

COPE'S LANDING

COMMUNITY DEVELOPMENT

DISTRICT

January 25, 2024

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Cope's Landing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 18, 2024

Board of Supervisors
Cope's Landing Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
--

Dear Board Members:

The Board of Supervisors of the Cope's Landing Community Development District will hold a Regular Meeting on January 25, 2024 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Requisition Number 03 H. Smith [\$790,390.70]
4. Consideration of Resolution 2024-01, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
5. Consideration of GreenPoint Landscaping Maintenance Contract Proposal
6. Acceptance of Unaudited Financial Statements as of December 31, 2023
7. Approval of December 6, 2023 Regular Meeting and Audit Committee Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Update: Required Ethics Training
 - B. District Engineer: *Dunn & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 6, 2024 at 1:30 PM

○ QUORUM CHECK

SEAT 1	ROBERT "BOB" PORTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ANTHONY SHARP	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MARK DEARING	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOHN GISLASON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JAMES TEAGLE	☐ IN PERSON	☐ PHONE	☐ NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

3

**COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT
(CITY OF JACKSONVILLE, FLORIDA)
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023
(2023 PROJECT AREA)**

The undersigned, an Authorized Officer of Cope's Landing Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of September 1, 2023, as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of September 1, 2023 (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture.

(A) Requisition Number: **03**

(B) Name of Payee: **H. Smith**

(C) Amount Payable: **\$790,390.70**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable):

(E) Fund, Account or subaccount from which disbursement is to be made:

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2023 Project and each represents a Cost of the Series 2023 Project, and has not previously been paid out of such Account or subaccount;

OR

☐ this requisition is for Costs of Issuance payable from the Series 2023 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set

forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the contractor of the improvements acquired or services rendered (or other equivalent supporting documents) with respect to which disbursement is hereby requested are on file with the District.

**COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2023 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Stephanie Schackmann

From: Vince Dunn <vdunn@dunneng.com>
Sent: Wednesday, January 3, 2024 2:55 PM
To: Ernesto Torres
Cc: Nicole Parisi; payapp; Buchanan, Katie S.; John Gislason; Stephanie Schackmann; David Taylor; Glen Wieger
Subject: RE: Copes Landing
Attachments: Copes 2 Pay App #06 12-25-23_DAI_A.pdf

Thank you, Ernesto.

FYI, attached is the most recent approved pay application for the Phase 2 improvements that H. Smith has underway. The completed drainage and utilities alone are over \$1.68mm to date.

Once the exact requisition amount is known, let us know and we can assist or sign off on the requisition.

DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIAL	TOTAL COMPLETED AND STORED TO DATE
		PREVIOUS APPLICATIONS	THIS PERIOD		
CLEARING	65,347.80	65,347.80	-		65,347.80
CLEARING - GREAT EAGLE	2,689.88	2,689.88	-		2,689.88
EARTHWORK	847,391.01	750,152.81	0.00		750,152.82
EARTHWORK - GREAT EAGLE	36,976.61	32,605.36	-		32,605.36
ROADWAY	571,098.16	-	48,350.78		48,350.78
ROADWAY - GREAT EAGLE	205,822.46	-	11,910.92		11,910.92
GRASSING	166,279.52	-	-		-
GRASSING - GREAT EAGLE	27,303.50	-	-		-
STORM	672,848.67	598,378.38	35,782.85	-	634,161.23
SEWER - GREAT EAGLE	225,493.76	225,299.36	-	-	225,299.36
SEWER	467,195.24	421,389.50	4,837.88	-	426,227.38
SEWER - GREAT EAGLE	60,416.90	53,892.32	582.75	-	54,475.07
WATER	477,886.72	381,814.95	13,090.32	-	394,905.27

Vincent J. Dunn P. E.
Dunn & Associates, Inc.
8647 Baypine Road Suite 200
Jacksonville, FL 32256
Ph. (904) 363-8916
Cell (904) 635-5689
vdunn@dunneng.com
www.dunneng.com

From: Ernesto Torres <torrese@whhassociates.com>
Sent: Wednesday, January 3, 2024 2:15 PM
To: Vince Dunn <vdunn@dunneng.com>
Cc: Nicole Parisi <parisin@whhassociates.com>; payapp <payapp@whhassociates.com>; Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>; John Gislason <JRGislason@drhorton.com>; Stephanie Schackmann <schackmanns@whhassociates.com>
Subject: Re: Copes Landing

Vince - looping you in as you will need to sign off on the requisition.

Regards,

Ernesto Torres

From: John Robert Gislason <JRGislason@drhorton.com>

Sent: Wednesday, January 3, 2024 2:02 PM

To: Stephanie Schackmann <schackmanns@whhassociates.com>; Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>

Cc: Ernesto Torres <torrese@whhassociates.com>; Nicole Parisi <parisin@whhassociates.com>; payapp <payapp@whhassociates.com>

Subject: RE: Copes Landing

Just the general construction fund, it will be \$790,000+ to be deposited. H Smith intend to submit a requisition request for the work already completed that they are owed.

Thanks,

John Gislason
904-451-7108

From: Stephanie Schackmann <schackmanns@whhassociates.com>

Sent: Wednesday, January 3, 2024 1:55 PM

To: John Robert Gislason <JRGislason@drhorton.com>; Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>

Cc: Ernesto Torres <torrese@whhassociates.com>; Nicole Parisi <parisin@whhassociates.com>; payapp <payapp@whhassociates.com>

Subject: RE: Copes Landing

[External]

Then we can run it through the construction account and process via requisition. The funds should be sent directly to the trustee requesting funds be deposited into the Series 2023 Construction account 243720006. What is the amount and how should we reflect the cash receipt on our books (a particular revenue account name we should use?)? Below is the address we overnight checks to the trustee at.

