

Waterset North Community Development District

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$1,907,317.00
Hillsborough County Collection Cost @	2%	\$40,581.21
Early Payment Discount @	4%	\$81,162.43
2022/2023 Total Budget		<u>\$2,029,060.64</u>

2021/2022 O&M Budget	\$1,707,317.00
2022/2023 O&M Budget	\$1,907,317.00

Total Difference	<u><u>\$200,000.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
2017 Debt Service - SF 60' Series	\$842.91	\$842.91	\$0.00	0.00%
Operations/Maintenance - SF 60' Series	\$1,368.57	\$1,528.89	\$160.32	11.71%
Total	\$2,211.48	\$2,371.80	\$160.32	7.25%
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2017 Debt Service - SF 70' Series	\$983.40	\$983.40	\$0.00	0.00%
Operations/Maintenance - SF 70' Series	\$1,596.66	\$1,783.70	\$187.04	11.71%
Total	\$2,580.06	\$2,767.10	\$187.04	7.25%
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2017 Debt Service - SF 80' Series	\$1,123.89	\$1,123.89	\$0.00	0.00%
Operations/Maintenance - SF 80' Series	\$1,824.76	\$2,038.52	\$213.76	11.71%
Total	\$2,948.65	\$3,162.41	\$213.76	7.25%

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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Montessori School	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Montessori School	\$1,140.48	\$1,274.07	\$133.59	11.71%
Total	\$1,140.48	\$1,274.07	\$133.59	11.71%
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Debt Service - Daycare	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Daycare	\$1,140.47	\$1,274.07	\$133.60	11.71%
Total	\$1,186.06	\$1,274.07	\$88.01	11.71%
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2014 Debt Service - Townhome	\$442.77	\$442.77	\$0.00	0.00%
Operations/Maintenance - Townhome	\$570.24	\$637.04	\$66.80	11.71%
Total	\$1,013.01	\$1,079.81	\$66.80	6.59%

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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
2014 Debt Service - SF 40' Series	\$794.45	\$794.45	\$0.00	0.00%
Operations/Maintenance - SF 40' Series	\$1,026.44	\$1,146.66	\$120.22	11.71%
Total	\$1,820.89	\$1,941.11	\$120.22	6.60%
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2014 Debt Service - SF 50' Series	\$883.59	\$883.59	\$0.00	0.00%
Operations/Maintenance - SF 50' Series	\$1,140.47	\$1,274.07	\$133.60	11.71%
Total	\$2,024.06	\$2,157.66	\$133.60	6.60%
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2014 Debt Service - SF 60' Series	\$1,058.94	\$1,058.94	\$0.00	0.00%
Operations/Maintenance - SF 60' Series	\$1,368.57	\$1,528.89	\$160.32	11.71%
Total	\$2,427.51	\$2,587.83	\$160.32	6.60%

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2022/2023 O&M Budget	\$1,907,317.00

Total Difference	<u><u>\$200,000.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
2014 Debt Service - SF 70' Series	\$1,235.27	\$1,235.27	\$0.00	0.00%
Operations/Maintenance - SF 70' Series	\$1,596.66	\$1,783.70	\$187.04	11.71%
Total	\$2,831.93	\$3,018.97	\$187.04	6.60%

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

Total O&M Budget		\$1,907,317.00
Collection Costs @	2%	\$40,581.21
Early Payment Discount @	4%	\$81,162.43
Total O&M Assessment		\$2,029,060.64

LOT SIZE	Units Assessed			Allocation of O&M Assessment						Total DS Assessments Per Parcel		PER LOT ANNUAL O&M ASSESSMENT				
	O&M	SERIES 2014 DEBT SERVICE	SERIES 2017 DEBT SERVICE	EAU FACTOR	EAU FACTOR	UNITS	TOTAL EAU's	% TOTAL EAU's	AMOUNT PER PARCEL	AMOUNT PER LOT	Total 2014 Debt Service	Total 2017 Debt Service	O&M	2014 DEBT SERVICE ⁽¹⁾	2017 DEBT SERVICE ⁽¹⁾	TOTAL ⁽²⁾
Single Family 30' Series	44	0	44	1.00	0.72	44	31.68	1.99%	\$40,362.58	\$917.33	\$0.00	\$22,253.00	\$917.33	\$0.00	\$505.75	\$1,423.08
Single Family 40' Series	67	0	67	1.00	0.90	67	60.30	3.79%	\$76,826.51	\$1,146.66	\$0.00	\$42,356.73	\$1,146.66	\$0.00	\$632.19	\$1,778.85
Single Family 50' Series	295	0	295	1.00	1.00	295	295.00	18.52%	\$375,851.06	\$1,274.07	\$0.00	\$207,216.85	\$1,274.07	\$0.00	\$702.43	\$1,976.50
Single Family 60' Series	173	0	173	1.00	1.20	173	207.60	13.04%	\$264,497.22	\$1,528.89	\$0.00	\$145,823.43	\$1,528.89	\$0.00	\$842.91	\$2,371.80
Single Family 70' Series	77	0	75	1.00	1.40	77	107.80	6.77%	\$137,344.90	\$1,783.70	\$0.00	\$73,755.00	\$1,783.70	\$0.00	\$983.40	\$2,767.10
Single Family 80' Series	25	0	25	1.00	1.60	25	40.00	2.51%	\$50,962.86	\$2,038.52	\$0.00	\$28,097.25	\$2,038.52	\$0.00	\$1,123.89	\$3,162.41
Montessori School	1	0	0	1.00	1.00	1	1.00	0.06%	\$1,274.07	\$1,274.07	\$0.00	\$0.00	\$1,274.07	\$0.00	\$0.00	\$1,274.07
Daycare	1	0	0	1.00	1.00	1	1.00	0.06%	\$1,274.07	\$1,274.07	\$0.00	\$0.00	\$1,274.07	\$0.00	\$0.00	\$1,274.07
Townhouse	46	46	0	1.00	0.50	46	23.00	1.44%	\$29,303.64	\$637.04	\$20,367.42	0	\$637.04	\$442.77	\$0.00	\$1,079.81
Single Family 40' Series	234	234	0	1.00	0.90	234	210.60	13.22%	\$268,319.44	\$1,146.66	\$185,901.30	0	\$1,146.66	\$794.45	\$0.00	\$1,941.11
Single Family 50' Series	297	297	0	1.00	1.00	297	297.00	18.65%	\$378,399.21	\$1,274.07	\$262,426.23	0	\$1,274.07	\$883.59	\$0.00	\$2,157.66
Single Family 60' Series	176	176	0	1.00	1.20	176	211.20	13.26%	\$269,083.88	\$1,528.89	\$186,373.44	0	\$1,528.89	\$1,058.94	\$0.00	\$2,587.83
Single Family 70' Series	76	75	0	1.00	1.40	76	106.40	6.68%	\$135,561.20	\$1,783.70	\$92,645.25	0	\$1,783.70	\$1,235.27	\$0.00	\$3,018.97
Total	1,512	828	679			1512.00	1592.58	100.00%	\$2,029,060.64		\$747,713.64	\$519,502.26				
											(\$44,264.65)	(\$519,502.26)				
											\$703,448.99	\$488,747.73				
									Net Revenue to be Collected	\$1,907,317.00						

⁽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 2022 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.