



Rizzetta & Company

Wiregrass II Community Development District

wiregrassiiicdd.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 II Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Special Assessments	
Tax Roll*	\$ 129,745
Off Roll*	\$ 73,185
Contributions & Donations from Private Sources	
Developer Contributions	\$ -
TOTAL REVENUES	\$ 202,930
TOTAL REVENUES AND BALANCE FORWARD	\$ 202,930
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Administrative Services	\$ 3,893
District Management	\$ 21,738
District Engineer	\$ 5,000
Disclosure Report	\$ 6,000
Trustees Fees	\$ 8,397
Tax Collector /Property Appraiser Fees	\$ 150
Financial & Revenue Collections	\$ 3,893
Assessment Roll	\$ 5,408
Accounting Services	\$ 12,978
Auditing Services	\$ 2,975
Arbitrage Rebate Calculation	\$ 900
Miscellaneous Mailings	\$ 500
Public Officials Liability Insurance	\$ 2,977
Legal Advertising	\$ 1,500
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 500
Website Hosting, Maintenance, Backup (and Email)	\$ 3,638
Legal Counsel	
District Counsel	\$ 20,000
Administrative Subtotal	\$ 100,622

**Adopted Budget
Wiregrass II 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	\$ 40,000
Water-Sewer Combination Services	
Utility - Reclaimed Irrigation	\$ 5,000
Stormwater Control	
Aquatic Maintenance	\$ 5,000
Other Physical Environment	
General Liability Insurance	\$ 3,638
Property Insurance	\$ 5,000
Landscape Maintenance	\$ 15,000
Landscape Replacement Plants, Shrubs, Trees	\$ 10,000
Road & Street Facilities	
Sidewalk Repair & Replacement	\$ 5,000
Street Sign Repair & Replacement	\$ 5,000
Contingency	
Miscellaneous Contingency	\$ 8,670
Field Operations Subtotal	\$ 102,308
TOTAL EXPENDITURES	\$ 202,930
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

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

Chart of Accounts Classification	Budget For 2022/2023
REVENUES	
Special Assessments	
Tax Roll	\$ 242,572
Balance Forward from Prior Year	
TOTAL REVENUES AND BALANCE	\$ 242,572
EXPENDITURES	
Financial and Administrative	
Assessment Roll	\$ 1,575
Reclaimed Accounting fee	\$ 6,300
Water-Sewer Combination Services	
Utility - Reclaimed Irrigation	\$ 234,697
TOTAL EXPENDITURES	\$ 242,572
EXCESS OF REVENUES OVER	\$ -

Wiregrass II Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2020	Series 2022	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments	\$595,817.91	\$755,492.50	\$1,351,310.41
TOTAL REVENUES	\$595,817.91	\$755,492.50	\$1,351,310.41
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$595,817.91	\$755,492.50	\$1,351,310.41
Administrative Subtotal	\$595,817.91	\$755,492.50	\$1,351,310.41
TOTAL EXPENDITURES	\$595,817.91	\$755,492.50	\$1,351,310.41
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,436,341.85

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 II Community Development District

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

2022/2023 O&M Budget		\$202,930.00
Pasco County Collection Cost:	2%	\$4,317.66
Early Payment Discount:	4%	\$8,635.32
2022/2023 Total:		<u><u>\$215,882.98</u></u>

2021/2022 O&M Budget		\$144,016.00
2022/2023 O&M Budget		\$202,930.00
Total Difference:		<u><u>\$58,914.00</u></u>

2022/2023 Irrigation Budget		\$242,572.32
Pasco County Collection Cost:	2%	\$5,161.11
Early Payment Discount:	4%	\$10,322.23
2022/2023 Total:		<u><u>\$258,055.66</u></u>

2021/2022 Irrigation Budget		\$97,177.56
2022/2023 Irrigation Budget		\$242,572.32
Total Difference:		<u><u>\$145,394.76</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Esplanade - AA1</u>				
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 41 - 50	\$743.83	\$767.54	\$23.70	3.19%
Total	\$2,511.34	\$2,404.14	-\$107.20	-4.27%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 41 - 50 (Not Active)	\$249.56	\$296.00	\$46.44	18.61%
Total	\$2,017.06	\$1,932.60	-\$84.46	-4.19%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 51 - 60	\$789.07	\$810.68	\$21.62	2.74%
Total	\$2,556.57	\$2,447.29	-\$109.28	-4.27%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 51 - 60 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 61 - 70 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 71 - 80	\$879.68	\$897.11	\$17.43	1.98%
Total	\$2,647.18	\$2,533.71	-\$113.47	-4.29%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 80 Plus (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%

