

**WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE**

|                                 |           |                       |
|---------------------------------|-----------|-----------------------|
| <b>Total Budget</b>             |           | <b>\$1,707,317.00</b> |
| <b>Collection Costs</b>         | <b>2%</b> | <b>\$36,325.89</b>    |
| <b>Early Payment Discount</b>   | <b>4%</b> | <b>\$72,651.79</b>    |
| <b>Total O&amp;M Assessment</b> |           | <b>\$1,816,294.68</b> |

| Units Assessed  | Allocation of O&M Assessment |                          |             |                | PER LOT ANNUAL O&M ASSESSMENT |                |                                  |                                  | Total 2014 Debt Service | Total 2017 Debt Service |                      |                      |                       |
|---|------------------------------|--------------------------|-------------|----------------|-------------------------------|----------------|----------------------------------|----------------------------------|-------------------------|-------------------------|----------------------|----------------------|-----------------------|
|   | SERIES 2014 DEBT SERVICE     | SERIES 2017 DEBT SERVICE | TOTAL EAU's | % TOTAL EAU's  | AMOUNT PER PARCEL             | AMOUNT PER LOT | 2014 Debt Service <sup>(1)</sup> | 2017 Debt Service <sup>(1)</sup> |                         |                         | Total <sup>(2)</sup> |                      |                       |
| Single Family 30' Series  | 44                           | 44                       | 44          | 31.68          | 1.99%                         | \$36,130.19    | \$821.14                         | \$821.14                         | \$505.75                | \$1,326.89              | \$22,253.00          |                      |                       |
| Single Family 40' Series  | 67                           | 67                       | 67          | 60.30          | 3.79%                         | \$68,770.53    | \$1,026.42                       | \$1,026.42                       | \$632.19                | \$1,658.61              | \$42,356.73          |                      |                       |
| Single Family 50' Series  | 295                          | 295                      | 295         | 295.00         | 18.52%                        | \$336,439.57   | \$1,140.47                       | \$1,140.47                       | \$702.43                | \$1,842.90              | \$207,216.85         |                      |                       |
| Single Family 60' Series  | 173                          | 173                      | 173         | 207.60         | 13.04%                        | \$236,762.22   | \$1,368.57                       | \$1,368.57                       | \$842.91                | \$2,211.48              | \$145,823.43         |                      |                       |
| Single Family 70' Series  | 77                           | 76                       | 77          | 107.80         | 6.77%                         | \$122,943.00   | \$1,596.66                       | \$1,596.66                       | \$983.40                | \$2,580.06              | \$74,738.40          |                      |                       |
| Single Family 80' Series  | 25                           | 25                       | 25          | 40.00          | 2.51%                         | \$45,618.92    | \$1,824.76                       | \$1,824.76                       | \$1,123.89              | \$2,948.65              | \$28,097.25          |                      |                       |
| Montessori School   | 1                            |                          | 1           | 1.00           | 0.06%                         | \$1,140.47     | \$1,140.47                       | \$1,140.47                       | \$0.00                  | \$1,140.47              |                      |                      |                       |
| Daycare   | 1                            |                          | 1           | 1.00           | 0.06%                         | \$1,140.47     | \$1,140.47                       | \$1,140.47                       |                         | \$1,140.47              |                      |                      |                       |
| Townhouse   | 46                           | 46                       | 46          | 23.00          | 1.44%                         | \$26,230.88    | \$570.24                         | \$570.24                         | \$442.77                | \$1,013.01              | \$20,367.42          |                      |                       |
| Single Family 40' Series  | 234                          | 234                      | 234         | 210.60         | 13.22%                        | \$240,183.64   | \$1,026.43                       | \$1,026.43                       | \$794.45                | \$1,820.88              | \$185,901.30         |                      |                       |
| Single Family 50' Series  | 297                          | 297                      | 297         | 297.00         | 18.65%                        | \$338,720.52   | \$1,140.47                       | \$1,140.47                       | \$883.59                | \$2,024.06              | \$262,426.23         |                      |                       |
| Single Family 60' Series  | 176                          | 176                      | 176         | 211.20         | 13.26%                        | \$240,867.92   | \$1,368.57                       | \$1,368.57                       | \$1,058.94              | \$2,427.51              | \$186,373.44         |                      |                       |
| Single Family 70' Series  | 76                           | 76                       | 76          | 106.40         | 6.68%                         | \$121,346.34   | \$1,596.66                       | \$1,596.66                       | \$1,235.27              | \$2,831.93              | \$93,880.52          |                      |                       |
| <b>Total</b>  | <b>1,512</b>                 | <b>829</b>               | <b>680</b>  | <b>1512.00</b> | <b>1592.58</b>                | <b>100.00%</b> | <b>\$1,816,294.68</b>            |                                  |                         |                         |                      | <b>\$748,948.91</b>  | <b>\$520,485.66</b>   |
| LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%) |                              |                          |             |                |                               |                | <b>(\$108,977.68)</b>            |                                  |                         |                         |                      | <b>(\$44,337.78)</b> | <b>(\$520,485.66)</b> |
| <b>Net Revenue to be Collected</b>  |                              |                          |             |                |                               |                | <b>\$1,707,317.00</b>            |                                  |                         |                         |                      | <b>\$704,611.13</b>  | <b>\$489,672.91</b>   |

<sup>(1)</sup> Annual debt service assessment per lot adopted in connection with the Series 2014 and Series 2017 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

<sup>(2)</sup> Annual assessment that will appear on November 2020 Hillsborough 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.