

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$1,146,596.52
Hillsborough County Collection Costs @	2%	\$24,395.67
Early Payment Discount @	4%	\$48,791.34
2022/2023 Total:		<u>\$1,219,783.53</u>

2021/2022 O&M Budget	\$1,163,597.00
2022/2023 O&M Budget	\$1,146,596.52
Total Difference:	<u><u>-\$17,000.48</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
2018 Debt Service - Townhomes	\$504.17	\$504.17	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$1,109.18	\$1,108.59	-\$0.59	-0.05%
Total	\$1,613.35	\$1,612.76	-\$0.59	-0.04%
2018 Debt Service - Villas	\$916.67	\$916.67	\$0.00	0.00%
Operations/Maintenance - Villas	\$1,141.84	\$1,130.77	-\$11.07	-0.97%
Total	\$2,058.51	\$2,047.44	-\$11.07	-0.54%
2018 Debt Service - SF 40' Series	\$916.67	\$916.67	\$0.00	0.00%
Operations/Maintenance - SF 40' Series	\$1,143.76	\$1,132.07	-\$11.69	-1.02%
Total	\$2,060.43	\$2,048.74	-\$11.69	-0.57%
2018 Debt Service - SF 50' Series	\$1,145.83	\$1,145.83	\$0.00	0.00%
Operations/Maintenance - SF 50' Series	\$1,162.97	\$1,145.12	-\$17.85	-1.53%
Total	\$2,308.80	\$2,290.95	-\$17.85	-0.77%
2018 Debt Service - SF 60' Series	\$1,375.00	\$1,375.00	\$0.00	0.00%
Operations/Maintenance - SF 60' Series	\$1,182.18	\$1,158.17	-\$24.01	-2.03%
Total	\$2,557.18	\$2,533.17	-\$24.01	-0.94%
2018 Debt Service - SF 70' Series	\$1,604.17	\$1,604.17	\$0.00	0.00%
Operations/Maintenance - SF 70' Series	\$1,201.39	\$1,171.21	-\$30.18	-2.51%
Total	\$2,805.56	\$2,775.38	-\$30.18	-1.08%

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TOTAL O&M BUDGET		\$1,146,596.52
COLLECTION COSTS @	2%	\$24,395.67
EARLY PAYMENT DISCOUNT @	4%	\$48,791.34
TOTAL O&M ASSESSMENT		<u>\$1,219,783.53</u>

