

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$449,145.00
COLLECTION COSTS @	2.0%	\$9,556.28
EARLY PAYMENT DISCOUNT @	4.0%	\$19,112.55
TOTAL O&M ASSESSMENT		<u>\$477,813.83</u>

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				ANNUAL ASSESSMENT			
PRODUCT TYPE	O&M	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⁾
PLATTED											
Non-Residential											
Retail	89			1.15	102.86	6.42%	\$30,674.10	\$342.94			\$342.94 / 1kSqFt
Hotel - Fairfield Inn	92			0.6	55.20	3.45%	\$16,461.03	\$178.93			\$178.93 / Room
Light Industrial - Morningstar	100			0.85	85.00	5.30%	\$25,347.60	\$253.48			\$253.48 / 1kSqFt
Hospital - NTBH	123	123		0.6	73.33	4.58%	\$21,866.61	\$177.78	\$904.03		\$1,081.81 / Bed
Residential											
Apartments	492			0.25	123.00	7.68%	\$36,679.47	\$74.56			\$74.56 / Lot
The Arbors											
TH - Parcel M21	118		118	0.60	70.35	4.39%	\$20,977.72	\$177.78		\$797.19	\$974.97 / Unit
SF 30 - 40 - Parcel M21	23		23	1.00	23.00	1.44%	\$6,858.76	\$298.21	\$1,407.15		\$1,705.36 / Lot
SF 41 - 50 - Parcel M21	1		1	1.00	1.00	0.06%	\$298.21	\$298.21	\$1,407.15		\$1,705.36 / Lot
SF 51 - 60 - Parcel M21	1		1	1.00	1.00	0.06%	\$298.21	\$298.21	\$1,407.15		\$1,705.36 / Lot
SF 61 - 70 - Parcel M21	3		3	1.00	3.00	0.19%	\$894.62	\$298.21	\$1,407.15		\$1,705.36 / Lot
SF 71 - 80 - Parcel M21	1		1	1.00	1.00	0.06%	\$298.21	\$298.21	\$1,407.15		\$1,705.36 / Lot
Windermere											
TH (Active)	220	220		0.60	131.15	8.19%	\$39,111.01	\$177.78	\$797.19		\$974.97 / Unit
Ridge											
SF 30 - 40	14	13		1.00	14.00	0.87%	\$4,174.90	\$298.21	\$1,275.51		\$1,573.72 / Lot
SF 41 - 50	163	162		1.00	163.00	10.17%	\$48,607.75	\$298.21	\$1,275.51		\$1,573.72 / Lot
SF 51 - 60	194	193		1.00	194.00	12.11%	\$57,852.17	\$298.21	\$1,275.51		\$1,573.72 / Lot
SF 61 - 70	47	47		1.00	47.00	2.93%	\$14,015.73	\$298.21	\$1,275.51		\$1,573.72 / Lot
SF 71 - 80	146	143		1.00	146.00	9.11%	\$43,538.23	\$298.21	\$1,275.51		\$1,573.72 / Lot
Persimmon Park											
SF - Parcel M21 (PP) - 30 - 40	97		97	1.00	97.00	6.05%	\$28,926.09	\$298.21		\$1,407.15	\$1,705.36 / Lot
SF - Parcel M21 (PP) - 41 - 50	90		90	1.00	90.00	5.62%	\$26,838.64	\$298.21		\$1,407.15	\$1,705.36 / Lot
SF - Parcel M21 (PP) - 51 - 60	7		7	1.00	7.00	0.44%	\$2,087.45	\$298.21		\$1,407.15	\$1,705.36 / Lot
SF - Parcel M21 (PP) - Not Active	136		136	1.00	136.00	8.49%	\$40,556.16	\$298.21		\$1,407.15	\$1,705.36 / Lot
UNPLATTED											
Condo - Parcel M21 - Unplatted	80		80	0.48	38.40	2.40%	\$11,451.15	\$143.14		\$637.75	\$780.89 / Unit
Total District	2237	901	557		1602.29	100.00%	\$477,813.83				

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

(\$28,668.83)

Net Revenue to be Collected

\$449,145.00

⁽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 2023 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 2023/2024 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$614,573.42
COLLECTION COSTS @ 2.0%		\$13,076.03
EARLY PAYMENT DISCOUNT @ 4.0%		\$26,152.06
TOTAL IRRIGATION ASSESSMENT		\$653,801.51