2. To		Help	Hide
* Country/Territory	United States		
Company	Lockbox Services-12-2657		
* Contact name	U.S Bank, N.A.-CDD		
* Address 1	EP-MN-01LB		
Address 2	1200 Energy Park Drive		
* ZIP	55108		
* City	ST. PAUL		
* State	Minnesota		

Best regards,

Stephanie Spidell Schackmann

STEPHANIE SCHACKMANN

Staff Accountant

Wrathell, Hunt and Associates, LLC

Phone: 561-571-0010, ext. 303

Fax: 561-571-0013

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036

Boca Raton, FL 33481

Physical Address (for all payments sent via express services: FedEx, UPS, etc):

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: John Robert Gislason <JRGislason@drhorton.com>

Sent: Wednesday, January 3, 2024 10:31 AM

To: Stephanie Schackmann <schackmanns@whhassociates.com>; Buchanan, Katie S.

<Katie.Buchanan@KutakRock.com>; Ernesto Torres <torrese@whhassociates.com>

Subject: RE: Copes Landing

Yes.

Thanks,

John Gislason

904-451-7108

From: Stephanie Schackmann <schackmanns@whhassociates.com>

Sent: Wednesday, January 3, 2024 10:27 AM

To: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>; Ernesto Torres <torrese@whhassociates.com>

Cc: John Robert Gislason <JRGislason@drhorton.com>

Subject: RE: Copes Landing

[External]

Good morning Katie,

Thanks for checking. Are the items that H. Smith will be spending the money on related to anything covered in the engineer's report for the 2023 issuance?

Best regards,

Stephanie Spidell Schackmann

STEPHANIE SCHACKMANN

Staff Accountant

Wrathell, Hunt and Associates, LLC

Phone: 561-571-0010, ext. 303

Fax: 561-571-0013

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036

Boca Raton, FL 33481

Physical Address (for all payments sent via express services: FedEx, UPS, etc):

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>

Sent: Wednesday, January 3, 2024 9:52 AM

To: Ernesto Torres <torrese@whhassociates.com>; Stephanie Schackmann <schackmanns@whhassociates.com>

Cc: John Gislason <JRGislason@drhorton.com>

Subject: Copes Landing

Good morning,

Horton needs to deposit funds in a construction account for use by H. Smith. This is a contractual obligation between the two parties. Would you prefer to use the 2023 construction account or something different? Also, will it work if Horton sends a check (as compared to a wire)?

Thanks, Katie.

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.

Thank you.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):

H. Smith Inc

3741 San Jose Place, Suite 7
Jacksonville, FL 32257

PROJECT:

Cope's Landing Ph 2

Duval County, FL

APPLICATION NO:

Six (6)

PERIOD FROM:

11/26/23

PERIOD TO:

12/25/23

FROM (CONTRACTOR):

EARTHWORKS OF FLORIDA, LLC

11932 NORTH STATE ROAD 121
MACLENNY, FLORIDA 32063

(904) 653-2800

ENGINEER:

Dunn & Associates, Inc.

8647 Baypine Road, Suite 200
Jacksonville, FL 32226
(904) 363-8916

PROJECT NO:

SUBSTANTIAL COMPLETION DATE:

CONTRACT DATE:

4/21/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER		ADDITIONS	DEDUCTIONS
TOTAL			
APPROVED THIS MONTH			
NUMBER	DATE APPROVED		
TOTALS		-	-
NET CHANGE BY CHANGE ORDERS			-

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THIS APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOW DUE.

CONTRACTOR: EARTHWORKS OF FLORIDA, LLC
MATTHEW MOCINI

BY:

[Signature]

DATE:

12/25/23

ENGINEER'S CERTIFICATE FOR PAYMENT

IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BASED ON ON-SITE OBSERVATIONS AND THE DATA COMPRISING THE ABOVE APPLICATION, THE ENGINEER CERTIFIES TO THE OWNER THAT TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK HAS PROGRESSED AS INDICATED, THE QUALITY OF THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS ENTITLED TO PAYMENT OF THE AMOUNT CERTIFIED

APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. CONTINUATION SHEET, PAGE 2, IS ATTACHED

1. ORIGINAL CONTRACT SUM.....	\$ 4,039,804.58
2. NET CHANGE BY CHANGE ORDERS.....	\$ -
3. CONTRACT SUM TO DATE (LINE 1 & 2).....	\$ 4,039,804.58
4. TOTAL COMPLETED & STORED TO DATE.....	2,848,870.64
5. RETAINAGE:	
a. 10% OF COMPLETED WORK.....	284,887.06
b. 10% STORED MATERIALS.....	
TOTAL RETAINAGE (LINE 5a + 5b).....	\$ 284,887.06
6. TOTAL EARNED LESS RETAINAGE	\$ 2,563,983.58
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$ 2,459,844.11
8. CURRENT PAYMENT DUE.....	\$ 104,139.47
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 1,475,821.00

STATE OF: FLORIDA

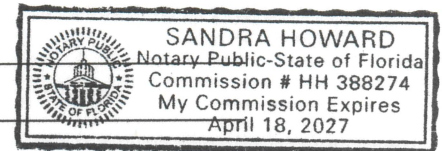
COUNTY OF: BAKER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th OF DECEMBER, 2023

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

[Signature]



AMOUNT CERTIFIED.....
(ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM THE AMOUNT APPLIED FOR.)

\$104,139.47

ENGINEER:

[Signature]

DATE:

12/21/23

THIS CERTIFICATE IS NOT NEGOTIABLE. THE AMOUNT CERTIFIED IS PAYABLE ONLY TO THE CONTRACTOR NAMED HEREIN. ISSUANCE, PAYMENT AND ACCEPTANCE OF PAYMENT ARE WITHOUT PREJUDICE TO ANY RIGHTS OF THE OWNER AND CONTRACTOR UNDER THIS CONTRACT.

