

**WIREGRASS CDD**

**FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$363,659.00
COLLECTION COSTS @	2.0%	\$7,737.43
EARLY PAYMENT DISCOUNT @	4.0%	\$15,474.85
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$386,871.28</b>

PRODUCT TYPE	O&M	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ANNUAL ASSESSMENT					
		2014 DEBT SERVICE <sup>(1)</sup>	2016 DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	EAU's	% TOTAL	EAU's	O&M BUDGET	2014 DEBT SERVICE <sup>(2)</sup>	2016 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>		
<b>PLATTED</b>													
<b>Non-Residential</b>													
Retail	74			1kSqFt	1.15	85.61	5.40%	\$20,895.32	\$280.69		\$280.69	/ 1kSqFt	
Hotel - Fairfield Inn	92			Rooms	0.6	55.20	3.48%	\$13,473.06	\$146.45		\$146.45	/ Room	
Light Industrial - Morningstar	100			1kSqFt	0.85	85.00	5.36%	\$20,746.56	\$207.47		\$207.47	/ 1kSqFt	
Hospital - NTBH	123	123		Beds	0.6	73.33	4.63%	\$17,897.43	\$145.51	\$904.03	\$1,049.54	/ Bed	
<b>Residential</b>													
Apartments	492			Lots	0.25	123.00	7.76%	\$30,021.50	\$61.02		\$61.02	/ Lot	
<b>The Arbors</b>													
TH - Parcel M21	118		118	Units	0.60	70.35	4.44%	\$17,169.89	\$145.51	\$797.19	\$942.70	/ Unit	
SF 30 - 40 - Parcel M21	23		23	Lots	1.00	23.00	1.45%	\$5,613.78	\$244.08	\$1,407.15	\$1,651.23	/ Lot	
SF 41 - 50 - Parcel M21	1		1	Lots	1.00	1.00	0.06%	\$244.08	\$244.08	\$1,407.15	\$1,651.23	/ Lot	
SF 51 - 60 - Parcel M21	1		1	Lots	1.00	1.00	0.06%	\$244.08	\$244.08	\$1,407.15	\$1,651.23	/ Lot	
SF 61 - 70 - Parcel M21	3		3	Lots	1.00	3.00	0.19%	\$732.23	\$244.08	\$1,407.15	\$1,651.23	/ Lot	
SF 71 - 80 - Parcel M21	1		1	Lots	1.00	1.00	0.06%	\$244.08	\$244.08	\$1,407.15	\$1,651.23	/ Lot	
<b>Windermere</b>													
TH (Active)	128	128		Units	0.60	76.31	4.81%	\$18,624.97	\$145.51	\$797.19	\$942.70	/ Unit	
<b>Ridge</b>													
SF 30 - 40	14	14		Lots	1.00	14.00	0.88%	\$3,417.08	\$244.08	\$1,275.51	\$1,519.59	/ Lot	
SF 41 - 50	163	162		Lots	1.00	163.00	10.28%	\$39,784.59	\$244.08	\$1,275.51	\$1,519.59	/ Lot	
SF 51 - 60	194	194		Lots	1.00	194.00	12.24%	\$47,350.98	\$244.08	\$1,275.51	\$1,519.59	/ Lot	
SF 61 - 70	47	47		Lots	1.00	47.00	2.97%	\$11,471.63	\$244.08	\$1,275.51	\$1,519.59	/ Lot	
SF 71 - 80	146	143		Lots	1.00	146.00	9.21%	\$35,635.27	\$244.08	\$1,275.51	\$1,519.59	/ Lot	
<b>Persimmon Park</b>													
SF - Parcel M21 (PP) - 30 - 40	86		86	Lots	1.00	86.00	5.43%	\$20,990.64	\$244.08		\$1,407.15	\$1,651.23	/ Lot
SF - Parcel M21 (PP) - 41 - 50	63		63	Lots	1.00	63.00	3.97%	\$15,376.87	\$244.08		\$1,407.15	\$1,651.23	/ Lot
SF - Parcel M21 (PP) - 51 - 60	3		3	Lots	1.00	3.00	0.19%	\$732.23	\$244.08		\$1,407.15	\$1,651.23	/ Lot
<b>UNPLATTED</b>													
TH - Unplatted	92	92		Units	0.60	54.85	3.46%	\$13,386.70	\$145.51	\$797.19	\$942.70	/ Unit	
Condo - Parcel M21 - Unplatted	80		80	Units	0.48	38.40	2.42%	\$9,372.57	\$117.16		\$637.75	\$754.91	/ Unit
SF - Parcel M21 (PP) - Unplatted	178		178	Lots	1.00	178.00	11.23%	\$43,445.75	\$244.08		\$1,407.15	\$1,651.23	/ Lot
<b>Total District</b>	<b>2222</b>	<b>903</b>	<b>557</b>			<b>1585.04</b>	<b>100.00%</b>	<b>\$386,871.28</b>					

