

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

| | | |
|---------------------------------|-----------|-----------------------|
| TOTAL O&M BUDGET | | \$1,163,597.00 |
| COLLECTION COSTS @ | 2% | \$24,757.38 |
| EARLY PAYMENT DISCOUNT @ | 4% | \$49,514.77 |
| TOTAL O&M ASSESSMENT | | \$1,237,869.15 |

| | | | | \$118,228.72 | | | | | \$1,020,172.34 | | | \$99,468.09 | | | | | |
|--|---------|-----------------------|-----------------------------|-------------------------------------|----------------|------------------|---------------------|------------------------|---|-----------------------|------------------------|--------------------------------------|--------------------|------------------------|---------------------------|-----------------------------|----------------------|
| | | | | ALLOCATION OF EQUALIZED ADMIN COSTS | | | | | ALLOCATION OF EQUALIZED FIELD COSTS & RESERVE | | | ALLOCATION OF STRATIFIED FIELD COSTS | | | PER LOT ANNUAL ASSESSMENT | | |
| LOT SIZE | PHASE | UNITS ASSESSED O&M | SERIES 2018 DEBT SERVICE | EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | TOTAL BUDGET | PER UNIT ASSESSMENT | EAU FACTOR | TOTAL BUDGET | PER UNIT ASSESSMENT | EAU FACTOR | TOTAL BUDGET | PER UNIT ASSESSMENT | TOTAL O&M | SERIES 2018 DEBT SERVICE | TOTAL ⁽¹⁾ |
| Platted Units | | | | | | | | | | | | | | | | | |
| Single Family 40' | 5A-1 | 37 | 37 | 1.00 | 37.00 | 3.47% | \$4,099.78 | \$110.80 | 1.00 | \$35,376.17 | \$956.11 | 0.80 | \$2,843.37 | \$76.85 | \$1,143.76 | \$916.67 | \$2,060.43 |
| Single Family 50' | 5A-1 | 61 | 61 | 1.00 | 61.00 | 5.72% | \$6,759.09 | \$110.80 | 1.00 | \$58,322.88 | \$956.11 | 1.00 | \$5,859.65 | \$96.06 | \$1,162.97 | \$1,145.83 | \$2,308.80 |
| Single Family 60' | 5A-1 | 92 | 92 | 1.00 | 92.00 | 8.62% | \$10,194.04 | \$110.80 | 1.00 | \$87,962.38 | \$956.11 | 1.20 | \$10,605.01 | \$115.27 | \$1,182.18 | \$1,375.00 | \$2,557.18 |
| Single Family 70' | 5A-1 | 12 | 12 | 1.00 | 12.00 | 1.12% | \$1,329.66 | \$110.80 | 1.00 | \$11,473.35 | \$956.11 | 1.40 | \$1,613.81 | \$134.48 | \$1,201.39 | \$1,604.17 | \$2,805.56 |
| Townhome | 4 South | 112 | 112 | 1.00 | 112.00 | 10.50% | \$12,410.14 | \$110.80 | 1.00 | \$107,084.63 | \$956.11 | 0.44 | \$4,733.83 | \$42.27 | \$1,109.18 | \$504.17 | \$1,613.35 |
| Villa | 4 South | 120 | 120 | 1.00 | 120.00 | 11.25% | \$13,296.58 | \$110.80 | 1.00 | \$114,733.53 | \$956.11 | 0.78 | \$8,991.20 | \$74.93 | \$1,141.84 | \$916.67 | \$2,058.51 |
| Single Family 50' | 4 South | 76 | 76 | 1.00 | 76.00 | 7.12% | \$8,421.16 | \$110.80 | 1.00 | \$72,664.57 | \$956.11 | 1.00 | \$7,300.55 | \$96.06 | \$1,162.97 | \$1,145.83 | \$2,308.80 |
