



Rizzetta & Company

# Copperstone Community Development District

[copperstonecdd.org](http://copperstonecdd.org)

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**Adopted Budget for Fiscal Year 2017/2018**

**Presented by: Rizzetta & Company, Inc.**

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**Adopted Budget  
Copperstone Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll	\$ 327,427
<b>TOTAL REVENUES</b>	<b>\$ 327,427</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 327,427</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 22,100
District Engineer	\$ 7,500
Disclosure Report	\$ 1,500
Trustees Fees	\$ 3,770
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 3,600
Accounting Services	\$ 14,000
Auditing Services	\$ 3,300
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 2,600
Legal Advertising	\$ 500
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and	\$ 1,200
Legal Counsel	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 92,245</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 13,000
Street Lights	\$ 3,500
Stormwater Control	
Aquatic Maintenance	\$ 22,300
Fountain Service Repairs & Maintenance	\$ 4,000
Lake/Pond Bank Maintenance	\$ 7,500
Pond Aeration	\$ 20,000
Pond Aeration Repairs and Maintenance	\$ 1,500
Aquatic Plant Replacement	\$ 2,500
Midge Fly Treatments	\$ 15,000
Other Physical Environment	
General Liability Insurance	\$ 3,100
Property Insurance	\$ 4,655
Landscape Maintenance	\$ 120,636
Irrigation Repairs	\$ 2,500
Landscape - Mulch	\$ 7,560
Landscape Replacement Plants, Shrubs, Trees	\$ 2,500
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 2,500
Contingency	
Miscellaneous Contingency	\$ 2,431
<b>Field Operations Subtotal</b>	<b>\$ 235,182</b>
<b>Contingency for County TRIM Notice</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 327,427</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Adopted Budget  
Copperstone Community Development District  
Reserve Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll	\$ 40,468
<b>TOTAL REVENUES</b>	<b>\$ 40,468</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 40,468</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 40,468
<b>TOTAL EXPENDITURES</b>	<b>\$ 40,468</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Copperstone Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

<b>Chart of Accounts Classification</b>	<b>Series 2007</b>	<b>Budget for 2017/2018</b>
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$437,195.27	\$437,195.27
<b>TOTAL REVENUES</b>	<b>\$437,195.27</b>	<b>\$437,195.27</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$437,195.27	\$437,195.27
<b>Administrative Subtotal</b>	<b>\$437,195.27</b>	<b>\$437,195.27</b>
<b>TOTAL EXPENDITURES</b>	<b>\$437,195.27</b>	<b>\$437,195.27</b>
<b>EXCESS OF REVENUES OVER EXPENDITURE</b>	<b>\$0.00</b>	<b>\$0.00</b>

Manatee County Collection Costs and Early Payment Discount 7.0%

**Gross assessments \$470,102.44**

**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 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$367,895.00
Manatee County 7% Collection Cost:	<u>\$27,691.02</u>
2017/2018 Total:	<u><b>\$395,586.02</b></u>

2016/2017 O&M Budget	\$367,895.00
2017/2018 O&M Budget	\$367,895.00
Total Difference:	<u><u><b>\$0.00</b></u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Series 2007 Debt Service - Townhome 20'	\$299.93	\$299.93	\$0.00	0.00%
Operations/Maintenance - Townhome 20'	\$251.62	\$251.62	\$0.00	0.00%
<b>Total</b>	<b>\$551.55</b>	<b>\$551.55</b>	<b>\$0.00</b>	<b>0.00%</b>
Series 2007 Debt Service - Single Family 55'	\$824.88	\$824.88	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$692.03	\$692.03	\$0.00	0.00%
<b>Total</b>	<b>\$1,516.91</b>	<b>\$1,516.91</b>	<b>\$0.00</b>	<b>0.00%</b>
Series 2007 Debt Service - Single Family 65'	\$974.85	\$974.85	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$817.84	\$817.84	\$0.00	0.00%
<b>Total</b>	<b>\$1,792.69</b>	<b>\$1,792.69</b>	<b>\$0.00</b>	<b>0.00%</b>

**COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$367,895.00
COLLECTION COSTS @ 7.0%	<u>\$27,691.02</u>
TOTAL O&M ASSESSMENT	<u><u>\$395,586.02</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>TOTAL SERIES 2007 DEBT SERVICE ASSESSMENT</u>	<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>SERIES 2007 DEBT SERVICE</u> <sup>(1)(2)</sup>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>		<u>O&amp;M</u>	<u>DEBT SERVICE</u> <sup>(3)</sup>	<u>TOTAL</u> <sup>(4)</sup>
<u>Platted Parcels</u>										
Townhome 20'	118	116	0.36	42.90	7.51%	\$29,691.50	\$34,791.88	\$251.62	\$299.93	\$551.55
Single Family 55'	368	367	1.00	368.00	64.38%	\$254,667.81	\$302,730.96	\$692.03	\$824.88	\$1,516.91
Single Family 65'	136	136	1.18	160.72	28.12%	\$111,226.72	\$132,579.60	\$817.84	\$974.85	\$1,792.69
<b>Total Platted</b>	<u>622</u>	<u>619</u>		<u>571.63</u>	<u>100.00%</u>	<u>\$395,586.02</u>	<u>\$470,102.44</u>			
LESS: Manatee County Collection Costs and Early Payment Discount:						<u>(\$27,691.02)</u>	<u>(\$32,907.17)</u>			
<b>Net Revenue to be Collected</b>						<u><u>\$367,895.00</u></u>	<u><u>\$437,195.27</u></u>			

<sup>(1)</sup> Reflects 3 (three) Series 2007 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2007 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2007 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment

<sup>(4)</sup> Annual assessment that will appear on November 2017 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.