

Estancia at Wiregrass Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$595,640.00
Pasco Co. 6% Collection Cost:	\$38,019.57
2015/2016 Total:	\$633,659.57

2014/2015 O&M Budget	\$643,300.00
2015/2016 O&M Budget	\$595,640.00
Total Difference:	-\$47,660.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016 ⁽¹⁾⁽²⁾	\$	%
Series 2013 Debt Service - Ph. 1 Platted Single Family 45'	\$0.00	\$1,152.43	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 45'	\$461.83	\$461.83	\$0.00	0.00%
Total	\$461.83	\$1,614.26	\$0.00	0.00%
Series 2013 Debt Service - Ph. 1 Platted Single Family 55'	\$0.00	\$1,324.63	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 55'	\$530.84	\$530.84	\$0.00	0.00%
Total	\$530.84	\$1,855.47	\$0.00	0.00%
Series 2013 Debt Service - Ph. 1 Platted Single Family 65'	\$0.00	\$1,549.81	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 65'	\$621.09	\$621.08	-\$0.01	0.00%
Total	\$621.09	\$2,170.89	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 1 Platted Single Family 80'	\$0.00	\$1,788.25	\$0.00	0.00%
Operations/Maintenance - Ph. 1 Platted Single Family 80'	\$716.64	\$716.63	-\$0.01	0.00%
Total	\$716.64	\$2,504.88	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 3 Unplatted Single Family 45'	\$0.00	\$1,279.40	\$0.00	0.00%
Operations/Maintenance - Ph. 3 Unplatted Single Family 45'	\$461.83	\$461.83	\$0.00	0.00%
Total	\$461.83	\$1,741.23	\$0.00	0.00%
Series 2013 Debt Service - Ph. 3 Unplatted Single Family 55'	\$0.00	\$1,470.57	\$0.00	0.00%
Operations/Maintenance - Ph. 3 Unplatted Single Family 55'	\$530.84	\$530.84	\$0.00	0.00%
Total	\$530.84	\$2,001.41	\$0.00	0.00%
Series 2013 Debt Service - Ph. 2B Unplatted Single Family 65'	\$0.00	\$1,720.58	\$0.00	0.00%
Operations/Maintenance - Ph. 2B Unplatted Single Family 65'	\$621.09	\$621.08	-\$0.01	0.00%
Total	\$621.09	\$2,341.66	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 2B Unplatted Single Family 80'	\$0.00	\$1,985.28	\$0.00	0.00%
Operations/Maintenance - Ph. 2B Unplatted Single Family 80'	\$716.64	\$716.63	-\$0.01	0.00%
Total	\$716.64	\$2,701.91	-\$0.01	0.00%
Series 2013 Debt Service - Ph. 2A Unplatted Villas ⁽³⁾	\$0.00	\$1,279.40	\$0.00	0.00%
Operations/Maintenance - Ph. 2A Unplatted Villas ⁽³⁾	\$0.00	\$461.83	\$0.00	0.00%
Total	\$0.00	\$1,741.23	\$0.00	0.00%

⁽¹⁾ First scheduled debt service payments on the Series 2013 bonds will be payable in Fiscal Year 2015/2016.

⁽²⁾ First scheduled debt service payments on the Series 2015 bonds will be payable in Fiscal Year 2016/2017.

⁽³⁾ New product type per Amended Final Supplemental Special Assessment Allocation Report, Series 2013 (March 10, 2015).

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$595,640.00
COLLECTION COSTS @	6.0%
TOTAL O&M ASSESSMENT	<u>\$38,019.57</u>
	<u>\$633,659.57</u>

PRODUCT	ALLOCATION OF O&M ASSESSMENT							PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2013 DEBT SERVICE ⁽¹⁾	SERIES 2015 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	SERIES 2013 DEBT SERVICE	O&M	SERIES 2013 DEBT SERVICE ⁽²⁾	SERIES 2015 DEBT SERVICE ⁽³⁾	TOTAL ⁽³⁾
Phase 1 Platted Lots												
Single Family 45'	70	70	0	0.87	60.90	5.10%	\$32,327.95	\$80,670.00	\$461.83	\$1,152.43	\$0.00	\$1,614.26
Single Family 55'	88	88	0	1.00	88.00	7.37%	\$46,713.62	\$116,567.00	\$530.84	\$1,324.63	\$0.00	\$1,855.47
Single Family 65'	81	81	0	1.17	94.77	7.94%	\$50,307.38	\$125,535.00	\$621.08	\$1,549.81	\$0.00	\$2,170.89
Single Family 80'	61	61	0	1.35	82.35	6.90%	\$43,714.39	\$109,083.00	\$716.63	\$1,788.25	\$0.00	\$2,504.88
Sub-Total	<u>300</u>	<u>300</u>	<u>0</u>		<u>326.02</u>	<u>27.31%</u>	<u>\$173,063.33</u>	<u>\$431,855.00</u>				
Unplatted Lots												
Single Family 45'	175	33	142	0.87	152.25	12.75%	\$80,819.86	\$80,819.86	\$461.83	\$1,279.40	\$0.00	\$1,741.23
Single Family 55'	323	181	142	1.00	323.00	27.06%	\$171,460.20	\$171,460.20	\$530.84	\$1,470.57	\$0.00	\$2,001.41
Single Family 65'	146	146	0	1.17	170.82	14.31%	\$90,677.50	\$90,677.50	\$621.08	\$1,720.58	\$0.00	\$2,341.66
Single Family 80'	101	101	0	1.35	136.35	11.42%	\$72,379.56	\$72,379.56	\$716.63	\$1,985.28	\$0.00	\$2,701.91
Villas	98	98	0	0.87	85.26	7.14%	\$45,259.12	\$45,259.12	\$461.83	\$1,279.40	\$0.00	\$1,741.23
Sub-Total	<u>843</u>	<u>559</u>	<u>284</u>		<u>867.68</u>	<u>72.69%</u>	<u>\$460,596.25</u>	<u>\$885,747.04</u>				
Total	<u>1143</u>	<u>859</u>	<u>284</u>		<u>1193.70</u>	<u>100.00%</u>	<u>\$633,659.57</u>	<u>\$1,317,602.04</u>				

LESS: Pasco County Collection Costs and Early Payment Discounts

(\$38,019.57)

(\$79,056.12)

Net Revenue to be Collected

\$595,640.00

\$1,239,600.00

(1) Pursuant to the methodology described in the Amended Master Report, the Series 2015 Assessments will be assigned on a "first platted-first assigned" basis, subsequent to the allocation of the Series 2013 Assessments (1,143 units). The Series 2015 unit counts are based on current phasing and are subject to change based on the absorption of the Series 2013 principal. No Series 2015 debt service assessments will be payable until Fiscal Year 2016/2017.

(2) Annual debt service assessment per lot adopted in connection with the Series 2013 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessment that will appear on November 2015 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.

