

**Copperstone Community Development District
General Fund
Fiscal Year 2013/2014**

Chart of Accounts Classification	Budget for 2013/2014
REVENUES	
Special Assessments	
Tax Roll*	\$ 298,795
TOTAL REVENUES	\$ 298,795
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 298,795
EXPENDITURES - ADMINISTRATIVE	
Financial & Administrative	
Administrative Services	\$ 5,880
District Management	\$ 21,840
District Engineer	\$ 3,000
Disclosure Report	\$ 1,500
Trustees Fees	\$ 3,500
Financial Consulting Services	\$ 7,520
Accounting Services	\$ 11,550
Auditing Services	\$ 3,200
Arbitrage Rebate Calculation	\$ 650
Public Officials Liability Insurance	\$ 3,400
Legal Advertising	\$ 1,000
Dues, Licenses & Fees	\$ 175
Legal Counsel	
District Counsel	\$ 5,000
Administrative Subtotal	\$ 68,215
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 22,000
Street Lights	\$ 7,300
Stormwater Control	
Aquatic Maintenance	\$ 21,900
Fountain Service Repairs & Maintenance	\$ 2,500
Lake/Pond Bank Maintenance	\$ 2,500
Other Physical Environment	
General Liability Insurance	\$ 4,100
Property Insurance	\$ 300
Landscape Maintenance	\$ 129,565
Irrigation Repairs	\$ 10,000
Landscape Replacement Plants, Shrubs, Trees	\$ 2,500
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 2,500
Bridge Repair & Maintenance	\$ 2,500
Contingency	
Miscellaneous Contingency	\$ 5,000
Capital Reserves	\$ 17,915
Field Operations Subtotal	\$ 230,580
TOTAL EXPENDITURES	\$ 298,795
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Budget Template
Copperstone Community Development District
Debt Service
Fiscal Year 2013/2014**

Chart of Accounts Classification	Series 2007	Budget for 2013/2014
REVENUES		
Special Assessments		
Net Special Assessments	\$438,520.28	\$438,520.28
TOTAL REVENUES	\$438,520.28	\$438,520.28
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$438,520.28	\$438,520.28
Administrative Subtotal	\$438,520.28	\$438,520.28
TOTAL EXPENDITURES	\$438,520.28	\$438,520.28
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection and Discount % applicable to the county: 7.0%

Gross assessments \$471,527.18

Notes:

1. Tax Roll Collection Costs for Manatee County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Copperstone Community Development District

FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2013/2014 O&M Budget	\$298,795.00
Manatee County 7% Collection Cost:	<u>\$22,489.95</u>
2013/2014 Total:	<u>\$321,284.95</u>

2012/2013 O&M Budget	\$191,330.00
2013/2014 O&M Budget	\$298,795.00
Total Difference:	<u><u>\$107,465.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2012/2013</u>	<u>2013/2014</u>	<u>\$</u>	<u>%</u>
Debt Service - Townhome 20'	\$299.93	\$299.93	\$0.00	0.00%
Operations/Maintenance - Townhome 20'	\$130.86	\$204.36	\$73.50	56.17%
Total	<u>\$430.79</u>	<u>\$504.29</u>	<u>\$73.50</u>	<u>17.06%</u>
Debt Service - Single Family 55'	\$824.88	\$824.88	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$359.90	\$562.05	\$202.15	56.17%
Total	<u>\$1,184.78</u>	<u>\$1,386.93</u>	<u>\$202.15</u>	<u>17.06%</u>
Debt Service - Single Family 65'	\$974.85	\$974.85	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$425.33	\$664.23	\$238.90	56.17%
Total	<u>\$1,400.18</u>	<u>\$1,639.08</u>	<u>\$238.90</u>	<u>17.06%</u>

COPPERSTONE

FISCAL YEAR 2013/2014 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$298,795.00
COLLECTION COSTS @ 7.0%	<u>\$22,489.95</u>
TOTAL O&M ASSESSMENT	<u><u>\$321,284.95</u></u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT
	O&M	DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	
Platted Parcels							
Townhome 20'	118	118	0.36	42.90	7.51%	\$24,114.68	\$35,391.74
Single Family 55'	245	245	1.00	245.00	42.86%	\$137,702.48	\$202,095.60
Single Family 65'	136	136	1.18	160.72	28.12%	\$90,335.52	\$132,579.60
Total Platted	<u>499</u>	<u>499</u>		<u>448.63</u>	<u>78.48%</u>	<u>\$252,152.68</u>	<u>\$370,066.94</u>
Unplatted Lands							
Unplat Single Family 55'	123	123	1.00	123.00	21.52%	\$69,132.26	\$101,460.24
Total Unplatted	<u>123</u>	<u>123</u>		<u>123.00</u>	<u>21.52%</u>	<u>\$69,132.26</u>	<u>\$101,460.24</u>
Total Community	<u>622</u>	<u>622</u>		<u>571.63</u>	<u>100.00%</u>	<u>\$321,284.95</u>	<u>\$471,527.18</u>
LESS: Manatee County Collection Costs and Early Payment Discount Costs						<u>(\$22,489.95)</u>	<u>(\$33,006.90)</u>
Net Revenue to be Collected						<u>\$298,795.00</u>	<u>\$438,520.28</u>

PER LOT ANNUAL ASSESSMENT		
O&M	DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$204.36	\$299.93	\$504.29
\$562.05	\$824.88	\$1,386.93
\$664.23	\$974.85	\$1,639.08
\$562.05	\$824.88	\$1,386.93

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT	TOTAL
\$885.48	\$1,299.56	\$2,185.04

⁽¹⁾ Reflects the number of total lots with Series 2007A debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2013 Manatee 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.