Irrigation - SF - 41 - 50	\$743.83	\$767.54	\$23.70	3.19%
Total	\$2,784.16	\$2,657.41	-\$126.76	-4.55%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 51 - 60	\$789.07	\$810.68	\$21.62	2.74%
Total	\$2,829.40	\$2,700.55	-\$128.84	-4.55%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 51 - 60 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 61 - 70	\$834.31	\$853.87	\$19.57	2.35%
Total	\$2,874.63	\$2,743.74	-\$130.89	-4.55%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 61 - 70 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 80 Plus (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 51 - 60	\$789.07	\$810.68	\$21.62	2.74%
Total	\$3,220.85	\$3,063.43	-\$157.42	-4.89%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 61 - 70	\$834.31	\$853.87	\$19.57	2.35%
Total	\$3,266.09	\$3,106.61	-\$159.47	-4.88%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 61 - 70 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,681.34	\$2,548.83	-\$132.51	-4.94%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 71 - 80	\$879.68	\$897.11	\$17.43	1.98%
Total	\$3,311.46	\$3,149.85	-\$161.61	-4.88%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,681.34	\$2,548.83	-\$132.51	-4.94%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 80 Plus	\$927.41	\$942.63	\$15.23	1.64%
Total	\$3,359.19	\$3,195.37	-\$163.81	-4.88%
Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 71 - 80	\$879.68	\$897.11	\$17.43	1.98%
Total	\$3,861.08	\$3,658.85	-\$202.23	-5.24%
Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$3,230.96	\$3,057.83	-\$173.13	-5.36%
Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%

Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 80 Plus	\$927.41	\$942.63	\$15.23	1.64%
Total	\$3,908.81	\$3,704.38	-\$204.43	-5.23%

Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 80 Plus (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$3,230.96	\$3,057.83	-\$173.13	-5.36%

Esplanade - AA2

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 41 - 50	\$0.00	\$767.54	\$767.54	(3)
Total	\$0.00	\$2,404.04	\$2,404.04	(1)(2)(3)

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 41 - 50 (Not Active)	\$0.00	\$296.00	\$296.00	(3)
Total	\$0.00	\$1,932.50	\$1,932.50	(1)(2)(3)

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 51 - 60 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$1,932.59	\$1,932.59	(1)(2)(3)

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - 80 Plus	\$0.00	\$942.63	\$942.63	(3)
Total	\$0.00	\$2,579.13	\$2,579.13	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 41 - 50 (Not Active)	\$0.00	\$296.00	\$296.00	(3)
Total	\$0.00	\$2,185.75	\$2,185.75	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 51 - 60	\$0.00	\$810.68	\$810.68	(3)
Total	\$0.00	\$2,700.44	\$2,700.44	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 51 - 60 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.84	\$2,185.84	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 61 - 70	\$0.00	\$853.87	\$853.87	(3)
Total	\$0.00	\$2,743.62	\$2,743.62	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 61 - 70 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.84	\$2,185.84	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 71 - 80 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.84	\$2,185.84	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 80 Plus (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.84	\$2,185.84	(1)(2)(3)

Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.20	\$1,959.20	(1)
Operations/Maintenance - SF 62'	\$0.00	\$293.40	\$293.40	(2)
Irrigation - SF - 61 - 70 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,548.69	\$2,548.69	(1)(2)(3)
Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.20	\$1,959.20	(1)
Operations/Maintenance - SF 62'	\$0.00	\$293.40	\$293.40	(2)
Irrigation - SF - 71 - 80 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,548.69	\$2,548.69	(1)(2)(3)
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.60	\$2,401.60	(1)
Operations/Maintenance - SF 76'	\$0.00	\$359.97	\$359.97	(2)
Irrigation - SF - 71 - 80 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$3,057.66	\$3,057.66	(1)(2)(3)
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.60	\$2,401.60	(1)
Operations/Maintenance - SF 76'	\$0.00	\$359.97	\$359.97	(2)
Irrigation - SF 80 Plus (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$3,057.66	\$3,057.66	(1)(2)(3)