H. Smith Inc
 3741 San Jose Place, Suite 7
 Jacksonville, FL 32257

CONTRACTOR: **EARTHWORKS OF FLORIDA, LLC**
 11932 North State Road 121
 Macclenny, Florida 32063

APPLICATION NUMBER : Six (6)
 PERIOD FROM: 11/26/23
 PERIOD TO: 12/25/23

Project: **Cope's Landing Ph 2**

DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIAL	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE THIS DRAW	RETAINAGE TO DATE
		PREVIOUS APPLICATIONS	THIS PERIOD					10%	10%
CLEARING	65,347.80	65,347.80	-		65,347.80	100%	-	-	6,534.78
CLEARING - GREAT EAGLE	2,689.88	2,689.88	-		2,689.88	100%	-	-	268.99
EARTHWORK	847,391.01	750,152.81	0.00		750,152.82	89%	97,238.19	0.00	75,015.28
EARTHWORK - GREAT EAGLE	36,976.61	32,605.36	-		32,605.36	88%	4,371.25	-	3,260.54
ROADWAY	571,098.16	-	48,350.78		48,350.78	8%	522,747.38	4,835.08	4,835.08
ROADWAY - GREAT EAGLE	205,822.46	-	11,910.92		11,910.92	6%	193,911.54	1,191.09	1,191.09
GRASSING	166,279.52	-	-		-	0%	166,279.52	-	-
GRASSING - GREAT EAGLE	27,303.50	-	-		-	0%	27,303.50	-	-
STORM	672,848.67	598,378.38	35,782.85	-	634,161.23	94%	38,687.44	3,578.29	63,416.12
SEWER - GREAT EAGLE	225,493.76	225,299.36	-	-	225,299.36	100%	194.40	-	22,529.94
SEWER	467,195.24	421,389.50	4,837.88	-	426,227.38	91%	40,967.87	483.79	42,622.74
SEWER - GREAT EAGLE	60,416.90	53,892.32	582.75	-	54,475.07	90%	5,941.83	58.28	5,447.51
WATER	477,886.72	381,814.95	13,090.32	-	394,905.27	83%	82,981.45	1,309.03	39,490.53
WATER - GREAT EAGLE	118,207.27	111,150.81	1,155.00	-	112,305.81	95%	5,901.46	115.50	11,230.58
EROSION	37,962.02	36,106.32	-		36,106.32	95%	1,855.70	-	3,610.63
EROSION - GREAT EAGLE	5,885.06	5,270.14	0.00		5,270.14	90%	614.92	0.00	527.01
SWPPP	6,250.00	4,687.50	-		4,687.50	75%	1,562.50	-	468.75
SWPPP - GREAT EAGLE	1,500.00	1,125.00	-		1,125.00	75%	375.00	-	112.50
BOND	35,625.00	35,625.00	-		35,625.00	100%	-	-	3,562.50
BOND - GREAT EAGLE	7,625.00	7,625.00	-		7,625.00	100%	-	-	762.50
ORIGINAL CONTRACT AMT	4,039,804.58	2,733,160.13	115,710.51	-	2,848,870.64	70.52%	1,190,933.94	11,571.05	284,887.06
					-		-	-	-
					-		-	-	-
					-		-	-	-
TOTAL CONTRACT	4,039,804.58	2,733,160.13	115,710.51	-	2,848,870.64	70.52%	1,190,933.94	11,571.05	284,887.06

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023																
DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
CLEARING																
CLEARING & GRUBBING	30	AC	-	-	2178.26	65,347.80	2,178.26	65,347.80		-		-	30	65,347.80	65,347.80	100%
CLEARING (SUB TOTAL)				-		65,347.80		65,347.80		-		-		65,347.80	65,347.80	100%
															65,347.80	
															-	

CLEARING - GREAT EAGLE																
CLEARING & GRUBBING	2	AC	-	-	1344.94	2,689.88	1,344.94	2,689.88		-		-	2	2,689.88	2,689.88	100%
CLEARING - GREAT EAGLE (SUB TOTAL)				-		2,689.88		2,689.88		-		-		2,689.88	2,689.88	100%
															2,689.88	
															-	

EARTHWORK																
MOBILIZATION	1	LS	-	-	9,375.00	9,375.00	9,375.00	9,375.00		-		-	1	9,375.00	9,375.00	100%
SURVEY LAYOUT (PERIMETER)	5,128	LF	-	-	2.03	10,409.84	2.03	10,409.84		-		-	5,128	10,409.84	10,409.84	100%
LOT AS-BUILTS	134	EA	-	-	125.00	16,750.00	125.00	16,750.00		-		-	-	-	-	0.0%
DENSITY TESTING	402	EA	-	-	37.50	15,075.00	37.50	15,075.00		-		-	402	15,075.00	15,075.00	100%
PROCTOR	2	EA	-	-	312.50	625.00	312.50	625.00		-		-	2	625.00	625.00	100%
DEMO FENCE	4,650	LF	-	-	3.00	13,950.00	3.00	13,950.00		-		-	4,650	13,950.00	13,950.00	100%
DEMO EXISTING 24" HP	160	LF	8.53	1,364.80	8.85	1,416.00	17.38	2,780.80		-		-	160	2,780.80	2,780.80	100%
DUMPSTERS	3	EA	-	-	812.50	2,437.50	812.50	2,437.50		-		-	3	2,437.50	2,437.50	100%
STRIP SITE (6")	26,016	CY	-	-	1.86	48,389.76	1.86	48,389.76		-		-	26,016	48,390.50	48,390.50	100%
STRIP/BURY/MOVE TO SITE FILL	26,016	CY	-	-	2.72	70,763.52	2.72	70,763.52		-		-	26,016	70,764.61	70,764.61	100%
POND CUT TO SITE FILL	135,284	CY	-	-	2.72	367,972.48	2.72	367,972.48		-		-	135,284	367,972.48	367,972.48	100%
DEWATERING	135,284	CY	-	-	0.37	50,055.08	0.37	50,055.08		-		-	135,284	50,055.08	50,055.08	100%
DEWATER FOR CUT OFF WALL	1,100	LF	-	-	9.64	10,604.00	9.64	10,604.00		-		-	1,100	10,604.00	10,604.00	100%
EXCAVATE FOR CUT-OFF WALL	1,100	LF	-	-	9.37	10,307.00	9.37	10,307.00		-		-	1,100	10,307.00	10,307.00	100%
INSTALL CUT-OFF WALL	1,100	LF	19.20	21,120.00	3.34	3,674.00	22.54	24,794.00		-		-	1,100	24,794.00	24,794.00	100%
BACKFILL CUT-OFF WALL	1,100	LF	-	-	4.68	5,148.00	4.68	5,148.00		-		-	1,100	5,148.00	5,148.00	100%
STATION BALANCE	5,380	CY	-	-	2.98	16,032.40	2.98	16,032.40		-		-	5,380	16,032.40	16,032.40	100%
SPREAD & COMP STATION BALANCE	5,380	CY	-	-	0.65	3,497.00	0.65	3,497.00		-		-	5,380	3,497.00	3,497.00	100%
SPREAD & COMP DIRT ON SITE	135,284	CY	-	-	0.65	87,934.60	0.65	87,934.60		-		-	135,284	87,934.60	87,934.60	100%
REGRADE AFTER UGE	30,248	CY	-	-	0.64	19,358.72	0.64	19,358.72		-		-	-	-	-	0.0%
MACHINE DRESS LOTS	96,309	SY	-	-	0.49	47,191.41	0.49	47,191.41		-		-	-	-	-	0.0%
MACHINE DRESS BACKSLOPES	2,128	SY	-	-	0.65	1,383.20	0.65	1,383.20		-		-	-	-	-	0.0%
MACHINE DRESS PONDS	19,318	SY	-	-	0.65	12,556.70	0.65	12,556.70		-		-	-	-	-	0.0%
EARTHWORK (SUB TOTAL)				22,484.80		824,906.21		847,391.01		-		-		750,152.81	750,152.81	88.5%
															750,152.81	
															0.00	