				\$112,239.36					\$1,039,990.98				\$67,553.19					
				ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS & RESERVE				ALLOCATION OF STRATIFIED FIELD COSTS			PER LOT ANNUAL ASSESSMENT		
LOT SIZE	PHASE	UNITS ASSESSED		EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	SERIES 2018 DEBT SERVICE	TOTAL ⁽¹⁾
		O&M	SERIES 2018 DEBT SERVICE															
Platted Units																		
Single Family 40'	5A-1	37	37	1.00	37.00	3.47%	\$3,892.09	\$105.19	1.00	3.47%	\$36,063.42	\$974.69	0.80	\$1,931.06	\$52.19	\$1,132.07	\$916.67	\$2,048.74
Single Family 50'	5A-1	61	61	1.00	61.00	5.72%	\$6,416.68	\$105.19	1.00	5.72%	\$59,455.90	\$974.69	1.00	\$3,979.55	\$65.24	\$1,145.12	\$1,145.83	\$2,290.95
Single Family 60'	5A-1	92	92	1.00	92.00	8.62%	\$9,677.62	\$105.19	1.00	8.62%	\$89,671.20	\$974.69	1.20	\$7,202.33	\$78.29	\$1,158.17	\$1,375.00	\$2,533.17
Single Family 70'	5A-1	12	12	1.00	12.00	1.12%	\$1,262.30	\$105.19	1.00	1.12%	\$11,696.24	\$974.69	1.40	\$1,096.01	\$91.33	\$1,171.21	\$1,604.17	\$2,775.38
Townhome	4 South	112	112	1.00	112.00	10.50%	\$11,781.45	\$105.19	1.00	10.50%	\$109,164.94	\$974.69	0.44	\$3,214.95	\$28.71	\$1,108.59	\$504.17	\$1,612.76
Villa	4 South	120	120	1.00	120.00	11.25%	\$12,622.98	\$105.19	1.00	11.25%	\$116,962.43	\$974.69	0.78	\$6,106.33	\$50.89	\$1,130.77	\$916.67	\$2,047.44
Single Family 50'	4 South	76	76	1.00	76.00	7.12%	\$7,994.56	\$105.19	1.00	7.12%	\$74,076.21	\$974.69	1.00	\$4,958.13	\$65.24	\$1,145.12	\$1,145.83	\$2,290.95
Single Family 40'	5A-2	32	32	1.00	32.00	3.00%	\$3,366.13	\$105.19	1.00	3.00%	\$31,189.98	\$974.69	0.80	\$1,670.11	\$52.19	\$1,132.07	\$916.67	\$2,048.74
Single Family 50'	5A-2	72	72	1.00	72.00	6.75%	\$7,573.79	\$105.19	1.00	6.75%	\$70,177.46	\$974.69	1.00	\$4,697.17	\$65.24	\$1,145.12	\$1,145.83	\$2,290.95
Single Family 60'	5A-2	68	68	1.00	68.00	6.37%	\$7,153.02	\$105.19	1.00	6.37%	\$66,278.71	\$974.69	1.20	\$5,323.46	\$78.29	\$1,158.16	\$1,375.00	\$2,533.16
Single Family 70'	5A-2	28	28	1.00	28.00	2.62%	\$2,945.36	\$105.19	1.00	2.62%	\$27,291.23	\$974.69	1.40	\$2,557.35	\$91.33	\$1,171.21	\$1,604.17	\$2,775.38
Single Family 40'	5B-1	32	32	1.00	32.00	3.00%	\$3,366.13	\$105.19	1.00	3.00%	\$31,189.98	\$974.69	0.80	\$1,670.11	\$52.19	\$1,132.07	\$916.67	\$2,048.74
Single Family 50'	5B-1	56	56	1.00	56.00	5.25%	\$5,890.73	\$105.19	1.00	5.25%	\$54,582.47	\$974.69	1.00	\$3,653.36	\$65.24	\$1,145.12	\$1,145.83	\$2,290.95
Single Family 60'	5B-1	46	46	1.00	46.00	4.31%	\$4,838.81	\$105.19	1.00	4.31%	\$44,835.60	\$974.69	1.20	\$3,601.17	\$78.29	\$1,158.16	\$1,375.00	\$2,533.16
Single Family 70'	5B-1	44	44	1.00	44.00	4.12%	\$4,628.43	\$105.19	1.00	4.12%	\$42,886.23	\$974.69	1.40	\$4,018.69	\$91.33	\$1,171.21	\$1,604.17	\$2,775.38
Single Family 40'	5B-2	49	49	1.00	49.00	4.59%	\$5,154.38	\$105.19	1.00	4.59%	\$47,759.66	\$974.69	0.80	\$2,557.35	\$52.19	\$1,132.07	\$916.67	\$2,048.74
Single Family 50'	5B-2	66	66	1.00	66.00	6.19%	\$6,942.64	\$105.19	1.00	6.19%	\$64,329.34	\$974.69	1.00	\$4,305.74	\$65.24	\$1,145.12	\$1,145.83	\$2,290.95
Single Family 60'	5B-2	64	64	1.00	64.00	6.00%	\$6,732.26	\$105.19	1.00	6.00%	\$62,379.96	\$974.69	1.20	\$5,010.32	\$78.29	\$1,158.16	\$1,375.00	\$2,533.16
TOTAL		1067	1067		1067.00	100%	\$112,239.36			100%	\$1,039,990.98			\$67,553.19				

Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)

(\$6,734.36)

(\$62,399.46)

(\$4,053.19)

Net Revenue to be Collected

\$105,505.00

\$977,591.52

\$63,500.00

⁽¹⁾ Annual assessment that would appear on 2022 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.