Unplatted

Series 2022 Debt Service - SF 45' (Unplatted)	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45' (Unplatted)	\$0.00	\$214.50	\$214.50	(2)
Total	\$0.00	\$1,636.50	\$1,636.50	(1)(2)
Series 2022 Debt Service - SF 52' (Unplatted)	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52' (Unplatted)	\$0.00	\$246.55	\$246.55	(2)
Total	\$0.00	\$1,889.75	\$1,889.75	(1)(2)
Series 2022 Debt Service - SF 62' (Unplatted)	\$0.00	\$1,959.20	\$1,959.20	(1)
Operations/Maintenance - SF 62' (Unplatted)	\$0.00	\$293.40	\$293.40	(2)
Total	\$0.00	\$2,252.60	\$2,252.60	(1)(2)
Series 2022 Debt Service - SF 76' (Unplatted)	\$0.00	\$2,401.60	\$2,401.60	(1)
Operations/Maintenance - SF 76' (Unplatted)	\$0.00	\$359.97	\$359.97	(2)
Total	\$0.00	\$2,761.57	\$2,761.57	(1)(2)

(1) FY 2022-2023 will be the first year of levied Series 2022 Debt Service Assessments

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

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

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$202,930.00
COLLECTION COSTS @	2.0%	\$4,317.66
EARLY PAYMENT DISCOUNT @	4.0%	\$8,635.32
TOTAL O&M ASSESSMENT		<u>\$215,882.98</u>

PRODUCT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ANNUAL ASSESSMENT			
	O&M	2020 DEBT			TOTAL			O&M BUDGET	2020 DEBT		2022 DEBT	
		SERVICE ⁽¹⁾	SERVICE ⁽¹⁾		EAU FACTOR	EAU's	% TOTAL		O&M	SERVICE ⁽²⁾	SERVICE ⁽²⁾	TOTAL ⁽³⁾
PLATTED												
Esplanade - AA1												
Single Family 45	150	150	0	Lots	0.87	130.50	14.90%	\$32,174.97	\$214.50	\$1,422.10	\$0.00	\$1,636.60 / Lot
Single Family 52	156	156	0	Lots	1.00	156.00	17.82%	\$38,462.04	\$246.55	\$1,643.32	\$0.00	\$1,889.87 / Lot
Single Family 62	59	59	0	Lots	1.19	70.21	8.02%	\$17,310.38	\$293.40	\$1,959.34	\$0.00	\$2,252.74 / Lot
Single Family 76	20	20	0	Lots	1.46	29.20	3.33%	\$7,199.30	\$359.97	\$2,401.77	\$0.00	\$2,761.74 / Lot
Esplanade - AA2												
Single Family 45	178	0	178	Lots	0.87	154.86	17.69%	\$38,180.97	\$214.50	\$0.00	\$1,422.00	\$1,636.50 / Lot
Single Family 52	206	0	206	Lots	1.00	206.00	23.53%	\$50,789.61	\$246.55	\$0.00	\$1,643.20	\$1,889.75 / Lot
Single Family 62	96	0	96	Lots	1.19	114.24	13.05%	\$28,166.05	\$293.40	\$0.00	\$1,959.20	\$2,252.60 / Lot
Single Family 76	10	0	10	Lots	1.46	14.60	1.67%	\$3,599.65	\$359.97	\$0.00	\$2,401.60	\$2,761.57 / Lot
Total District	875	385	490			875.61	100.00%	\$215,882.98				

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

(\$12,952.98)

Net Revenue to be Collected

\$202,930.00⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. 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 II COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2022/2023 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$242,572.32
COLLECTION COSTS @	2.0%	\$5,161.11
EARLY PAYMENT DISCOUNT @	4.0%	\$10,322.23
TOTAL IRRIGATION ASSESSMENT		<u>\$258,055.66</u>