EARTHWORK - GREAT EAGLE																
SURVEY LAYOUT (PERIMETER)	1,822	LF	-	-	2.14	3,899.08	2.14	3,899.08		-		-	1,822	3,899.08	3,899.08	100%
DENSITY TESTING	16	EA	-	-	43.75	700.00	43.75	700.00		-		-	16	700.00	700.00	100%
STRIP SITE (6")	1,788	CY	-	-	1.86	3,325.68	1.86	3,325.68		-		-	1,788	3,325.68	3,325.68	100%
STRIP/BURY/MOVE TO SITE FILL	1,788	CY	-	-	2.55	4,559.40	2.55	4,559.40		-		-	1,788	4,559.40	4,559.40	100%
POND CUT TO POND FILL	5,380	CY	-	-	2.72	14,633.60	2.72	14,633.60		-		-	5,380	14,633.60	14,633.60	100%

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023

DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
DEWATERING	5,380	CY	-	-	0.37	1,990.60	0.37	1,990.60		-		-	5,380	1,990.60	1,990.60	100%
SPREAD & COMP DIRT ON PONDS	5,380	CY	-	-	0.65	3,497.00	0.65	3,497.00		-		-	5,380	3,497.00	3,497.00	100%
MACHINE DRESS R/W	6,725	SY	-	-	0.65	4,371.25	0.65	4,371.25		-		-	-	-	-	0.0%
EARTHWORK - GREAT EAGLE (SUB TOTAL)				-		36,976.61		36,976.61		-		-		32,605.36	32,605.36	88.2%

32,605.36

-

ROADWAY																
SURVEY LAYOUT (ROADWAY)	7,500	LF	-	-	2.03	15,225.00	2.03	15,225.00		-	6,750	13,702.50	6,750	13,702.50	13,702.50	90.0%
AS-BUILTS (ROADWAY)	7,500	LF	-	-	1.75	13,125.00	1.75	13,125.00		-		-	-	-	-	0.0%
DENSITY TESTING	56	EA	-	-	37.50	2,100.00	37.50	2,100.00		-		-	-	-	-	0.0%
PROCTOR	1	EA	-	-	312.50	312.50	312.50	312.50		-		-	-	-	-	0.0%
LBR TESTING	16	EA	-	-	250.00	4,000.00	250.00	4,000.00		-		-	-	-	-	0.0%
12" STAB. S/G (TN)	12,136	SY	1.11	13,470.96	4.60	55,825.60	5.71	69,296.56		-	6,068	34,648.28	6,068	34,648.28	34,648.28	50.0%
GRADE CURB PAD	7,500	LF	-	-	0.55	4,125.00	0.55	4,125.00		-		-	-	-	-	0.0%
18" MIAMI CURB	7,300	LF	-	-	14.89	108,697.00	14.89	108,697.00		-		-	-	-	-	0.0%
18" CITY STANDARD CURB	200	LF	-	-	17.08	3,416.00	17.08	3,416.00		-		-	-	-	-	0.0%
SIDEWALKS	136	SY	-	-	55.99	7,614.64	55.99	7,614.64		-		-	-	-	-	0.0%
H/C RAMPS	12	EA	-	-	312.50	3,750.00	312.50	3,750.00		-		-	-	-	-	0.0%
ADA MATS	180	SF	-	-	45.00	8,100.00	45.00	8,100.00		-		-	-	-	-	0.0%
6" CONCRETE PAVING	160	SY	-	-	95.99	15,358.40	95.99	15,358.40		-		-	-	-	-	0.0%
CONCRETE CYLINDER TESTING	22	EA	-	-	125.00	2,750.00	125.00	2,750.00		-		-	-	-	-	0.0%
FINE GRADE SUBGRADE (ON-SITE)	12,136	SY	-	-	1.25	15,170.00	1.25	15,170.00		-		-	-	-	-	0.0%
6" LIMEROCK BASE (TN)	10,478	SY	-	-	15.37	161,046.86	15.37	161,046.86		-		-	-	-	-	0.0%
PRIME	10,478	SY	-	-	0.94	9,849.32	0.94	9,849.32		-		-	-	-	-	0.0%
ASPHALT PAVING	10,478	SY	-	-	9.86	103,313.08	9.86	103,313.08		-		-	-	-	-	0.0%
ASPHALT CORES	23	EA	-	-	150.00	3,450.00	150.00	3,450.00		-		-	-	-	-	0.0%
CONSERVATION SIGNS	16	EA	-	-	468.75	7,500.00	468.75	7,500.00		-		-	-	-	-	0.0%
4" PVC SLEEVES	180	LF	19.00	3,420.00	2.66	478.80	21.66	3,898.80		-		-	-	-	-	0.0%
STRIPING & SIGNAGE	1	LS	-	-	9,000.00	9,000.00	9,000.00	9,000.00		-		-	-	-	-	0.0%
ROADWAY (SUB TOTAL)				16,890.96		554,207.20		571,098.16		-		48,350.78		48,350.78	48,350.78	8.5%

