Harbourage at Braden River Community Development District

FISCAL YEAR 2022-2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022-2023 O&M Budget		$447,375.00
Collection Cost @	3%	$14,431.45
Early Payment Discount @	4%	$19,241.94
2022-2023 Total:		**$481,048.39**

2021-2022 O&M Budget	$447,375.00
2022-2023 O&M Budget	$447,375.00
Total Difference:	**$0.00**

	PER UNIT ANNUAL ASSESSMENT		**Proposed Increase / Decrease**	
	2021-2022	**2022-2023**	$	%
Debt Service - Townhome	$871.18	$871.18	$0.00	0.00%
Operations/Maintenance - Townhome	$2,064.59	$2,064.59	$0.00	0.00%
Total	**$2,935.77**	**$2,935.77**	**$0.00**	**0.00%**
Debt Service - Condo	$967.97	$967.97	$0.00	0.00%
Operations/Maintenance - Condo	$2,064.59	$2,064.59	$0.00	0.00%
Total	**$3,032.56**	**$3,032.56**	**$0.00**	**0.00%**
Debt Service - SF Detached	$1,064.77	$1,064.77	$0.00	0.00%
Operations/Maintenance - SF Detached	$2,064.59	$2,064.59	$0.00	0.00%
Total	**$3,129.36**	**$3,129.36**	**$0.00**	**0.00%**

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022-2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$447,375.00**
COLLECTION COSTS @	**3.0%**	**$14,431.45**
EARLY PAYMENT DISCOUNT @	**4.0%**	**$19,241.94**
TOTAL O&M ASSESSMENT		**$481,048.39**

	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2014 DEBT SERVICE [1]	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	DEBT SERVICE [2]	TOTAL [3]
Townhomes	87	77	1.00	87.00	37.34%	$179,618.93	**$2,064.59**	**$871.18**	**$2,935.77**
Condo	96	83	1.00	96.00	41.20%	$198,200.19	**$2,064.59**	**$967.97**	**$3,032.56**
SF Detached	50	44	1.00	50.00	21.46%	$103,229.27	**$2,064.59**	**$1,064.77**	**$3,129.36**
	233	204		233.00	100.00%	**$481,048.39**			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%)	**($33,673.39)**
Net Revenue to be Collected	**$447,375.00**

[1] Reflects the number of total lots with Series 2014 debt outstanding. The Series 2003A bonds were refunded and defeased with the new Series 2014 bonds.

[2] Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

[3] Annual assessment that will appear on November 2022 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).