

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$311,576.92
COLLECTION COSTS @	2.0%	\$6,629.30
EARLY PAYMENT DISCOUNT @	4.0%	\$13,258.59
TOTAL IRRIGATION ASSESSMENT		<u>\$331,464.81</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	87	\$65,889.47	\$757.35	\$757.35	/	Lot
SF 51 - 60	113	\$90,391.45	\$799.92	\$799.92	/	Lot
SF 61 - 70	61	\$51,392.40	\$842.50	\$842.50	/	Lot
SF 71 - 80	32	\$28,326.49	\$885.20	\$885.20	/	Lot
SF 80 Plus	25	\$23,253.01	\$930.12	\$930.12	/	Lot
SF (Not Active)	239	\$72,211.99	\$302.14	\$302.14	/	Lot
<u>UNPLATTED</u>						
SF - Phases 1 & 2 - Unplatted	0	\$0.00	\$0.00	\$0.00	/	Lot
Total District	<u><u>557</u></u>	<u><u>\$331,464.81</u></u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$19,887.89)**

Net Revenue to be Collected \$311,576.92

⁽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 II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$222,604.00
COLLECTION COSTS @	2.0%	\$4,736.26
EARLY PAYMENT DISCOUNT @	4.0%	<u>\$9,472.51</u>
TOTAL O&M ASSESSMENT		<u><u>\$236,812.77</u></u>

PRODUCT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
	O&M	2020 DEBT SERVICE ⁽¹⁾	2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2020 DEBT SERVICE ⁽²⁾	2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Esplanade - AA1											
Single Family 45	150	150	0	0.87	130.50	14.90%	\$35,294.33	\$235.30	\$1,422.10	\$0.00	\$1,657.40
Single Family 52	156	156	0	1.00	156.00	17.82%	\$42,190.92	\$270.45	\$1,643.32	\$0.00	\$1,913.77
Single Family 62	59	59	0	1.19	70.21	8.02%	\$18,988.62	\$321.84	\$1,959.34	\$0.00	\$2,281.18
Single Family 76	20	20	0	1.46	29.20	3.33%	\$7,897.27	\$394.86	\$2,401.77	\$0.00	\$2,796.63
Esplanade - AA2											
Single Family 45	178	0	178	0.87	154.86	17.69%	\$41,882.60	\$235.30	\$0.00	\$1,422.00	\$1,657.30
Single Family 52	206	0	206	1.00	206.00	23.53%	\$55,713.65	\$270.45	\$0.00	\$1,643.20	\$1,913.65
Single Family 62	96	0	96	1.19	114.24	13.05%	\$30,896.74	\$321.84	\$0.00	\$1,959.20	\$2,281.04
Single Family 76	10	0	10	1.46	14.60	1.67%	\$3,948.64	\$394.86	\$0.00	\$2,401.60	\$2,796.46
Total District	875	385	490		<u>875.61</u>	<u>100.00%</u>	<u>\$236,812.77</u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$14,208.77)

Net Revenue to be Collected \$222,604.00

⁽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 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 II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$222,604.00
COLLECTION COSTS @	2.0%	\$4,736.26
EARLY PAYMENT DISCOUNT @	4.0%	\$9,472.51
TOTAL O&M ASSESSMENT		<u>\$236,812.77</u>
TOTAL IRRIGATION BUDGET		\$311,576.92
COLLECTION COSTS @	2.0%	\$6,629.30
EARLY PAYMENT DISCOUNT @	4.0%	\$13,258.59
TOTAL IRRIGATION ASSESSMENT		<u>\$331,464.81</u>