| Single Family 40' | 5A-2 | 32 | 32 | 1.00 | 32.00 | 3.00% | \$3,545.75 | \$110.80 | 1.00 | \$30,595.61 | \$956.11 | 0.80 | \$2,459.13 | \$76.85 | \$1,143.76 | \$916.67 | \$2,060.43 |
| Single Family 50' | 5A-2 | 72 | 72 | 1.00 | 72.00 | 6.75% | \$7,977.95 | \$110.80 | 1.00 | \$68,840.12 | \$956.11 | 1.00 | \$6,916.31 | \$96.06 | \$1,162.97 | \$1,145.83 | \$2,308.80 |
| Single Family 60' | 5A-2 | 68 | 68 | 1.00 | 68.00 | 6.37% | \$7,534.73 | \$110.80 | 1.00 | \$65,015.67 | \$956.11 | 1.20 | \$7,838.49 | \$115.27 | \$1,182.18 | \$1,375.00 | \$2,557.18 |
| Single Family 70' | 5A-2 | 28 | 28 | 1.00 | 28.00 | 2.62% | \$3,102.53 | \$110.80 | 1.00 | \$26,771.16 | \$956.11 | 1.40 | \$3,765.55 | \$134.48 | \$1,201.40 | \$1,604.17 | \$2,805.57 |
| Single Family 40' | 5B-1 | 32 | 32 | 1.00 | 32.00 | 3.00% | \$3,545.75 | \$110.80 | 1.00 | \$30,595.61 | \$956.11 | 0.80 | \$2,459.13 | \$76.85 | \$1,143.76 | \$916.67 | \$2,060.43 |
| Single Family 50' | 5B-1 | 56 | 56 | 1.00 | 56.00 | 5.25% | \$6,205.07 | \$110.80 | 1.00 | \$53,542.32 | \$956.11 | 1.00 | \$5,379.35 | \$96.06 | \$1,162.97 | \$1,145.83 | \$2,308.80 |
| Single Family 60' | 5B-1 | 46 | 46 | 1.00 | 46.00 | 4.31% | \$5,097.02 | \$110.80 | 1.00 | \$43,981.19 | \$956.11 | 1.20 | \$5,302.51 | \$115.27 | \$1,182.18 | \$1,375.00 | \$2,557.18 |
| Single Family 70' | 5B-1 | 44 | 44 | 1.00 | 44.00 | 4.12% | \$4,875.41 | \$110.80 | 1.00 | \$42,068.96 | \$956.11 | 1.40 | \$5,917.29 | \$134.48 | \$1,201.40 | \$1,604.17 | \$2,805.57 |
| Single Family 40' | 5B-2 | 49 | 49 | 1.00 | 49.00 | 4.59% | \$5,429.44 | \$110.80 | 1.00 | \$46,849.53 | \$956.11 | 0.80 | \$3,765.55 | \$76.85 | \$1,143.76 | \$916.67 | \$2,060.43 |
| Single Family 50' | 5B-2 | 66 | 66 | 1.00 | 66.00 | 6.19% | \$7,313.12 | \$110.80 | 1.00 | \$63,103.44 | \$956.11 | 1.00 | \$6,339.95 | \$96.06 | \$1,162.97 | \$1,145.83 | \$2,308.80 |
| Single Family 60' | 5B-2 | 64 | 64 | 1.00 | 64.00 | 6.00% | \$7,091.51 | \$110.80 | 1.00 | \$61,191.22 | \$956.11 | 1.20 | \$7,377.40 | \$115.27 | \$1,182.18 | \$1,375.00 | \$2,557.18 |
| TOTAL | | 1067 | 1067 | | 1067.00 | 100% | \$118,228.72 | | | \$1,020,172.34 | | | \$99,468.09 | | | | |
| Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%) | | | | | | | (\$7,093.72) | | | (\$61,210.34) | | | (\$5,968.09) | | | | |
| Net Revenue to be Collected | | | | | | | \$111,135.00 | | | \$958,962.00 | | | \$93,500.00 | | | | |

⁽¹⁾ Annual assessment that would appear on 2021 Hillsborough County property tax bill if budget adopted at this amount. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.