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

**(\$23,212.28)**

**Net Revenue to be Collected**

**\$363,659.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding. Reflects 2 (two) Series 2014 Prepayments.

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up

**WIREGRASS CDD**

**FISCAL YEAR 2020/2021 IRRIGATION ASSESSMENT SCHEDULE**

<b>TOTAL IRRIGATION BUDGET</b>		<b>\$521,864.00</b>
<b>COLLECTION COSTS @</b>	<b>2.0%</b>	<b>\$11,103.49</b>
<b>EARLY PAYMENT DISCOUNT @</b>	<b>4.0%</b>	<b>\$22,206.98</b>
<b>TOTAL IRRIGATION ASSESSMENT</b>		<b>\$555,174.47</b>
<b>TOTAL ADMIN FEE BUDGET</b>		<b>\$7,494.30</b>
<b>COLLECTION COSTS @</b>	<b>2.0%</b>	<b>\$159.45</b>
<b>EARLY PAYMENT DISCOUNT @</b>	<b>4.0%</b>	<b>\$318.91</b>
<b>TOTAL ADMIN FEE ASSESSMENT</b>		<b>\$7,972.66</b>

**UNITS ASSESSED**

<u>PRODUCT TYPE</u>	<u>IRRIGATION</u>		<u>IRRIGATION</u>	<u>ADMIN FEE</u>	<u>IRRIGATION</u>	<u>ADMIN</u>	<u>TOTAL <sup>(1)</sup></u>		
<u>PLATTED</u>			<u>BUDGET</u>	<u>BUDGET</u>					
<b>Non-Residential</b>									
Retail - Audi	60	1kSqFt	\$5,182.95	\$418.40	\$86.38	\$6.97	\$93.36	/	1kSqFt
Hotel - Fairfield Inn	92	Rooms	\$3,975.44	\$334.72	\$43.21	\$3.64	\$46.85	/	Room
Light Industrial - Morningstar	100	1kSqFt	\$3,312.32	\$515.43	\$33.12	\$5.15	\$38.28	/	1kSqFt
Retail - Culvers	4,443	1kSqFt	\$2,494.56	\$30.98	\$561.46	\$6.97	\$568.43	/	1kSqFt
Retail - Kiddie Academy	10	1kSqFt	\$2,260.65	\$69.73	\$226.06	\$6.97	\$233.04	/	1kSqFt
Hospital - NTBH	123	Beds	\$6,820.07	\$444.64	\$55.45	\$3.61	\$59.06	/	Bed
<b>Residential</b>									
Apartments - BH	100	Lots	\$6,290.61	\$151.60	\$62.91	\$1.52	\$64.42	/	Lot
Apartments - Altis	392	Lots	\$24,526.85	\$594.25	\$62.57	\$1.52	\$64.08	/	Unit
<b>The Arbors</b>									
TH - Parcel M21	118	Units	\$45,703.66	\$426.57	\$387.32	\$3.61	\$390.93	/	Lot
SF 30 - 40 - Parcel M21	23	Lots	\$12,587.36	\$139.47	\$547.28	\$6.06	\$553.34	/	Lot
SF 41 - 50 - Parcel M21	1	Lots	\$589.15	\$6.06	\$589.15	\$6.06	\$595.21	/	Lot
SF 51 - 60 - Parcel M21	1	Lots	\$630.89	\$6.06	\$630.89	\$6.06	\$636.96	/	Lot
SF 61 - 70 - Parcel M21	3	Lots	\$2,017.91	\$18.19	\$672.64	\$6.06	\$678.70	/	Lot
SF 71 - 80 - Parcel M21	1	Lots	\$714.51	\$6.06	\$714.51	\$6.06	\$720.57	/	Lot
<b>Windermere</b>									
TH (Active)	128	Units	\$62,240.68	\$462.72	\$486.26	\$3.61	\$489.87	/	Unit
<b>Ridge</b>									
SF 30 - 40	14	Lots	\$7,154.30	\$84.89	\$511.02	\$6.06	\$517.09	/	Lot
SF 41 - 50	163	Lots	\$90,121.66	\$994.47	\$552.89	\$6.06	\$558.96	/	Lot
SF 51 - 60	194	Lots	\$115,359.83	\$1,176.38	\$594.64	\$6.06	\$600.70	/	Lot
SF 61 - 70	47	Lots	\$29,910.00	\$285.00	\$636.38	\$6.06	\$642.45	/	Lot
SF 71 - 80	85	Lots	\$57,651.70	\$515.43	\$678.26	\$6.06	\$684.32	/	Lot
SF 71 - 80 Plus	61	Lots	\$44,060.17	\$369.89	\$722.30	\$6.06	\$728.36	/	Lot
<b>Persimmon Park</b>									
SF - Parcel M21 (PP) - 30 - 40	2	Lots	\$1,068.00	\$12.13	\$534.00	\$6.06	\$540.06	/	Lot
SF - Parcel M21 (PP) - 41 - 50	10	Lots	\$5,758.72	\$60.64	\$575.87	\$6.06	\$581.94	/	Lot
SF - Parcel M21 (PP) - 51 - 60	0	Lots	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/	Lot
SF - Parcel M21 (PP) - Not Active	140	Lots	\$16,764.26	\$848.94	\$119.74	\$6.06	\$125.81	/	Lot
<b>UNPLATTED</b>									
TH - Unplatted	0	Units	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/	Unit
Condo - Parcel M21 - Unplatted	0	Units	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/	Unit
SF - Parcel M21 (PP) - Unplatted	0	Lots	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/	Lot
<b>Total District</b>	<b>1872</b>		<b>\$547,196.26</b>	<b>\$7,972.66</b>					