<u>PRODUCT TYPE</u>	<u>IRRIGATION</u>	<u>IRRIGATION BUDGET</u>	<u>IRRIGATION</u>	<u>TOTAL ⁽¹⁾</u>		
<u>PLATTED</u>						
<u>Esplanade</u>						
SF 41 - 50	53	\$40,679.52	\$767.54	\$767.54	/	Lot
SF 41 - 50 - Not Active	103	\$30,487.65	\$296.00	\$296.00	/	Lot
SF 51 - 60	74	\$59,990.68	\$810.68	\$810.68	/	Lot
SF 51 - 60 - Not Active	135	\$39,972.15	\$296.09	\$296.09	/	Lot
SF 61 - 70	27	\$23,054.53	\$853.87	\$853.87	/	Lot
SF 61 - 70 - Not Active	94	\$27,832.46	\$296.09	\$296.09	/	Lot
SF 71 - 80	11	\$9,868.22	\$897.11	\$897.11	/	Lot
SF 71 - 80 - Not Active	30	\$8,882.70	\$296.09	\$296.09	/	Lot
SF 80 Plus	13	\$12,254.22	\$942.63	\$942.63	/	Lot
SF 80 Plus - Not Active	17	\$5,033.53	\$296.09	\$296.09	/	Lot
<u>UNPLATTED</u>						
SF - Phases 1 & 2 - Unplatted	0	\$0.00	\$0.00	\$0.00	/	Lot
Total District	<u>557</u>	<u>\$258,055.66</u>				