<u>UNITS ASSESSED</u>			<u>IRRIGATION BUDGET</u>	<u>IRRIGATION</u>	<u>TOTAL ⁽¹⁾</u>		
PLATTED							
Non-Residential							
Retail - Audi	60	1kSqFt	\$5,552.38	\$92.54	\$92.54	/	1kSqFt
Hotel - Fairfield Inn	92	Rooms	\$4,270.98	\$46.42	\$46.42	/	Room
Light Industrial - Morningstar	100	1kSqFt	\$3,767.41	\$37.67	\$37.67	/	1kSqFt
Retail - Culvers	4.443	1kSqFt	\$2,521.92	\$567.62	\$567.62	/	1kSqFt
Retail - Kiddie Academy	10	1kSqFt	\$2,322.22	\$232.22	\$232.22	/	1kSqFt
Hospital - NTBH	123	Beds	\$7,212.67	\$58.64	\$58.64	/	Bed
Retail - 7-11	4.48	1kSqFt	\$2,035.58	\$454.37	\$454.37	/	1kSqFt
Retail - Cooper's Hawk	10.522	1kSqFt	\$6,471.15	\$615.01	\$615.01	/	1kSqFt
Residential							
Apartments - BH	100	Lots	\$6,424.46	\$64.24	\$64.24	/	Lot
Apartments - Altis	392	Lots	\$25,051.55	\$63.91	\$63.91	/	Unit
The Arbors							
TH - Parcel M21	118	Units	\$46,080.30	\$390.51	\$390.51	/	Lot
SF 30 - 40 - Parcel M21	23	Lots	\$12,710.50	\$552.63	\$552.63	/	Lot
SF 41 - 50 - Parcel M21	1	Lots	\$594.50	\$594.50	\$594.50	/	Lot
SF 51 - 60 - Parcel M21	1	Lots	\$636.25	\$636.25	\$636.25	/	Lot
SF 61 - 70 - Parcel M21	3	Lots	\$2,033.98	\$677.99	\$677.99	/	Lot
SF 71 - 80 - Parcel M21	1	Lots	\$719.86	\$719.86	\$719.86	/	Lot
Windermere							
TH (Active)	220	Units	\$67,745.88	\$307.94	\$307.94	/	Unit
Ridge							
SF 30 - 40	14	Lots	\$7,229.25	\$516.38	\$516.38	/	Lot
SF 41 - 50	163	Lots	\$90,994.37	\$558.25	\$558.25	/	Lot
SF 51 - 60	194	Lots	\$116,398.51	\$599.99	\$599.99	/	Lot
SF 61 - 70	47	Lots	\$30,161.64	\$641.74	\$641.74	/	Lot
SF 71 - 80	85	Lots	\$58,106.80	\$683.61	\$683.61	/	Lot
SF 71 - 80 Plus	61	Lots	\$44,386.77	\$727.65	\$727.65	/	Lot
Persimmon Park							
SF - Parcel M21 (PP) - 30 - 40	97	Lots	\$47,723.26	\$491.99	\$491.99	/	Lot
SF - Parcel M21 (PP) - 41 - 50	90	Lots	\$48,047.82	\$533.86	\$533.86	/	Lot
SF - Parcel M21 (PP) - 51 - 60	7	Lots	\$4,029.27	\$575.61	\$575.61	/	Lot
SF - Parcel M21 (PP) - Not Active	136	Lots	\$10,572.24	\$77.74	\$77.74	/	Lot
UNPLATTED							
Condo - Parcel M21 - Unplatted	0	Units	\$0.00	\$0.00	\$0.00	/	Unit
Total District	2157		\$653,801.51				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$39,228.09)**

Net Revenue to be Collected **\$614,573.42**

⁽¹⁾ Annual assessment that will appear on November 2023 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 2023/2024 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$449,145.00
COLLECTION COSTS @	2.0%	\$9,556.28
EARLY PAYMENT DISCOUNT @	4.0%	\$19,112.55
TOTAL O&M ASSESSMENT		<u>\$477,813.83</u>
TOTAL IRRIGATION BUDGET		\$614,573.42
COLLECTION COSTS @	2.0%	\$13,076.03
EARLY PAYMENT DISCOUNT @	4.0%	\$26,152.06
TOTAL IRRIGATION ASSESSMENT		<u>\$653,801.51</u>

