

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
PRODUCT TYPE	O&M	IRRIGATION	SERVICE ⁽¹⁾	SERVICE ⁽¹⁾	EAU FACTOR	EAU's	EAU's	TOTAL	% TOTAL	
PLATTED								O&M BUDGET		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%	\$3,646.50		\$13,761.64
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		\$2,027.63
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 45'										
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 61 - 70 - Not Active	9	9	9	Lots	1.00	9.00	1.03%	\$2,218.96		\$2,664.81
Irrigation 71 - 80 - Not Active	7	7	7	Lots	1.00	7.00	0.80%	\$1,725.86		\$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

ANNUAL ASSESSMENT				
	2020 DEBT	2022 DEBT		
O&M	IRRIGATION	SERVICE ⁽¹⁾	SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$214.50	\$767.54	\$1,422.10	\$0.00	\$2,404.14 / Lot
\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.60 / Lot
\$214.50	\$810.68	\$1,422.10	\$0.00	\$2,442.29 / Lot
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
\$214.50	\$897.11	\$1,422.10	\$0.00	\$2,533.71 / Lot
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
\$246.55	\$767.54	\$1,643.32	\$0.00	\$2,657.41 / Lot
\$246.55	\$810.68	\$1,643.32	\$0.00	\$2,700.55 / Lot
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
\$246.55	\$853.87	\$1,643.32	\$0.00	\$2,743.74 / Lot
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
\$293.40	\$810.68	\$1,959.34	\$0.00	\$3,063.43 / Lot
\$293.40	\$853.87	\$1,959.34	\$0.00	\$3,106.61 / Lot
\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83 / Lot
\$293.40	\$897.11	\$1,959.34	\$0.00	\$3,149.85 / Lot
\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83 / Lot
\$293.40	\$942.63	\$1,959.34	\$0.00	\$3,195.37 / Lot
\$359.97	\$897.11	\$2,401.77	\$0.00	\$3,658.85 / Lot
\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83 / Lot
\$359.97	\$942.63	\$2,401.77	\$0.00	\$3,704.38 / Lot
\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83 / Lot
\$214.50	\$767.54	\$0.00	\$1,422.00	\$2,404.04 / Lot
\$214.50	\$296.00	\$0.00	\$1,422.00	\$1,932.50 / Lot
\$214.50	\$296.09	\$0.00	\$1,422.00	\$1,932.59 / Lot
\$214.50	\$942.63	\$0.00	\$1,422.00	\$2,579.13 / Lot
\$246.55	\$296.00	\$0.00	\$1,643.20	\$2,185.75 / Lot
\$246.55	\$810.68	\$0.00	\$1,643.20	\$2,700.44 / Lot
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
\$246.55	\$853.87	\$0.00	\$1,643.20	\$2,743.62 / Lot
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
\$293.40	\$296.09	\$0.00	\$1,959.20	\$2,548.69 / Lot
\$293.40	\$296.09	\$0.00	\$1,959.20	\$2,548.69 / Lot
\$359.97	\$296.09	\$0.00	\$2,401.60	\$3,057.66 / Lot
\$359.97	\$296.09	\$0.00	\$2,401.60	\$3,057.66 / Lot
\$214.50	\$0.00	\$0.00	\$1,422.00	\$1,636.50 / Lot
\$246.55	\$0.00	\$0.00	\$1,643.20	\$1,889.75 / Lot
\$293.40	\$0.00	\$0.00	\$1,959.20	\$2,252.60 / Lot

(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.

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 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.