48,350.78

ROADWAY - GREAT EAGLE																
SURVEY LAYOUT (ROADWAY)	1,752	LF	-	-	2.03	3,556.56	2.03	3,556.56		-	1,577	3,200.90	1,577	3,200.90	3,200.90	90.0%
AS-BUILTS (ROADWAY)	1,752	LF	-	-	1.75	3,066.00	1.75	3,066.00		-		-	-	-	-	0.0%
DENSITY TESTING	14	EA	-	-	37.50	525.00	37.50	525.00		-		-	-	-	-	0.0%
PROCTOR	1	EA	-	-	312.50	312.50	312.50	312.50		-		-	-	-	-	0.0%
LBR TESTING	4	EA	-	-	250.00	1,000.00	250.00	1,000.00		-		-	-	-	-	0.0%
12" STAB. S/G (TN)	2,988	SY	1.21	3,615.48	4.62	13,804.56	5.83	17,420.04		-	1,494	8,710.02	1,494	8,710.02	8,710.02	50.0%
GRADE CURB PAD	1,752	LF	-	-	0.55	963.60	0.55	963.60		-		-	-	-	-	0.0%
18" CITY STANDARD CURB	1,752	LF	-	-	17.08	29,924.16	17.08	29,924.16		-		-	-	-	-	0.0%
SIDEWALKS	556	SY	-	-	49.89	27,738.84	49.89	27,738.84		-		-	-	-	-	0.0%
CONCRETE CYLINDER TESTING	5	EA	-	-	125.00	625.00	125.00	625.00		-		-	-	-	-	0.0%
FINE GRADE SUBGRADE (ON-SITE)	2,988	SY	-	-	1.25	3,735.00	1.25	3,735.00		-		-	-	-	-	0.0%
6" LIMEROCK BASE (TN)	137	SY	-	-	15.37	2,105.69	15.37	2,105.69		-		-	-	-	-	0.0%
8" LIMEROCK BASE (TN)	2,458	SY	-	-	19.94	49,012.52	19.94	49,012.52		-		-	-	-	-	0.0%
PRIME	2,595	SY	-	-	0.94	2,439.30	0.94	2,439.30		-		-	-	-	-	0.0%

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023

DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
2" HEAVY ASPHALT PAVING	2,458	SY	-	-	22.61	55,575.38	22.61	55,575.38		-		-	-	-	-	0.0%
1" LIGHT ASPHALT PAVING	137	SY	-	-	19.51	2,672.87	19.51	2,672.87		-		-	-	-	-	0.0%
ASPHALT CORES	6	EA	-	-	150.00	900.00	150.00	900.00		-		-	-	-	-	0.0%
STRIPING & SIGNAGE	1	LS	-	-	4,250.00	4,250.00	4,250.00	4,250.00		-		-	-	-	-	0.0%
ROADWAY - GREAT EAGLE (SUB TOTAL)				3,615.48		202,206.98		205,822.46		-		11,910.92		11,910.92	11,910.92	5.8%

11,910.92

GRASSING																
SEED-N-MULCH ROW	7,985	SY	-	-	0.63	5,030.55	0.63	5,030.55		-		-	-	-	-	0.0%
SEED-N-MULCH LOTS	96,309	SY	-	-	0.63	60,674.67	0.63	60,674.67		-		-	-	-	-	0.0%
3' SOD STRIP @ B.O.C.	3,083	SY	-	-	4.38	13,503.54	4.38	13,503.54		-		-	-	-	-	0.0%
SOD BACKSLOPES	2,128	SY	-	-	4.06	8,639.68	4.06	8,639.68		-		-	-	-	-	0.0%
SOD PONDS	19,318	SY	-	-	4.06	78,431.08	4.06	78,431.08		-		-	-	-	-	0.0%
GRASSING (SUB TOTAL)				-		166,279.52		166,279.52		-		-	-	-	-	0.0%

-

GRASSING - GREAT EAGLE																
SOD ROW	6,725	SY	-	-	4.06	27,303.50	4.06	27,303.50		-		-	-	-	-	0.0%
GRASSING - GREAT EAGLE (SUB TOTAL)				-		27,303.50		27,303.50		-		-	-	-	-	0.0%

