WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL EQUALIZED BUDGET		$2,074,742.78
COLLECTION COSTS @	2%	$44,143.46
EARLY PAYMENT DISCOUNT @	4%	$88,286.93
TOTAL EQUALIZED O&M ASSESSMENT		$2,207,173.17

TOTAL STRATIFIED O&M BUDGET		$94,520.00
COLLECTION COSTS @	2%	$2,011.06
EARLY PAYMENT DISCOUNT @	4%	$4,022.13
TOTAL STRATIFIED O&M ASSESSMENT		$100,553.19

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2018 DEBT SERVICE [1]
Single Family 40'	150	150
Single Family 50'	331	331
Single Family 60'	270	270
Single Family 70'	84	84
Townhome	112	112
Villa	120	120
TOTAL	**1067**	**1067**

ALLOCATION OF EQUALIZED EXPENSES

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL EQUALIZED O&M BUDGET	EQUALIZED PER LOT
Single Family 40'	1.00	150.00	14.06%	$310,286.76	$2,068.58
Single Family 50'	1.00	331.00	31.02%	$684,699.46	$2,068.58
Single Family 60'	1.00	270.00	25.30%	$558,516.17	$2,068.58
Single Family 70'	1.00	84.00	7.87%	$173,760.59	$2,068.58
Townhome	1.00	112.00	10.50%	$231,680.78	$2,068.58
Villa	1.00	120.00	11.25%	$248,229.41	$2,068.58
		1067.00	**100%**	**$2,207,173.17**	
Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)				($132,430.39)	
Net Revenue to be Collected				**$2,074,742.78**	

ALLOCATION OF STRATIFIED EXPENSES

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL STRATIFIED O&M BUDGET	STRATIFIED PER LOT
Single Family 40'	0.80	120.00	11.59%	$11,652.94	$77.69
Single Family 50'	1.00	331.00	31.97%	$32,142.68	$97.11
Single Family 60'	1.20	324.00	31.29%	$31,462.93	$116.53
Single Family 70'	1.40	117.60	11.36%	$11,419.88	$135.95
Townhome	0.44	49.28	4.76%	$4,785.47	$42.73
Villa	0.78	93.60	9.04%	$9,089.29	$75.74
		1035.48	**100%**	**$100,553.19**	
Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)				($6,033.19)	
Net Revenue to be Collected				**$94,520.00**	

PER LOT ANNUAL ASSESSMENT

LOT SIZE	SERIES 2018 O&M	SERIES 2018 DEBT SERVICE [2]	TOTAL [3]
Single Family 40'	**$2,146.27**	**$916.67**	**$3,062.94**
Single Family 50'	**$2,165.69**	**$1,145.83**	**$3,311.52**
Single Family 60'	**$2,185.11**	**$1,375.00**	**$3,560.11**
Single Family 70'	**$2,204.53**	**$1,604.17**	**$3,808.70**
Townhome	**$2,111.31**	**$504.17**	**$2,615.48**
Villa	**$2,144.32**	**$916.67**	**$3,060.99**

[1] **Reflects the number of total lots with Series 2018 debt outstanding.**

[2] **Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, County collection costs and early payment discounts.**

[3] **Annual assessment that will appear on the November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).**