

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

Total Budget		\$1,707,317.00
Collection Costs	2%	\$36,325.89
Early Payment Discount	4%	\$72,651.79
Total O&M Assessment		\$1,816,294.68

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 ⁽¹⁾	2017 Debt Service ⁽¹⁾			Total ⁽²⁾		
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		
Total	1,512	829	680	1512.00	1592.58	100.00%	\$1,816,294.68					\$748,948.91	\$520,485.66
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)							(\$108,977.68)					(\$44,337.78)	(\$520,485.66)
Net Revenue to be Collected							\$1,707,317.00					\$704,611.13	\$489,672.91

⁽¹⁾ 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.

⁽²⁾ 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.