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				ANNUAL ASSESSMENT						
PRODUCT TYPE	O&M	IRRIGATION	2014 DEBT	2016 DEBT	EAU FACTOR	TOTAL	% TOTAL	TOTAL	IRRIGATION	BUDGET	O&M	IRRIGATION	2014 DEBT	2016 DEBT	TOTAL ⁽³⁾
			SERVICE ⁽¹⁾	SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET					SERVICE ⁽²⁾	SERVICE ⁽²⁾	
PLATTED															
Non-Residential															
Retail - Audi	60.00	60.00			1.15	69.00	4.31%	\$20,576.29	\$5,552.38						\$435.48
Hotel - Fairfield Inn	92.00	92.00			0.6	55.20	3.45%	\$16,461.03	\$4,270.98						\$225.35
Light Industrial - Morningstar	100.00	100.00			0.85	85.00	5.30%	\$25,347.60	\$3,767.41						\$291.15
Retail - Culvers	4.44	4.44			1.15	5.11	0.32%	\$1,523.67	\$2,521.92						\$910.56
Retail - Kiddie Academy	10.00	10.00			1.15	11.50	0.72%	\$3,429.38	\$2,322.22						\$575.16
Hospital - NTBH	123.00	123.00	123		0.60	73.33	4.58%	\$21,866.61	\$7,212.67				\$904.03		\$1,140.45
Retail - 7-11	4.48	4.48			1.15	5.15	0.32%	\$1,536.36	\$2,035.58						\$797.31
Retail - Cooper's Hawk	10.52	10.52			1.15	12.10	0.76%	\$3,608.40	\$6,471.15						\$957.95
Residential															
Apartments - BH	100	100			0.25	25.00	1.56%	\$7,455.18	\$6,424.46						\$138.80
Apartments - Altis	392	392			0.25	98.00	6.12%	\$29,224.29	\$25,051.55						\$138.47
The Arbors															
TH - Parcel M21	118	118		118	0.60	70.35	4.39%	\$20,977.72	\$46,080.30					\$797.19	\$1,365.48
SF 30 - 40 - Parcel M21	23	23		23	1.00	23.00	1.44%	\$6,858.76	\$12,710.50					\$1,407.15	\$2,257.99
SF 41 - 50 - Parcel M21	1	1		1	1.00	1.00	0.06%	\$298.21	\$594.50					\$1,407.15	\$2,299.86
SF 51 - 60 - Parcel M21	1	1		1	1.00	1.00	0.06%	\$298.21	\$636.25					\$1,407.15	\$2,341.61
SF 61 - 70 - Parcel M21	3	3		3	1.00	3.00	0.19%	\$894.62	\$2,033.98					\$1,407.15	\$2,383.35
SF 71 - 80 - Parcel M21	1	1		1	1.00	1.00	0.06%	\$298.21	\$719.86					\$1,407.15	\$2,425.22
Windermere															
TH (Active)	220	220	220		0.60	131.15	8.19%	\$39,111.01	\$67,745.88				\$797.19		\$1,282.91
Ridge															
SF 30 - 40	14	14	13		1.00	14.00	0.87%	\$4,174.90	\$7,229.25				\$1,275.51		\$2,090.10
SF 41 - 50	163	163	162		1.00	163.00	10.17%	\$48,607.75	\$90,994.37				\$1,275.51		\$2,131.97
SF 51 - 60	194	194	193		1.00	194.00	12.11%	\$57,852.17	\$116,398.51				\$1,275.51		\$2,173.71
SF 61 - 70	47	47	47		1.00	47.00	2.93%	\$14,015.73	\$30,161.64				\$1,275.51		\$2,215.46
SF 71 - 80	85	85	83		1.00	85.00	5.30%	\$25,347.60	\$58,106.80				\$1,275.51		\$2,257.33
SF 71 - 80 Plus	61	61	60		1.00	61.00	3.81%	\$18,190.63	\$44,386.77				\$1,275.51		\$2,301.37
Persimmon Park															
SF - Parcel M21 (PP) - 30 - 40	97	97		97	1.00	97.00	6.05%	\$28,926.09	\$47,723.26					\$1,407.15	\$2,197.35
SF - Parcel M21 (PP) - 41 - 50	90	90		90	1.00	90.00	5.62%	\$26,838.64	\$48,047.82					\$1,407.15	\$2,239.22
SF - Parcel M21 (PP) - 51 - 60	7	7		7	1.00	7.00	0.44%	\$2,087.45	\$4,029.27					\$1,407.15	\$2,280.97
SF - Parcel M21 (PP) - Not Active	136	136		136	1.00	136.00	8.49%	\$40,556.16	\$10,572.24					\$1,407.15	\$1,783.10
UNPLATTED															
Condo - Parcel M21 - Unplatted	80	0		80	0.48	38.40	2.40%	\$11,451.15	\$0.00					\$637.75	\$780.89
Total District	2237	2157	901	557		1602.29	100.00%	\$477,813.83	\$653,801.51						
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):															
Net Revenue to be Collected															

⁽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 2023 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.