PRODUCT TYPE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				IRRIGATION ALLOCATION	PER LOT ANNUAL ASSESSMENT				
	O&M	IRRIGATION	2020 DEBT SERVICE ⁽¹⁾	2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	TOTAL BUDGET	O&M	IRRIGATION	2020 DEBT SERVICE ⁽²⁾	2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Esplanade - AA1														
Single Family 45'														
Irrigation 41 - 50	52	52	52		0.87	45.24	5.17%	\$12,235.37	\$39,382.21	\$235.30	\$757.35	\$1,422.10	\$0.00	\$2,414.75
Irrigation 51 - 60	17	17	17		0.87	14.79	1.69%	\$4,000.02	\$13,598.71	\$235.30	\$799.92	\$1,422.10	\$0.00	\$2,457.32
Irrigation 61 - 70	3	3	3		0.87	2.61	0.30%	\$705.89	\$2,527.50	\$235.30	\$842.50	\$1,422.10	\$0.00	\$2,499.90
Irrigation 71 - 80	2	2	2		0.87	1.74	0.20%	\$470.59	\$1,770.41	\$235.30	\$885.20	\$1,422.10	\$0.00	\$2,542.60
Irrigation 80 Plus	2	2	2		0.87	1.74	0.20%	\$470.59	\$1,860.24	\$235.30	\$930.12	\$1,422.10	\$0.00	\$2,587.52
Irrigation (Not Active)	74	74	74		0.87	64.38	7.35%	\$17,411.87	\$22,358.52	\$235.30	\$302.14	\$1,422.10	\$0.00	\$1,959.54
Single Family 52'														
Irrigation 41 - 50	2	2	2		1	2.00	0.23%	\$540.91	\$1,514.70	\$270.45	\$757.35	\$1,643.32	\$0.00	\$2,671.12
Irrigation 51 - 60	53	53	53		1	53.00	6.05%	\$14,334.09	\$42,395.99	\$270.45	\$799.92	\$1,643.32	\$0.00	\$2,713.69
Irrigation 61 - 70	14	14	14		1	14.00	1.60%	\$3,786.36	\$11,794.98	\$270.45	\$842.50	\$1,643.32	\$0.00	\$2,756.27
Irrigation 71 - 80	1	1	1		1	1.00	0.11%	\$270.45	\$885.20	\$270.45	\$885.20	\$1,643.32	\$0.00	\$2,798.97
SF 80 Plus	1	1	1		1	1.00	0.11%	\$270.45	\$930.12	\$270.45	\$930.12	\$1,643.32	\$0.00	\$2,843.89
Irrigation (Not Active)	85	85	85		1	85.00	9.71%	\$22,988.64	\$25,682.09	\$270.45	\$302.14	\$1,643.32	\$0.00	\$2,215.91
Single Family 62'														
Irrigation 51 - 60	1	1	1		1.19	1.19	0.14%	\$321.84	\$799.92	\$321.84	\$799.92	\$1,959.34	\$0.00	\$3,081.10
Irrigation 61 - 70	21	21	21		1.19	24.99	2.85%	\$6,758.66	\$17,692.47	\$321.84	\$842.50	\$1,959.34	\$0.00	\$3,123.68
Irrigation 71 - 80	6	6	6		1.19	7.14	0.82%	\$1,931.05	\$5,311.22	\$321.84	\$885.20	\$1,959.34	\$0.00	\$3,166.38
Irrigation 80 Plus	8	8	8		1.19	9.52	1.09%	\$2,574.73	\$7,440.96	\$321.84	\$930.12	\$1,959.34	\$0.00	\$3,211.30
Irrigation (Not Active)	23	23	23		1.19	27.37	3.13%	\$7,402.34	\$6,949.27	\$321.84	\$302.14	\$1,959.34	\$0.00	\$2,583.32
Single Family 76'														
Irrigation 71 - 80	8	8	8		1.46	11.68	1.33%	\$3,158.91	\$7,081.62	\$394.86	\$885.20	\$2,401.77	\$0.00	\$3,681.83
Irrigation 80 Plus	9	9	9		1.46	13.14	1.50%	\$3,553.77	\$8,371.08	\$394.86	\$930.12	\$2,401.77	\$0.00	\$3,726.75
Irrigation (Not Active)	3	3	3		1.46	4.38	0.50%	\$1,184.59	\$906.43	\$394.86	\$302.14	\$2,401.77	\$0.00	\$3,098.77
Esplanade - AA2														
Single Family 45'														
Irrigation 41 - 50	33	33		33	0.87	28.71	3.28%	\$7,764.75	\$24,992.56	\$235.30	\$757.35	\$0.00	\$1,422.00	\$2,414.65
Irrigation 51 - 60	7	7		7	0.87	6.09	0.70%	\$1,647.07	\$5,599.47	\$235.30	\$799.92	\$0.00	\$1,422.00	\$2,457.23
Irrigation 80 Plus	1	1		1	0.87	0.87	0.10%	\$235.30	\$930.12	\$235.30	\$930.12	\$0.00	\$1,422.00	\$2,587.42
Irrigation (Not Active)	22	22		22	0.87	19.14	2.19%	\$5,176.50	\$6,647.13	\$235.30	\$302.14	\$0.00	\$1,422.00	\$1,959.44
Single Family 52'														
Irrigation 51 - 60	35	35		35	1.00	35.00	4.00%	\$9,465.91	\$27,997.35	\$270.45	\$799.92	\$0.00	\$1,643.20	\$2,713.58
Irrigation 61 - 70	5	5		5	1.00	5.00	0.57%	\$1,352.27	\$4,212.49	\$270.45	\$842.50	\$0.00	\$1,643.20	\$2,756.15
Irrigation 71 - 80	7	7		7	1.00	7.00	0.80%	\$1,893.18	\$6,196.42	\$270.45	\$885.20	\$0.00	\$1,643.20	\$2,798.85
Irrigation (Not Active)	23	23		23	1.00	23.00	2.63%	\$6,220.46	\$6,949.27	\$270.45	\$302.14	\$0.00	\$1,643.20	\$2,215.79
Single Family 62'														
Irrigation 61 - 70	18	18		18	1.19	21.42	2.45%	\$5,793.14	\$15,164.97	\$321.84	\$842.50	\$0.00	\$1,959.20	\$3,123.54
Irrigation 71 - 80	2	2		2	1.19	2.38	0.27%	\$643.68	\$1,770.41	\$321.84	\$885.20	\$0.00	\$1,959.20	\$3,166.25
Irrigation (Not Active)	9	9		9	1.19	10.71	1.22%	\$2,896.57	\$2,719.28	\$321.84	\$302.14	\$0.00	\$1,959.20	\$2,583.18
Single Family 76'														
Irrigation 71 - 80	6	6		6	1.46	8.76	1.00%	\$2,369.18	\$5,311.22	\$394.86	\$885.20	\$0.00	\$2,401.60	\$3,681.67
Irrigation 80 Plus	4	4		4	1.46	5.84	0.67%	\$1,579.45	\$3,720.48	\$394.86	\$930.12	\$0.00	\$2,401.60	\$3,726.58
Unplatted														
Single Family 45	115	0		115	0.87	100.05	11.43%	\$27,058.98	\$0.00	\$235.30	\$0.00	\$0.00	\$1,422.00	\$1,657.30
Single Family 52	136	0		136	1.00	136.00	15.53%	\$36,781.83	\$0.00	\$270.45	\$0.00	\$0.00	\$1,643.20	\$1,913.65
Single Family 62	67	0		67	1.19	79.73	9.11%	\$21,563.35	\$0.00	\$321.84	\$0.00	\$0.00	\$1,959.20	\$2,281.04
Total District	875	557	385	490		875.61	100.00%	\$236,812.77	\$331,464.81					

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

(\$14,208.77) (\$19,887.89)

Net Revenue to be Collected

\$222,604.00 \$311,576.92

⁽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 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.