

Preserve at Wilderness Lake Community Development District

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget	\$1,697,700.00
Pasco Co. 2% Collection Cost:	\$36,121.28
4% Early Payment Discount:	\$72,242.55
2021/2022 Total:	<u>\$1,806,063.83</u>

2020/2021 O&M Budget	\$1,648,183.00
2021/2022 O&M Budget	\$1,697,700.00
Total Difference:	<u>\$49,517.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2020/2021</u>	<u>2021/2022</u>	<u>\$</u>	<u>%</u>
Debt Service - Villa (Series 2013)	\$353.26	\$353.26	\$0.00	0.00%
Operations/Maintenance - Villa	\$1,065.37	\$1,097.38	\$32.01	3.00%
Total	\$1,418.63	\$1,450.64	\$32.01	2.26%
Debt Service - Single Family 40' (Series 2012)	\$326.54	\$326.54	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,331.72	\$1,371.73	\$40.01	3.00%
Total	\$1,658.26	\$1,698.27	\$40.01	2.41%
Debt Service - Single Family 40' (Series 2013)	\$441.57	\$441.57	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,331.72	\$1,371.73	\$40.01	3.00%
Total	\$1,773.29	\$1,813.30	\$40.01	2.26%
Debt Service - Single Family 50'/52' (Series 2012)	\$408.17	\$408.17	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,664.65	\$1,714.66	\$50.01	3.00%
Total	\$2,072.82	\$2,122.83	\$50.01	2.41%
Debt Service - Single Family 50'/52' (Series 2013)	\$551.76	\$551.76	\$0.00	0.00%
Operations/Maintenance - 50'/52'	\$1,664.65	\$1,714.66	\$50.01	3.00%
Total	\$2,216.41	\$2,266.42	\$50.01	2.26%
Debt Service - Single Family 65' (Series 2012)	\$522.46	\$522.46	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,130.75	\$2,194.76	\$64.01	3.00%
Total	\$2,653.21	\$2,717.22	\$64.01	2.41%
Debt Service - Single Family 65' (Series 2013)	\$706.52	\$706.52	\$0.00	0.00%
Operations/Maintenance - 65'	\$2,130.75	\$2,194.76	\$64.01	3.00%
Total	\$2,837.27	\$2,901.28	\$64.01	2.26%
Debt Service - Single Family 75' (Series 2012)	\$587.77	\$587.77	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,397.09	\$2,469.11	\$72.02	3.00%
Total	\$2,984.86	\$3,056.88	\$72.02	2.41%
Debt Service - Single Family 75' (Series 2013)	\$794.83	\$794.83	\$0.00	0.00%
Operations/Maintenance - 75'	\$2,397.09	\$2,469.11	\$72.02	3.00%
Total	\$3,191.92	\$3,263.94	\$72.02	2.26%
Debt Service - Single Family 90' (Series 2012)	\$734.71	\$734.71	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,996.36	\$3,086.39	\$90.03	3.00%
Total	\$3,731.07	\$3,821.10	\$90.03	2.41%
Debt Service - Single Family 90' (Series 2013)	\$993.33	\$993.33	\$0.00	0.00%
Operations/Maintenance - 90'	\$2,996.36	\$3,086.39	\$90.03	3.00%
Total	\$3,989.69	\$4,079.72	\$90.03	2.26%
Debt Service - Single Family 90' Plus (Series 2012)	\$914.31	\$914.31	\$0.00	0.00%
Operations/Maintenance - 90' Plus	\$3,728.80	\$3,840.83	\$112.03	3.00%
Total	\$4,643.11	\$4,755.14	\$112.03	2.41%
Debt Service - Commercial (Series 2012)	\$489.81	\$489.81	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,997.58	\$2,057.59	\$60.01	3.00%
Total	\$2,487.39	\$2,547.40	\$60.01	2.41%

PRESERVE AT WILDERNESS LAKEFISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,697,700.00
COLLECTION COSTS @	2%	\$36,121.28
EARLY PAYMENT DISCOUNT @	4%	\$72,242.55
TOTAL O&M ASSESSMENT		<u>\$1,806,063.83</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2012 DEBT SERVICE ^{(1) (2)}	SERIES 2013 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M PER LOT	O&M	SERIES 2012 SERVICE ⁽³⁾	SERIES 2013 SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa	92		92	0.80	73.60	5.59%	\$100,959.11	\$1,097.38	\$1,097.38		\$353.26	\$1,450.64
Single Family 40'	114		114	1.00	114.00	8.66%	\$156,376.88	\$1,371.73	\$1,371.73		\$441.57	\$1,813.30
Single Family 40'	89	89		1.00	89.00	6.76%	\$122,083.71	\$1,371.73	\$1,371.73	\$326.54		\$1,698.27
Single Family 50' and 52'	181		181	1.25	226.25	17.18%	\$310,353.24	\$1,714.66	\$1,714.66		\$551.76	\$2,266.42
Single Family 50' and 52'	107	106		1.25	133.75	10.16%	\$183,468.49	\$1,714.66	\$1,714.66	\$408.17		\$2,122.83
Single Family 65'	87		87	1.60	139.20	10.57%	\$190,944.40	\$2,194.76	\$2,194.76		\$706.52	\$2,901.28
Single Family 65'	69	68		1.60	110.40	8.39%	\$151,438.67	\$2,194.76	\$2,194.76	\$522.46		\$2,717.22
Single Family 75'	70		70	1.80	126.00	9.57%	\$172,837.61	\$2,469.11	\$2,469.11		\$794.83	\$3,263.94
Single Family 75'	54	54		1.80	97.20	7.38%	\$133,331.87	\$2,469.11	\$2,469.11	\$587.77		\$3,056.88
Single Family 90'	36		36	2.25	81.00	6.15%	\$111,109.89	\$3,086.39	\$3,086.39		\$993.33	\$4,079.72
Single Family 90'	48	48		2.25	108.00	8.20%	\$148,146.52	\$3,086.39	\$3,086.39	\$734.71		\$3,821.10
Single Family 90' Plus	1	1		2.80	2.80	0.21%	\$3,840.84	\$3,840.83	\$3,840.83	\$914.31		\$4,755.14
Commercial	10.29	10.29		1.50	15.44	1.17%	\$21,172.61	\$2,057.59	\$2,057.59	\$489.81		\$2,547.40
TOTAL	958.29	376.29	580		1316.64	100.00%	\$1,806,063.83					

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

(\$108,363.83)

Net Revenue to be Collected

\$1,697,700.00

(1) Reflects 2 (two) Series 2012 prepayments.

(2) Reflects the number of total lots with Series 2012 and 2013 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2012 and Series 2013 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount

(4) Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).