

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Budget		\$1,137,265.00
Collection Cost @	3%	\$36,685.97
Early Payment Discount @	4%	\$48,914.62
2023/2024 Total		\$1,222,865.59

2022/2023 O&M Budget		\$1,393,266.68
2023/2024 O&M Budget		\$1,137,265.00
Total Difference		<u>-256,001.68</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease		
	2022/2023	2023/2024	\$	%	
Series 2012 Debt Service - Classic	\$482.38	\$482.38	\$0.00	0.00%	(2)
Series 2016 Debt Service - Classic	\$340.49	\$340.49	\$0.00	0.00%	(2)
Series 2023 Debt Service - Classic	\$0.00	\$464.13	\$464.13	N/A	(1)
Operations/Maintenance - Classic	\$2,547.85	\$2,079.70	-\$468.15	-18.37%	
Total	\$3,370.72	\$3,366.70	-\$4.02	-0.12%	
Series 2012 Debt Service - Estates	\$964.76	\$964.76	\$0.00	0.00%	(2)
Series 2016 Debt Service - Estates	\$340.49	\$340.49	\$0.00	0.00%	(2)
Series 2023 Debt Service - Estates	\$0.00	\$464.13	\$464.13	N/A	(1)
Operations/Maintenance - Estates	\$2,547.85	\$2,079.70	-\$468.15	-18.37%	
Total	\$3,853.10	\$3,849.08	-\$4.02	-0.10%	
Series 2012 Debt Service - Marina	\$964.76	\$964.76	\$0.00	0.00%	(2)
Series 2016 Debt Service - Marina	\$340.49	\$340.49	\$0.00	0.00%	(2)
Series 2023 Debt Service - Marina	\$0.00	\$464.13	\$464.13	N/A	(1)
Operations/Maintenance - Marina	\$2,547.85	\$2,079.70	-\$468.15	-18.37%	
Total	\$3,853.10	\$3,849.08	-\$4.02	-0.10%	
Series 2012 Debt Service - Multi-Family	\$281.39	\$281.39	\$0.00	0.00%	(2)
Series 2016 Debt Service - Multi-Family	\$340.49	\$340.49	\$0.00	0.00%	(2)
Series 2023 Debt Service - Multi-Family	\$0.00	\$464.13	\$464.13	N/A	(1)
Operations/Maintenance - Multi-Family	\$2,547.85	\$2,079.70	-\$468.15	-18.37%	
Total	\$3,169.73	\$3,165.71	-\$4.02	-0.13%	
Series 2012 Debt Service - River Club	\$3,369.81	\$3,369.81	\$0.00	0.00%	(2)
Series 2016 Debt Service - River Club	\$340.49	\$340.49	\$0.00	0.00%	(2)
Series 2023 Debt Service - River Club	\$0.00	\$464.13	\$464.13	N/A	(1)
Operations/Maintenance - River Club	\$0.00	\$0.00	\$0.00	0.00%	
Total	\$3,710.30	\$4,174.43	\$464.13	12.51%	
Series 2012 Debt Service - Villa	\$281.39	\$281.39	\$0.00	0.00%	(2)
Series 2016 Debt Service - Villa	\$340.49	\$340.49	\$0.00	0.00%	(2)
Series 2023 Debt Service - Villa	\$0.00	\$464.13	\$464.13	N/A	(1)
Operations/Maintenance - Villa	\$2,547.85	\$2,079.70	-\$468.15	-18.37%	
Total	\$3,169.73	\$3,165.71	-\$4.02	-0.13%	

(1) The Series 2023 Bond is expected to be issued June 21, 2023. The Series 2023 assessments are preliminary and subject to change.

(2) Extraordinary redemptions for both the Series 2012 and Series 2016 issuances occurred on May 1, 2023, thereby reducing the annual debt service assessments.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$1,137,265.00
COLLECTION COSTS @	3.0%	\$36,685.97
EARLY PAYMENT DISCOUNT @	4.0%	\$48,914.62
TOTAL O&M ASSESSMENT		<u>\$1,222,865.59</u>

LOT SIZE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2012 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽²⁾	SERIES 2023 DEBT SERVICE ⁽³⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
Classic	53	31	52	53	1.00	53.00	9.01%	\$110,224.28
Estates	216	175	213	216	1.00	216.00	36.73%	\$449,215.93
Marina	19	16	18	19	1.00	19.00	3.23%	\$39,514.36
Multi-Family	144	139	144	144	1.00	144.00	24.49%	\$299,477.29
River Club	0	3	3	3	1.00	0.00	0.00%	\$0.00
Villa	156	119	155	156	1.00	156.00	26.53%	\$324,433.73
	<u>588</u>	<u>483</u>	<u>585</u>	<u>591</u>		<u>588.00</u>	<u>100.00%</u>	<u>\$1,222,865.59</u>

PER LOT ANNUAL ASSESSMENT				
O&M ⁽⁴⁾	SERIES 2012 DEBT SERVICE ⁽⁵⁾	SERIES 2016 DEBT SERVICE ⁽⁶⁾	SERIES 2023 DEBT SERVICE ⁽⁷⁾	TOTAL ⁽⁸⁾
\$2,079.70	\$482.38	\$340.49	\$464.13	\$3,366.70
\$2,079.70	\$964.76	\$340.49	\$464.13	\$3,849.08
\$2,079.70	\$964.76	\$340.49	\$464.13	\$3,849.08
\$2,079.70	\$281.39	\$340.49	\$464.13	\$3,165.71
\$0.00	\$3,369.81	\$340.49	\$464.13	\$4,174.43
\$2,079.70	\$281.39	\$340.49	\$464.13	\$3,165.71

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

(\$85,600.59)

Net Revenue to be Collected

\$1,137,265.00

(1) Reflects the number of total lots with Series 2012 debt outstanding.

(2) Reflects the number of total lots with Series 2016 debt outstanding.

(3) The Series 2023 bond is expected to be issued on June 21, 2023.

(4) Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

(5) Annual debt service assessment per lot adopted in connection with the Series 2012 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(6) Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(7) Preliminary debt service assessment per lot in connection with the expected Series 2023 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(8) 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).