

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$563,179.00
Manatee County Collection Cost @	3%	\$18,167.06
Early Payment Discount @	4%	\$24,222.75
2022/2023 Total		<u>\$605,568.82</u>

2021/2022 O&M Budget	\$477,895.00
2022/2023 O&M Budget	\$563,179.00

Total Difference	<u>\$85,284.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2019 Debt Service - Townhome 20'	\$244.44	\$244.44	\$0.00	0.00%
Operations/Maintenance - Townhome 20'	\$826.15	\$973.58	\$147.43	17.85%
Total	\$1,070.59	\$1,218.02	\$147.43	13.77%
Series 2019 Debt Service - Single Family 55'	\$672.20	\$672.20	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$826.15	\$973.58	\$147.43	17.85%
Total	\$1,498.35	\$1,645.78	\$147.43	9.84%
Series 2019 Debt Service - Single Family 65'	\$794.41	\$794.41	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$826.15	\$973.58	\$147.43	17.85%
Total	\$1,620.56	\$1,767.99	\$147.43	9.10%

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TOTAL O&M BUDGET		\$563,179.00
COLLECTION COSTS @	3%	\$18,167.06
EARLY PAYMENT DISCOUNT @	4%	\$24,222.75
TOTAL O&M ASSESSMENT		<u>\$605,568.82</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>TOTAL</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>DEBT SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>SERIES 2019 DEBT SERVICE ASSESSMENT</u>	<u>DEBT</u>		
								<u>O&M</u> ⁽³⁾	<u>SERVICE</u> ⁽⁴⁾	<u>TOTAL</u> ⁽⁵⁾
Platted Parcels										
Townhome 20'	118	115	1.00	118.00	18.97%	\$114,882.83	\$28,110.60	\$973.58	\$244.44	\$1,218.02
Single Family 55'	368	366	1.00	368.00	59.16%	\$358,278.66	\$246,025.20	\$973.58	\$672.20	\$1,645.78
Single Family 65'	136	136	1.00	136.00	21.86%	\$132,407.33	\$108,039.76	\$973.58	\$794.41	\$1,767.99
Total Platted	622	617		622.00	100.00%	\$605,568.82	\$382,175.56			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$42,389.82) (\$26,755.72)

Net Revenue to be Collected:

\$563,179.00 **\$355,419.84**

⁽¹⁾ Reflects 5 (five) Series 2019 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽³⁾ This assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, manatee county collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2022 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).