

WIREGRASS CDD

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$490,620.00
COLLECTION COSTS @	6.0%	<u>\$31,316.17</u>
TOTAL O&M ASSESSMENT		<u><u>\$521,936.17</u></u>

PRODUCT TYPE	O&M	UNITS ASSESSED			EAU FACTOR	ALLOCATION OF O&M ASSESSMENT		
		2014 DEBT SERVICE ⁽¹⁾	2016 DEBT SERVICE ⁽¹⁾			TOTAL EAU's	% TOTAL	TOTAL O&M BUDGET
SF	2473			Lots	1.00	2473.00	27.78%	\$145,000.36
SF - Parcel M21	29		29	Lots	1.00	29.00	0.33%	\$1,700.37
SF - Parcel M22 (PP)	300		300	Lots	1.00	300.00	3.37%	\$17,590.02
SF	562	562		Lots	1.00	562.00	6.31%	\$32,951.96
Apt	2398			Units	0.25	599.50	6.73%	\$35,150.71
Condo - Parcel M21	80		80	Units	0.48	38.40	0.43%	\$2,251.52
Condo	519			Units	0.48	249.12	2.80%	\$14,606.75
TH	463			Units	0.60	276.02	3.10%	\$16,183.94
TH - Parcel M21	118		118	Units	0.60	70.35	0.79%	\$4,124.63
TH - Parcel M21 (PP)	40		40	Units	0.60	23.85	0.27%	\$1,398.18
TH	220	220		Units	0.60	131.15	1.47%	\$7,689.99
Retail	1200.37			1kSqFt	1.15	1385.04	15.56%	\$81,209.65
Hotel	510			Rooms	0.60	304.04	3.42%	\$17,826.80
Office	2040.70			1kSqFt	0.85	1726.74	19.40%	\$101,244.82
Light Industrial	300.00			1kSqFt	0.85	255.00	2.86%	\$14,951.51
Recreational	255.00			1kSqFt	1.15	293.25	3.29%	\$17,194.24
GC Clubhouse	1			Unit	4.00	4.00	0.04%	\$234.53
Hospital	193			Beds	0.60	115.06	1.29%	\$6,746.22
Hospital	111	111		Beds	0.60	66.17	0.74%	\$3,879.95
Total District	<u>11813.07</u>	<u>893</u>	<u>567</u>			<u>8901.69</u>	<u>100.00%</u>	<u>\$521,936.17</u>

O&M	ANNUAL ASSESSMENT		TOTAL ⁽⁴⁾		
	2014 DEBT SERVICE ⁽²⁾	2016 DEBT SERVICE ⁽³⁾			
\$58.63			\$58.63	/	Lot
\$58.63		\$1,407.15	\$1,465.78	/	Lot
\$58.63		\$1,407.15	\$1,465.78	/	Lot
\$58.63	\$1,275.51		\$1,334.14	/	Lot
\$14.66			\$14.66	/	Unit
\$28.14		\$637.75	\$665.89	/	Unit
\$28.14			\$28.14	/	Unit
\$34.95			\$34.95	/	Unit
\$34.95		\$797.19	\$832.14	/	Unit
\$34.95		\$838.88	\$873.83	/	Unit
\$34.95	\$797.19		\$832.14	/	Unit
\$67.65			\$67.65	/	1kSqFt
\$34.95			\$34.95	/	Room
\$49.61			\$49.61	/	1kSqFt
\$49.84			\$49.84	/	1kSqFt
\$67.43			\$67.43	/	1kSqFt
\$234.53			\$234.53	/	Unit
\$34.95			\$34.95	/	Bed
\$34.95	\$904.03		\$938.98	/	Bed

LESS: Pasco County Collection Costs and Early Payment Discount Costs (\$31,316.17)

Net Revenue to be Collected \$490,620.00

⁽¹⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs. First annual installment will be collected on the November 2017 property tax bill.

⁽⁴⁾ Annual assessment that will appear on November 2016 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 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$490,620.00
Pasco County 6% Collection Cost:	\$31,316.17
2016/2017 Total:	<u>\$521,936.17</u>

2015/2016 O&M Budget	\$270,615.00
2016/2017 O&M Budget	\$490,620.00
Total Difference:	<u>\$220,005.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>
	<u>2015/2016</u>	<u>2016/2017</u>	<u>\$</u>
Debt Service - Single Family	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Single Family	\$32.85	\$58.63	\$25.78
Total	\$32.85	\$58.63	\$25.78
Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00
Operations/Maintenance - Single Family	\$32.85	\$58.63	\$25.78
Total	\$1,308.36	\$1,334.14	\$25.78
Debt Service - Apartment	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Apartment	\$8.21	\$14.66	\$6.45
Total	\$8.21	\$14.66	\$6.45
Debt Service - Townhome	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Townhome	\$19.58	\$34.95	\$15.37
Total	\$19.58	\$34.95	\$15.37
Debt Service - Townhome	\$797.19	\$797.19	\$0.00
Operations/Maintenance - Townhome	\$19.58	\$34.95	\$15.37
Total	\$816.77	\$832.14	\$15.37
Debt Service - Retail	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Retail	\$37.90	\$67.65	\$29.75
Total	\$37.90	\$67.65	\$29.75
Debt Service - Hotel	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Hotel	\$19.58	\$34.95	\$15.37
Total	\$19.58	\$34.95	\$15.37
Debt Service - Office	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Office	\$27.80	\$49.61	\$21.81
Total	\$27.80	\$49.61	\$21.81
Debt Service - Light Industrial	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Light Industrial	\$27.92	\$49.84	\$21.92
Total	\$27.92	\$49.84	\$21.92
Debt Service - Recreational	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Recreational	\$37.78	\$67.43	\$29.65
Total	\$37.78	\$67.43	\$29.65
Debt Service - GC Clubhouse	\$0.00	\$0.00	\$0.00
Operations/Maintenance - GC Clubhouse	\$131.40	\$234.53	\$103.13
Total	\$131.40	\$234.53	\$103.13
Debt Service - Hospital	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Hospital	\$19.58	\$34.95	\$15.37
Total	\$19.58	\$34.95	\$15.37
Debt Service - Hospital	\$904.03	\$904.03	\$0.00
Operations/Maintenance - Hospital	\$19.58	\$34.95	\$15.37
Total	\$923.61	\$938.98	\$15.37