

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$800,000.00
COLLECTION COSTS & EPD @	2%	\$17,021.28
EARLY PAYMENT DISCOUNT @	4%	\$34,042.55
TOTAL O&M ASSESSMENT		<u>\$851,063.83</u>

LOT SIZE	PHASE	UNITS ASSESSED		\$127,322.34					\$640,230.85			\$83,510.64			PER LOT ANNUAL ASSESSMENT		
		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⁾
		ALLOCATION OF EQUALIZED ADMIN COSTS															
Platted Units																	
Single Family 40'	5A-1	37	37	1.00	37.00	3.47%	\$4,415.11	\$119.33	1.00	\$33,364.14	\$901.73	0.80	\$3,772.30	\$101.95	\$1,123.01	\$916.67	\$2,039.68
Single Family 50'	5A-1	60	60	1.00	60.00	5.62%	\$7,159.64	\$119.33	1.00	\$54,104.02	\$901.73	1.00	\$7,646.56	\$127.44	\$1,148.50	\$1,145.83	\$2,294.33
Single Family 60'	5A-1	93	93	1.00	93.00	8.72%	\$11,097.45	\$119.33	1.00	\$83,861.22	\$901.73	1.20	\$14,222.60	\$152.93	\$1,173.99	\$1,375.00	\$2,548.99
Single Family 70'	5A-1	12	12	1.00	12.00	1.12%	\$1,431.93	\$119.33	1.00	\$10,820.80	\$901.73	1.40	\$2,141.04	\$178.42	\$1,199.48	\$1,604.17	\$2,803.65
Townhome	4 South	112	112	1.00	112.00	10.50%	\$13,364.67	\$119.33	1.00	\$100,994.16	\$901.73	0.44	\$6,280.38	\$56.08	\$1,077.14	\$504.17	\$1,581.31
Villa	4 South	120	120	1.00	120.00	11.25%	\$14,319.29	\$119.33	1.00	\$108,208.03	\$901.73	0.78	\$11,928.63	\$99.41	\$1,120.47	\$916.67	\$2,037.14
Single Family 50'	4 South	76	76	1.00	76.00	7.12%	\$9,068.88	\$119.33	1.00	\$68,531.75	\$901.73	1.00	\$9,685.64	\$127.45	\$1,148.51	\$1,145.83	\$2,294.34
Single Family 40'	5A-2	32	32	1.00	32.00	3.00%	\$3,818.48	\$119.33	1.00	\$28,855.47	\$901.73	0.80	\$3,262.53	\$101.95	\$1,123.02	\$916.67	\$2,039.69
Single Family 50'	5A-2	72	72	1.00	72.00	6.75%	\$8,591.57	\$119.33	1.00	\$64,924.82	\$901.73	1.00	\$9,175.87	\$127.44	\$1,148.51	\$1,145.83	\$2,294.34
Single Family 60'	5A-2	68	68	1.00	68.00	6.37%	\$8,114.26	\$119.33	1.00	\$61,317.88	\$901.73	1.20	\$10,399.32	\$152.93	\$1,173.99	\$1,375.00	\$2,548.99
Single Family 70'	5A-2	28	28	1.00	28.00	2.62%	\$3,341.17	\$119.33	1.00	\$25,248.54	\$901.73	1.40	\$4,995.75	\$178.42	\$1,199.48	\$1,604.17	\$2,803.65
Unplatted Units																	
Single Family 40'	5B	82	82	1.00	82.00	7.69%	\$9,784.85	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$916.67	\$1,036.00
Single Family 50'	5B	121	121	1.00	121.00	11.34%	\$14,438.62	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,145.83	\$1,265.16
Single Family 60'	5B	110	110	1.00	110.00	10.31%	\$13,126.01	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,375.00	\$1,494.33
Single Family 70'	5B	44	44	1.00	44.00	4.12%	\$5,250.41	\$119.33	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$119.33	\$1,604.17	\$1,723.50
TOTAL		1067	1067		1067.00	100%	\$127,322.34			\$640,230.85			\$83,510.64				

Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)	(\$7,639.34)	(\$38,413.85)	(\$5,010.64)
Net Revenue to be Collected	<u>\$119,683.00</u>	<u>\$601,817.00</u>	<u>\$78,500.00</u>

⁽¹⁾ Annual assessment that would appear on 2019 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.