60	60			1kSqFt	1.15	69.00	4.34%	\$19,872.01	\$5,555.25					
Hotel - Fairfield Inn	92	92			Rooms	0.6	55.20	3.47%	\$15,897.61	\$4,273.28					
Light Industrial - Morningstar	100	100			1kSqFt	0.85	85.00	5.35%	\$24,480.01	\$3,770.96					
Retail - Culvers	4	4			1kSqFt	1.15	5.11	0.32%	\$1,471.52	\$2,522.13					
Retail - Kiddie Academy	10	10			1kSqFt	1.15	11.50	0.72%	\$3,312.00	\$2,322.70					
Hospital - NTBH	123	123	123		Beds	0.60	73.33	4.61%	\$21,118.16	\$7,215.73					
Retail - 7-11	4	4			1kSqFt	1.15	5.15	0.32%	\$1,483.78	\$2,035.80					
Residential															
Apartments - BH	100	100			Lots	0.25	25.00	1.57%	\$7,200.00	\$6,425.50					
Apartments - Altis	392	392			Lots	0.25	98.00	6.16%	\$28,224.01	\$25,055.64					
The Arbors															
TH - Parcel M21	118	118		118	Units	0.60	70.35	4.42%	\$20,259.70	\$46,083.23					
SF 30 - 40 - Parcel M21	23	23		23	Lots	1.00	23.00	1.45%	\$6,624.00	\$12,711.46					
SF 41 - 50 - Parcel M21	1	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$594.54					
SF 51 - 60 - Parcel M21	1	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$636.29					
SF 61 - 70 - Parcel M21	3	3		3	Lots	1.00	3.00	0.19%	\$864.00	\$2,034.10					
SF 71 - 80 - Parcel M21	1	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$719.91					
Windermere															
TH (Active)	220	220	220		Units	0.60	131.15	8.25%	\$37,772.33	\$67,751.39					
Ridge															
SF 30 - 40	14	14	13		Lots	1.00	14.00	0.88%	\$4,032.00	\$7,229.84					
SF 41 - 50	163	163	162		Lots	1.00	163.00	10.25%	\$46,944.02	\$91,001.17					
SF 51 - 60	194	194	194		Lots	1.00	194.00	12.20%	\$55,872.03	\$116,406.61					
SF 61 - 70	47	47	47		Lots	1.00	47.00	2.96%	\$13,536.01	\$30,163.60					
SF 71 - 80	85	85	83		Lots	1.00	85.00	5.35%	\$24,480.01	\$58,110.34					
SF 71 - 80 Plus	61	61	60		Lots	1.00	61.00	3.84%	\$17,568.01	\$44,389.31					
Persimmon Park															
SF - Parcel M21 (PP) - 30 - 40	86	86		86	Lots	1.00	86.00	5.41%	\$24,768.01	\$42,314.93					
SF - Parcel M21 (PP) - 41 - 50	63	63		63	Lots	1.00	63.00	3.96%	\$18,144.01	\$33,636.10					
SF - Parcel M21 (PP) - 51 - 60	3	3		3	Lots	1.00	3.00	0.19%	\$864.00	\$1,726.95					
UNPLATTED															
Condo - Parcel M21 - Unplatted	80	0		80	Units	0.48	38.40	2.41%	\$11,059.21	\$0.00					
SF - Parcel M21 (PP) - Unplatted	178	178		178	Lots	1.00	178.00	11.19%	\$51,264.02	\$13,844.62					
Total District	2227	2147	902	557			1590.19	100.00%	\$457,974.47	\$628,531.40					
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):										(\$27,478.47)	(\$37,711.88)				
Net Revenue to be Collected										\$430,496.00	\$590,819.52				

⁽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 2022 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.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.



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Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.



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Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Utilities Maintenance Bond: The District may get a utility maintenance bond to provide a financial guarantee ensuring a payment for utilities on time in lieu of a paying a deposit.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Lift Station Perimeter Maintenance: The District may incur maintenance and repair expenses for lift station fencing and gates.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.



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IRRIGATION REVENUE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Irrigation Revenue Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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