

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.