-

STORM																
SURVEY LAYOUT (STORM DRAIN)	2,992	LF	-	-	2.03	6,073.76	2.03	6,073.76		-		-	2,992	6,073.76	6,073.76	100%
AS-BUILTS (STORM DRAIN)	2,992	LF	-	-	1.75	5,236.00	1.75	5,236.00		-	2,244	3,927.00	2,244	3,927.00	3,927.00	75.0%
T.V. STORM DRAIN	2,992	LF	-	-	5.50	16,456.00	5.50	16,456.00		-	2,992	16,456.00	2,992	16,456.00	16,456.00	100%
DEWATER (6' OR DEEPER)	1,972	LF	-	-	13.58	26,779.76	13.58	26,779.76		-		-	1,972	26,779.76	26,779.76	100%
15" HP (4-6)	175	LF	37.74	6,604.50	9.88	1,729.00	47.62	8,333.50		-		-	175	8,333.50	8,333.50	100%
18" HP (4-6)	315	LF	44.41	13,989.15	11.29	3,556.35	55.70	17,545.50		-		-	315	17,545.50	17,545.50	100%
30" HP (4-6)	281	LF	98.03	27,546.43	13.24	3,720.44	111.27	31,266.87		-		-	281	31,266.87	31,266.87	100%
30" HP (8-10)	25	LF	99.17	2,479.25	14.41	360.25	113.58	2,839.50		-		-	25	2,839.50	2,839.50	100%
48" HP (6-8)	164	LF	183.15	30,036.60	21.53	3,530.92	204.68	33,567.52		-		-	164	33,567.52	33,567.52	100%
48" HP (8-10)	543	LF	186.49	101,264.07	25.07	13,613.01	211.56	114,877.08		-		-	543	114,877.08	114,877.08	100%
15" HP IN LIEU OF RCP (4-6)	300	LF	36.71	11,013.00	8.80	2,640.00	45.51	13,653.00		-		-	300	13,653.00	13,653.00	100%
18" HP IN LIEU OF RCP (6-8)	114	LF	42.63	4,859.82	9.38	1,069.32	52.01	5,929.14		-		-	114	5,929.14	5,929.14	100%
24" HP IN LIEU OF RCP (4-6)	190	LF	63.74	12,110.60	9.72	1,846.80	73.46	13,957.40		-		-	190	13,957.40	13,957.40	100%
24" HP IN LIEU OF RCP (6-8)	268	LF	64.29	17,229.72	10.30	2,760.40	74.59	19,990.12		-		-	268	19,990.12	19,990.12	100%
36" HP IN LIEU OF RCP (6-8)	439	LF	108.51	47,635.89	12.45	5,465.55	120.96	53,101.44		-		-	439	53,101.44	53,101.44	100%
48" HP IN LIEU OF RCP (6-8)	28	LF	177.60	4,972.80	15.66	438.48	193.26	5,411.28		-		-	28	5,411.28	5,411.28	100%
SINGLE CURB INLET (0-4)	3	EA	3,743.33	11,229.99	655.22	1,965.66	4,398.55	13,195.65		-		-	3	13,195.65	13,195.65	100%
SINGLE CURB INLET (4-6)	2	EA	4,248.97	8,497.94	762.95	1,525.90	5,011.92	10,023.84		-		-	2	10,023.84	10,023.84	100%
SINGLE CURB INLET (6-8)	2	EA	4,938.66	9,877.32	912.74	1,825.48	5,851.40	11,702.80		-	1	5,851.40	2	11,702.80	11,702.80	100%
SINGLE CURB INLET (8-10)	2	EA	7,188.54	14,377.08	1,156.78	2,313.56	8,345.32	16,690.64		-		-	2	16,690.64	16,690.64	100%
DOUBLE CURB INLET (0-4)	3	EA	7,397.42	22,192.26	712.31	2,136.93	8,109.73	24,329.19		-		-	3	24,329.19	24,329.19	100%
DOUBLE CURB INLET (4-6)	1	EA	8,200.62	8,200.62	823.94	823.94	9,024.56	9,024.56		-		-	1	9,024.56	9,024.56	100%
DOUBLE CURB INLET (6-8)	3	EA	9,006.37	27,019.11	976.29	2,928.87	9,982.66	29,947.98		-		-	3	29,947.98	29,947.98	100%
STORM MANHOLE (4-6)	1	EA	4,817.71	4,817.71	771.08	5,588.79	5,588.79	5,588.79		-		-	1	5,588.79	5,588.79	100%
STORM MANHOLE (6-8)	3	EA	4,897.57	14,692.71	912.09	2,736.27	5,809.66	17,428.98		-		-	3	17,428.98	17,428.98	100%
STORM MANHOLE (8-10)	2	EA	7,459.72	14,919.44	1,161.02	2,322.04	8,620.74	17,241.48		-		-	2	17,241.48	17,241.48	100%

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023

DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
CONTROL STRUCTURE (6-8)	1	EA	6,041.19	6,041.19	929.97	929.97	6,971.16	6,971.16		-		-	1	6,971.16	6,971.16	100%
PIP WEIR WALL	1	EA	35,973.68	35,973.68	2,233.23	2,233.23	38,206.91	38,206.91		-		-	1	38,206.91	38,206.91	100%
INVERTS	23	EA	305.92	7,036.16	109.23	2,512.29	415.15	9,548.45		-	23	9,548.45	23	9,548.45	9,548.45	100%
15" PRECAST MES	1	EA	1,252.44	1,252.44	437.34	437.34	1,689.78	1,689.78		-		-	1	1,689.78	1,689.78	100%
18" PRECAST MES	3	EA	1,352.92	4,058.76	543.38	1,630.14	1,896.30	5,688.90		-		-	3	5,688.90	5,688.90	100%
30" PRECAST MES	2	EA	2,402.16	4,804.32	634.01	1,268.02	3,036.17	6,072.34		-		-	2	6,072.34	6,072.34	100%
48" PIPE MES	4	EA	3,300.73	13,202.92	5,676.58	22,706.32	8,977.31	35,909.24		-		-	4	35,909.24	35,909.24	100%
MISCELLANEOUS MATERIALS	1	LS	1,191.67	1,191.67	-	-	1,191.67	1,191.67		-		-	1	1,191.67	1,191.67	100%
UNDERDRAIN STUBS	640	LF	42.20	27,008.00	9.01	5,766.40	51.21	32,774.40		-		-	-	-	-	0.0%
PUNCH OUT STORM DRAIN	2,842	LF	-	-	1.62	4,604.04	1.62	4,604.04		-		-	-	-	-	0.0%
STORM (SUB TOTAL)				516,135.15		156,713.52		672,848.67		-		35,782.85		634,161.23	634,161.23	94.3%

598,378.38

35,782.85

STORM - GREAT EAGLE																
SURVEY LAYOUT (STORM DRAIN)	120	LF	-	-	2.03	243.60	2.03	243.60		-		-	120	243.60	243.60	100%
AS-BUILTS (STORM DRAIN)	120	LF	-	-	1.75	210.00	1.75	210.00		-		-	120	210.00	210.00	100%
DEWATER (6' OR DEEPER)	120	LF	-	-	13.00	1,560.00	13.00	1,560.00		-		-	120	1,560.00	1,560.00	100%
6'X5' BOX CULVERT	120	LF	1,083.21	129,985.20	121.23	14,547.60	1,204.44	144,532.80		-		-	120	144,532.80	144,532.80	100%
CIP CONCRETE ENDWALL	2	EA	-	-	20,529.82	41,059.64	20,529.82	41,059.64		-		-	2	41,059.64	41,059.64	100%
RIP RAP @ ENDWALLS	138	SY	161.79	22,327.02	111.35	15,366.30	273.14	37,693.32		-		-	138	37,693.32	37,693.32	100%
PUNCH OUT STORM DRAIN	120	LF	-	-	1.62	194.40	1.62	194.40		-		-	-	-	-	0.0%
STORM - GREAT EAGLE (SUB TOTAL)				152,312.22		73,181.54		225,493.76		-		-		225,299.36	225,299.36	99.9%

