

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$636,160.00
Manatee County Collection Cost @	3%	\$20,521.29
Early Payment Discount @	4%	\$27,361.72
2023/2024 Total		\$684,043.01

2022/2023 O&M Budget	\$563,179.00
2023/2024 O&M Budget	\$636,160.00
Total Difference	\$72,981.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2019 Debt Service - Townhome 20'	\$244.44	\$244.44	\$0.00	0.00%
Operations/Maintenance - Townhome 20'	\$973.58	\$1,099.75	\$126.17	12.96%
Total	\$1,218.02	\$1,344.19	\$126.17	10.36%
Series 2019 Debt Service - Single Family 55'	\$672.20	\$672.20	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$973.58	\$1,099.75	\$126.17	12.96%
Total	\$1,645.78	\$1,771.95	\$126.17	7.67%
Series 2019 Debt Service - Single Family 65'	\$794.41	\$794.41	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$973.58	\$1,099.75	\$126.17	12.96%
Total	\$1,767.99	\$1,894.16	\$126.17	7.14%

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FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$636,160.00
COLLECTION COSTS @	3%	\$20,521.29
EARLY PAYMENT DISCOUNT @	4%	\$27,361.72
TOTAL O&M ASSESSMENT		<u>\$684,043.01</u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2019 DEBT SERVICE ^{(1) (2)}		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽³⁾	DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Townhome 20'	118	115	1.00	118.00	18.97%	\$129,770.22	\$1,099.75	\$244.44	\$1,344.19
Single Family 55'	368	366	1.00	368.00	59.16%	\$404,707.12	\$1,099.75	\$672.20	\$1,771.95
Single Family 65'	136	136	1.00	136.00	21.86%	\$149,565.67	\$1,099.75	\$794.41	\$1,894.16
Total	622	617		622.00	100.00%	\$684,043.01			

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

(\$47,883.01)

Net Revenue to be Collected:

\$636,160.00

(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 2023 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).