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

**(\$32,831.78) (\$478.36)**

**Net Revenue to be Collected**

**\$514,364.48 \$7,494.30**

<sup>(1)</sup> Annual assessment that will appear on November 2020 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.

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EARLY PAYMENT DISCOUNT @	4.0%	\$22,206.98
<b>TOTAL IRRIGATION ASSESSMENT</b>		<b>\$555,174.47</b>
TOTAL ADMIN FEE BUDGET		\$7,494.30
COLLECTION COSTS @	2.0%	\$159.45
EARLY PAYMENT DISCOUNT @	4.0%	\$318.91
<b>TOTAL ADMIN FEE ASSESSMENT</b>		<b>\$7,972.66</b>

PRODUCT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				IRRIGATION BUDGET	ADMIN FEE BUDGET	ANNUAL ASSESSMENT					
	O&M	IRRIGATION	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET			O&M	IRRIGATION	ADMIN	2014 DEBT SERVICE <sup>(1)</sup>	2016 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
<b>PLATTED</b>														
<b>Non-Residential</b>														
Retail - Audi	60	60	1kSqFt	1.15	69.00	4.35%	\$16,841.33	\$5,182.95	\$418.72	\$280.69	\$86.38	\$6.98		\$374.05
Hotel - Fairfield Inn	92	92	Rooms	0.6	55.20	3.46%	\$13,473.06	\$3,975.44	\$334.98	\$146.45	\$43.21	\$3.64		\$193.30
Light Industrial - Morningstar	100	100	1kSqFt	0.85	85.00	5.36%	\$20,746.56	\$3,312.32	\$515.82	\$207.47	\$33.12	\$5.16		\$245.75
Retail - Culvers	4	4	1kSqFt	1.15	5.11	0.32%	\$1,247.10	\$2,494.56	\$31.01	\$280.69	\$561.46	\$6.98		\$849.13
Retail - Kiddie Academy	10	10	1kSqFt	1.15	11.50	0.73%	\$2,806.89	\$2,260.65	\$69.79	\$280.69	\$226.06	\$6.98		\$513.73
Hospital - NTBH	123	123	Beds	0.60	73.33	4.63%	\$17,897.43	\$6,820.07	\$444.98	\$145.51	\$55.45	\$3.62	\$904.03	\$1,108.61
<b>Residential</b>														
Apartments - BH	100	100	Lots	0.25	25.00	1.58%	\$6,101.93	\$6,290.61	\$151.71	\$61.02	\$62.91	\$1.52		\$125.44
Apartments - Altis	392	392	Lots	0.25	98.00	6.18%	\$23,919.57	\$24,526.85	\$594.71	\$61.02	\$62.57	\$1.52		\$125.11
<b>The Arbors</b>														
TH - Parcel M21	118	118	Units	0.60	70.35	4.44%	\$17,169.89	\$45,703.66	\$426.89	\$145.51	\$387.32	\$3.62	\$797.19	\$1,333.64
SF 30 - 40 - Parcel M21	23	23	Lots	1.00	23.00	1.45%	\$5,613.78	\$12,587.36	\$139.57	\$244.08	\$547.28	\$6.07	\$1,407.15	\$2,204.58
SF 41 - 50 - Parcel M21	1	1	Lots	1.00	1.00	0.06%	\$244.08	\$589.15	\$6.07	\$244.08	\$589.15	\$6.07	\$1,407.15	\$2,244.45
SF 51 - 60 - Parcel M21	1	1	Lots	1.00	1.00	0.06%	\$244.08	\$630.89	\$6.07	\$244.08	\$630.89	\$6.07	\$1,407.15	\$2,288.19