225,299.36

-

SEWER																
SURVEY LAYOUT (SEWER)	3,686	LF	-	-	2.03	7,482.58	2.03	7,482.58		-		-	3,686	7,482.58	7,482.58	100%
AS-BUILTS (SEWER)	3,686	LF	-	-	1.75	6,450.50	1.75	6,450.50		-	2,765	4,837.88	2,765	4,837.88	4,837.88	75.0%
T.V. SEWER MAIN	3,686	LF	-	-	5.00	18,430.00	5.00	18,430.00		-		-	-	-	-	0.0%
DEWATER (6' OR DEEPER)	1,497	LF	2.59	3,877.23	10.41	15,583.77	13.00	19,461.00		-		-	1,497	19,461.00	19,461.00	100%
8" SDR-26 PVC (4-6)	2,189	LF	28.36	62,080.04	11.41	24,976.49	39.77	87,056.53		-		-	2,189	87,056.53	87,056.53	100%
8" SDR-26 PVC (6-8)	409	LF	28.96	11,844.64	12.04	4,924.36	41.00	16,769.00		-		-	409	16,769.00	16,769.00	100%
8" SDR-26 PVC (8-10)	1,088	LF	29.65	32,259.20	12.76	13,882.88	42.41	46,142.08		-		-	1,088	46,142.08	46,142.08	100%
(A) MANHOLE (0-4)	2	EA	5,408.81	10,817.62	976.96	1,953.92	6,385.77	12,771.54		-		-	2	12,771.54	12,771.54	100%
(A) MANHOLE (4-6)	8	EA	5,077.87	40,622.96	972.18	7,777.44	6,050.05	48,400.40		-		-	8	48,400.40	48,400.40	100%
(A) MANHOLE (6-8)	2	EA	5,963.71	11,927.42	1,039.74	2,079.48	7,003.45	14,006.90		-		-	2	14,006.90	14,006.90	100%
(A) MANHOLE (8-10)	4	EA	6,951.97	27,807.88	1,194.19	4,776.76	8,146.16	32,584.64		-		-	4	32,584.64	32,584.64	100%
BOOTS	31	EA	69.55	2,156.05	-	-	69.55	2,156.05		-		-	31	2,156.05	2,156.05	100%
TOP ADJUSTMENTS	16	EA	714.56	11,432.96	220.06	3,520.96	934.62	14,953.92		-		-	-	-	-	0.0%
6" SEWER SERVICES	134	EA	783.04	104,927.36	221.13	29,631.42	1,004.17	134,558.78		-		-	134	134,558.78	134,558.78	100%
PUNCH OUT SEWER MAIN	3,686	LF	-	-	1.62	5,971.32	1.62	5,971.32		-		-	-	-	-	0.0%
SEWER (SUB TOTAL)				319,753.36		147,441.88		467,195.24		-		4,837.88		426,227.38	426,227.38	91.2%

421,389.50

4,837.88

SEWER - GREAT EAGLE																
SURVEY LAYOUT (SEWER)	444	LF	-	-	2.03	901.32	2.03	901.32		-		-	444	901.32	901.32	100%
AS-BUILTS (SEWER)	444	LF	-	-	1.75	777.00	1.75	777.00		-	333	582.75	333	582.75	582.75	75.0%
T.V. SEWER MAIN	444	LF	-	-	5.00	2,220.00	5.00	2,220.00		-		-	-	-	-	0.0%
DEWATER (6' OR DEEPER)	444	LF	2.59	1,149.96	10.41	4,622.04	13.00	5,772.00		-		-	444	5,772.00	5,772.00	100%

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023

DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
10" SDR-26 PVC (8-10)	143	LF	40.80	5,834.40	12.95	1,851.85	53.75	7,686.25		-		-	143	7,686.25	7,686.25	100%
10" SDR-26 PVC (10-12)	301	LF	41.61	12,524.61	13.78	4,147.78	55.39	16,672.39		-		-	301	16,672.39	16,672.39	100%
TIE-IN TO EXISTING 10-12'	1	EA	803.84	803.84	3,348.14	3,348.14	4,151.98	4,151.98		-		-	1	4,151.98	4,151.98	100%
(A) MANHOLE (8-10)	1	EA	6,951.97	6,951.97	1,194.20	1,194.20	8,146.17	8,146.17		-		-	1	8,146.17	8,146.17	100%
(A) MANHOLE (10-12)	1	EA	8,782.75	8,782.75	1,431.71	1,431.71	10,214.46	10,214.46		-		-	1	10,214.46	10,214.46	100%
BOOTS	5	EA	69.55	347.75	-	-	69.55	347.75		-		-	5	347.75	347.75	100%
TOP ADJUSTMENTS	3	EA	714.56	2,143.68	220.06	660.18	934.62	2,803.86		-		-	-	-	-	0.0%
PUNCH OUT SEWER MAIN	444	LF	-	-	1.63	723.72	1.63	723.72		-		-	-	-	-	0.0%
SEWER - GREAT EAGLE (SUB TOTAL)				38,538.96		21,877.94		60,416.90		-		582.75		54,475.07	54,475.07	90.2%

