

# COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

August 1, 2016

Clerk of the Board of County Commissioners  
Manatee County  
P.O. Box 1000  
Bradenton, FL 34206-1000

**ACCEPTED** in Open Session  
[January 24, 2017](#)  
Manatee County Board of County  
Commissioners

Re: Copperstone Community Development District  
Final Adopted Fiscal Year 2016/2017 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2016/2017 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Copperstone Community Development District (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made for purposes of disclosure information.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

*Joseph Roethke*

Joseph Roethke  
District Manager

Cc: Bob Sipple, Chairman  
John Vericker, District Counsel

Enclosure

**Adopted Final Budget  
Copperstone Community Development District  
General Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll	\$ 322,403
<b>TOTAL REVENUES</b>	<b>\$ 322,403</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 322,403</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 9,600
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 22,100
District Engineer	\$ 5,000
Disclosure Report	\$ 1,500
Trustees Fees	\$ 3,770
Assessment Roll	\$ 5,000
Financial Consulting Services	\$ 3,600
Accounting Services	\$ 13,000
Auditing Services	\$ 3,200
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 1,880
Legal Advertising	\$ 500
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ -
Website Hosting, Maintenance, Backup (and Email)	\$ 1,200
Legal Counsel	
District Counsel	\$ 8,000
<b>Administrative Subtotal</b>	<b>\$ 83,525</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 12,000
Street Lights	\$ 5,000
Stormwater Control	
Aquatic Maintenance	\$ 22,300
Fountain Service Repairs & Maintenance	\$ 2,500
Lake/Pond Bank Maintenance	\$ 15,000
Aquatic Plant Replacement	\$ 2,500
Pond Aeration	\$ 15,000
Pond Aeration Electrical	\$ -
Pond Aeration Repairs & Maintenance	\$ 1,500
Other Physical Environment	
General Liability Insurance	\$ 288
Property Insurance	\$ 4,465
Landscape Maintenance	\$ 133,836
Irrigation Repairs	\$ 5,000
Landscape - Mulch	\$ 6,720
Landscape - Annuals	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 2,500
Fire Ant Treatment	\$ 1,521
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 7,500
Bridge Repair & Maintenance	\$ -
Contingency	
Miscellaneous Contingency	\$ 1,248
<b>Field Operations Subtotal</b>	<b>\$ 238,878</b>
<b>Contingency for County TRIM Notice</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 322,403</b>

**Adopted Final Budget  
Copperstone Community Development District  
General Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Adopted Final Budget  
Copperstone Community Development District  
Reserve Fund  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2016/2017
<b>REVENUES</b>	
Special Assessments	
Tax Roll	\$ 45,492
<b>TOTAL REVENUES</b>	<b>\$ 45,492</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 45,492</b>
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ - 45,492
<b>TOTAL EXPENDITURES</b>	<b>\$ 45,492</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template  
Copperstone Community Development District  
Debt Service  
Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2007	Budget for 2016/2017
<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 EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection Costs and Discount % applicable to the County: 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 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$367,895.00
Manatee County 7% Collection Cost:	\$27,691.02
2016/2017 Total:	<u>\$395,586.02</u>

2015/2016 O&M Budget	\$367,895.00
2016/2017 O&M Budget	\$367,895.00
Total Difference:	<u>\$0.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
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>
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>
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 2016/2017 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>\$395,586.02</u>

LOT SIZE <u>Platted Parcels</u>	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2007A DEBT SERVICE <sup>(1) (2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
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						(\$27,691.02)	(\$32,907.17)			
Net Revenue to be Collected						<u>\$367,895.00</u>	<u>\$437,195.27</u>			

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

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

<sup>(3)</sup> 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

<sup>(4)</sup> Annual assessment that will appear on November 2016 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.