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

(\$15,483.34)**Net Revenue to be Collected****\$242,572.32**

⁽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 II COMMUNITY DEVELOPMENT DISTRICT										
FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE										
TOTAL O&M BUDGET										\$202,930.00
COLLECTION COSTS @		2.0%								\$4,317.66
EARLY PAYMENT DISCOUNT @		4.0%								\$8,635.32
TOTAL O&M ASSESSMENT										\$215,882.98
TOTAL IRRIGATION BUDGET										\$242,572.32
COLLECTION COSTS @		2.0%								\$5,161.11
EARLY PAYMENT DISCOUNT @		4.0%								\$10,322.23
TOTAL IRRIGATION ASSESSMENT										\$258,055.66
UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT						IRRIGATION BUDGET
PRODUCT TYPE	O&M	IRRIGATION	2020 DEBT	2022 DEBT	EAU FACTOR	EAU's	EAU's	TOTAL	% TOTAL	
PLATTED			SERVICE ⁽¹⁾	SERVICE ⁽¹⁾				O&M BUDGET		
Esplanade - AA1										
Single Family 45'										
Irrigation 41 - 50	49	49	49		Lots	0.87	42.63	4.87%	\$10,510.49	\$37,609.37
Irrigation 41 - 50 - Not Active	57	57	57		Lots	0.87	49.59	5.66%	\$12,226.49	\$16,871.81
Irrigation 51 - 60	17	17	17		Lots	0.87	14.79	1.69%	\$3,046.50	\$3,761.84
Irrigation 51 - 60 - Not Active	16	16	16		Lots	0.87	13.92	1.59%	\$3,432.00	\$4,737.44
Irrigation 61-70 - Not Active	5	5	5		Lots	0.87	4.35	0.50%	\$1,072.50	\$1,480.45
Irrigation 71 - 80	2	2	2		Lots	0.87	1.74	0.20%	\$429.00	\$1,794.22
Irrigation 71 - 80 - Not Active	1	1	1		Lots	0.87	0.87	0.10%	\$214.50	\$296.09
Irrigation 80 Plus - Not Active	3	3	3		Lots	0.87	2.61	0.30%	\$643.50	\$888.27
Single Family 52'										
Irrigation 41 - 50	2	2	2		Lots	1	2.00	0.23%	\$493.10	\$1,535.08
Irrigation 51 - 60	52	52	52		Lots	1	52.00	5.94%	\$12,820.68	\$42,155.62
Irrigation 51 - 60 - Not Active	59	59	59		Lots	1	59.00	6.74%	\$14,546.54	\$17,469.31
Irrigation 61 - 70	12	12	12		Lots	1	12.00	1.37%	\$2,958.62	\$10,246.46
Irrigation 61 - 70 - Not Active	22	22	22		Lots	1	22.00	2.51%	\$5,424.13	\$6,513.98
Irrigation 71 - 80 - Not Active	6	6	6		Lots	1	6.00	0.69%	\$1,479.31	\$1,776.54
Irrigation 80 Plus - Not Active	3	3	3		Lots	1	3.00	0.34%	\$739.65	\$888.27
Single Family 62'										
Irrigation 51 - 60	1	1	1		Lots	1.19	1.19	0.14%	\$293.40	\$810.68
Irrigation 61 - 70	12	12	12		Lots	1.19	14.28	1.63%	\$3,520.76	\$10,246.46
Irrigation 61 - 70 - Not Active	31	31	31		Lots	1.19	36.89	4.21%	\$9,095.29	\$9,178.79
Irrigation 71 - 80	4	4	4		Lots	1.19	4.76	0.54%	\$1,173.59	\$3,588.44
Irrigation 71 - 80 - Not Active	3	3	3		Lots	1.19	3.57	0.41%	\$880.19	\$2,969.34
Irrigation 80 Plus	8	8	8		Lots	1.19	9.52	1.09%	\$2,347.17	\$7,541.06
Single Family 76'										
Irrigation 71 - 80	5	5	5		Lots	1.46	7.30	0.83%	\$1,799.83	\$4,485.55
Irrigation 71 - 80 - Not Active	5	5	5		Lots	1.46	7.30	0.83%	\$1,799.83	\$1,480.45
Irrigation 80 Plus	4	4	4		Lots	1.46	5.84	0.67%	\$1,439.86	\$3,770.53
Irrigation 80 Plus - Not Active	6	6	6		Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54
Esplanade - AA2										
Single Family 46'										
Irrigation 41 - 50	2	2		2	Lots	0.87	1.74	0.20%	\$429.00	\$1,535.08
Irrigation 41 - 50 - Not Active	45	45		45	Lots	0.87	39.15	4.47%	\$9,652.49	\$13,319.85
Irrigation 51 - 60 - Not Active	15	15		15	Lots	0.87	13.05	1.49%	\$3,217.50	\$4,441.35
Irrigation 80 Plus	1	1		1	Lots	0.87	0.87	0.10%	\$214.50	\$942.63
Single Family 52'										
Irrigation 41 - 50 - Not Active	1	1		1	Lots	1.00	1.00	0.11%	\$246.55	\$296.00
Irrigation 51 - 60	4	4		4	Lots	1.00	4.00	0.46%	\$986.21	\$3,242.74
Irrigation 51 - 60 - Not Active	45	45		45	Lots	1.00	45.00	5.14%	\$11,094.82	\$13,324.05
Irrigation 61 - 70	3	3		3	Lots	1.00	3.00	0.34%	\$739.65	\$2,561.61
Irrigation 71 - 80 - Not Active	9	9		9	Lots	1.00	9.00	1.03%	\$2,218.96	\$2,684.81
Irrigation 71 - 80 - Not Active	7	7		7	Lots	1.00	7.00	0.80%	\$1,726.86	\$2,072.63
Irrigation 80 Plus - Not Active	1	1		1	Lots	1.00	1.00	0.11%	\$246.55	\$296.09
Single Family 62'										
Irrigation 61 - 70 - Not Active	27	27		27	Lots	1.19	32.13	3.67%	\$7,921.70	\$7,994.43
Irrigation 71 - 80 - Not Active	2	2		2	Lots	1.19	2.38	0.27%	\$586.79	\$592.18
Single Family 76'										
Irrigation 71 - 80 - Not Active	6	6		6	Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54
Irrigation 80 Plus - Not Active	4	4		4	Lots	1.46	5.84	0.67%	\$1,439.86	\$1,184.36
Unplatted										
Single Family 45	115	0		115	Lots	0.87	100.05	11.43%	\$24,667.48	\$0.00
Single Family 52	136	0		136	Lots	1.00	136.00	15.53%	\$33,531.01	\$0.00
Single Family 62	67	0		67	Lots	1.19	79.73	9.11%	\$19,657.55	\$0.00
Total District	875	557	385	490		875.61	100.00%	\$215,882.98		\$258,055.66
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):										
								(\$12,952.98)		(\$15,483.34)
Net Revenue to be Collected								\$202,930.00		\$242,572.32
⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding. ⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. 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:

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.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

EXPENDITURES – ADMINISTRATIVE:

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.

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.

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.

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

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

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.

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.

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

Property Insurance: The District will incur fees to insure items owned by the District for its property needs.

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.

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.

Street Sign Repair & Replacement: Expenses related to the repair and maintenance of roadway street signs owned by the District.

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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