SF 61 - 70 - Parcel M21	3	3	Lots	1.00	3.00	0.19%	\$732.23	\$2,017.91	\$18.21	\$244.08	\$672.64	\$6.07	\$1,407.15	\$2,329.94
SF 71 - 80 - Parcel M21	1	1	Lots	1.00	1.00	0.06%	\$244.08	\$714.51	\$6.07	\$244.08	\$714.51	\$6.07	\$1,407.15	\$2,371.81
<b>Windermere</b>														
TH (Active)	128	128	Units	0.60	76.31	4.81%	\$18,624.97	\$62,240.68	\$463.07	\$145.51	\$486.26	\$3.62	\$797.19	\$1,432.57
<b>Ridge</b>														
SF 30 - 40	14	14	Lots	1.00	14.00	0.88%	\$3,417.08	\$7,154.30	\$84.96	\$244.08	\$511.02	\$6.07	\$1,275.51	\$2,036.68
SF 41 - 50	163	163	Lots	1.00	163.00	10.28%	\$39,784.59	\$90,121.66	\$989.16	\$244.08	\$552.89	\$6.07	\$1,275.51	\$2,078.55
SF 51 - 60	194	194	Lots	1.00	194.00	12.24%	\$47,350.98	\$115,359.83	\$1,177.28	\$244.08	\$594.64	\$6.07	\$1,275.51	\$2,120.30
SF 61 - 70	47	47	Lots	1.00	47.00	2.97%	\$11,471.63	\$29,910.00	\$285.22	\$244.08	\$636.38	\$6.07	\$1,275.51	\$2,162.04
SF 71 - 80	85	85	Lots	1.00	85.00	5.36%	\$20,746.56	\$57,651.70	\$515.82	\$244.08	\$678.26	\$6.07	\$1,275.51	\$2,203.91
SF 71 - 80 Plus	61	61	Lots	1.00	61.00	3.85%	\$14,888.71	\$44,060.17	\$370.17	\$244.08	\$722.30	\$6.07	\$1,275.51	\$2,247.96
<b>Persimmon Park</b>														
SF - Parcel M21 (PP) - 30 - 40	2	2	Lots	1.00	2.00	0.13%	\$488.15	\$1,068.00	\$12.14	\$244.08	\$534.00	\$6.07	\$1,407.15	\$2,191.30
SF - Parcel M21 (PP) - 41 - 50	10	10	Lots	1.00	10.00	0.63%	\$2,440.77	\$5,758.72	\$60.68	\$244.08	\$575.87	\$6.07	\$1,407.15	\$2,233.17
SF - Parcel M21 (PP) - Not Active	140	140	Lots	1.00	140.00	8.83%	\$34,170.81	\$16,764.26	\$849.58	\$244.08	\$119.74	\$6.07	\$1,407.15	\$1,777.04
<b>UNPLATTED</b>														
TH - Unplatted	92	0	Units	0.60	54.85	3.46%	\$13,386.70	\$0.00	\$0.00	\$145.51	\$0.00	\$0.00	\$797.19	\$942.70
Condo - Parcel M21 - Unplatted	80	0	Units	0.48	38.40	2.42%	\$9,372.57	\$0.00	\$0.00	\$117.16	\$0.00	\$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	\$0.00	\$244.08	\$0.00	\$0.00	\$1,407.15	\$1,651.23
<b>Total District</b>	<b>2222</b>	<b>1872</b>			<b>1585.04</b>	<b>100.00%</b>	<b>\$386,871.28</b>	<b>\$547,196.26</b>	<b>\$7,972.65</b>					
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):							<b>(\$23,212.28)</b>	<b>(\$32,831.78)</b>	<b>(\$478.36)</b>					
<b>Net Revenue to be Collected</b>							<b>\$363,659.00</b>	<b>\$514,364.48</b>	<b>\$7,494.30</b>					

<sup>(1)</sup> Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding. Reflects 2 (two) Series 2014 Prepayments.

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