53,892.32

582.75

WATER																
SURVEY LAYOUT WM	4,380	LF	-	-	2.03	8,891.40	2.03	8,891.40		-		-	4,380	8,891.40	8,891.40	100%
AS-BUILT WM	4,380	LF	-	-	1.75	7,665.00	1.75	7,665.00		-	3,285	5,748.75	3,285	5,748.75	5,748.75	75.0%
FLUSH, PT, B.T.	4,380	LF	-	-	1.35	5,913.00	1.35	5,913.00		-		-	-	-	-	0.0%
8" DR-18 WATER MAIN	3,200	LF	37.12	118,784.00	8.28	26,496.00	45.40	145,280.00		-		-	3,200	145,280.00	145,280.00	100%
6" DR-18 WATER MAIN	80	LF	23.32	1,865.60	7.35	588.00	30.67	2,453.60		-		-	80	2,453.60	2,453.60	100%
4" DR-18 WATER MAIN	700	LF	13.04	9,128.00	6.13	4,291.00	19.17	13,419.00		-		-	700	13,419.00	13,419.00	100%
2" POLY WATER MAIN	400	LF	6.69	2,676.00	6.02	2,408.00	12.71	5,084.00		-		-	400	5,084.00	5,084.00	100%
8" BELL RESTRAINTS	48	EA	162.75	7,812.00	39.94	1,917.12	202.69	9,729.12		-		-	48	9,729.12	9,729.12	100%
4" BELL RESTRAINTS	8	EA	83.86	670.88	26.27	210.16	110.13	881.04		-		-	8	881.04	881.04	100%
8" MJ GATE VALVE	6	EA	2,278.63	13,671.78	204.77	1,228.62	2,483.40	14,900.40		-		-	6	14,900.40	14,900.40	100%
6" MJ GATE VALVE	5	EA	1,491.11	7,455.55	192.47	962.35	1,683.58	8,417.90		-		-	5	8,417.90	8,417.90	100%
4" MJ GATE VALVE	2	EA	1,211.71	2,423.42	188.10	376.20	1,399.81	2,799.62		-		-	2	2,799.62	2,799.62	100%
SET VALVE BOXES	13	EA	274.94	3,574.22	145.24	1,888.12	420.18	5,462.34	13	3,574.22		-	-	-	3,574.22	65.4%
FLUSHING HYDRANT	2	EA	2,163.20	4,326.40	372.15	744.30	2,535.35	5,070.70		-	2	5,070.70	2	5,070.70	5,070.70	100%
SAMPLE POINT	7	EA	257.75	1,804.25	66.66	466.62	324.41	2,270.87		-	7	2,270.87	7	2,270.87	2,270.87	100%
FIRE HYDRANT ASSY	5	EA	4,625.95	23,129.75	918.14	4,590.70	5,544.09	27,720.45		-		-	5	27,720.45	27,720.45	100%
CASE (B) CROSSING	4	EA	2,895.06	11,580.24	891.08	3,564.32	3,786.14	15,144.56		-		-	4	15,144.56	15,144.56	100%
8" MJ 22.5 BEND	3	EA	483.77	1,451.31	113.52	340.56	597.29	1,791.87		-		-	3	1,791.87	1,791.87	100%
8" MJ 11.25 BEND	11	EA	467.18	5,138.98	113.10	1,244.10	580.28	6,383.08		-		-	11	6,383.08	6,383.08	100%
8"X8" MJ TEE	2	EA	796.72	1,593.44	181.62	363.24	978.34	1,956.68		-		-	2	1,956.68	1,956.68	100%
8"X6" MJ TEE	5	EA	709.06	3,545.30	180.26	901.30	889.32	4,446.60		-		-	5	4,446.60	4,446.60	100%
8"X4" MJ TEE	1	EA	661.13	661.13	179.50	179.50	840.63	840.63		-		-	1	840.63	840.63	100%
8"X4" MJ REDUCER	2	EA	383.59	767.18	111.74	223.48	495.33	990.66		-		-	2	990.66	990.66	100%
4"X2" TAP CAP	2	EA	179.58	359.16	50.07	100.14	229.65	459.30		-		-	2	459.30	459.30	100%
SET METER BOXES WM	134	EA	328.32	43,994.88	174.30	23,356.20	502.62	67,351.08		-		-	-	-	-	0.0%
SHORT SINGLE SERVICES	83	EA	587.68	48,777.44	130.03	10,792.49	717.71	59,569.93		-		-	83	59,569.93	59,569.93	100%
LONG SINGLE SERVICES	7	EA	643.32	4,503.24	179.23	1,254.61	822.55	5,757.85		-		-	7	5,757.85	5,757.85	100%
LONG DOUBLE SERVICES	22	EA	1,682.85	37,022.70	195.47	4,300.34	1,878.32	41,323.04		-		-	22	41,323.04	41,323.04	100%
PUNCH OUT WATER MAIN	4,380	LF	-	-	1.35	5,913.00	1.35	5,913.00		-		-	-	-	-	0.0%
WATER (SUB TOTAL)				356,716.85		121,169.87		477,886.72		3,574.22		13,090.32		391,331.05	394,905.27	82.6%

381,814.95

13,090.32

WATER - GREAT EAGLE																
SURVEY LAYOUT WM	880	LF	-	-	2.03	1,786.40	2.03	1,786.40		-		-	880	1,786.40	1,786.40	100%
AS-BUILT WM	880	LF	-	-	1.75	1,540.00	1.75	1,540.00		-	660	1,155.00	660	1,155.00	1,155.00	75.0%
FLUSH, PT, B.T.	880	LF	-	-	1.35	1,188.00	1.35	1,188.00		-		-	-	-	-	0.0%
12" DR-18 WATER MAIN	880	LF	72.78	64,046.40	9.12	8,025.60	81.90	72,072.00		-		-	880	72,072.00	72,072.00	100%
12" BELL RESTRAINTS	18	EA	295.10	5,311.80	54.51	981.18	349.61	6,292.98		-		-	18	6,292.98	6,292.98	100%
12" MJ LONG SLEEVE	1	EA	1,759.60	1,759.60	1,380.86	1,380.86	3,140.46	3,140.46		-		-	-	-	-	0.0%
12" MJ GATE VALVE	1	EA	4,465.49	4,465.49	408.11	408.11	4,873.60	4,873.60		-		-	1	4,873.60	4,873.60	100%

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023

DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
6" MJ GATE VALVE	2	EA	1,491.11	2,982.22	192.46	384.92	1,683.57	3,367.14		-		-	2	3,367.14	3,367.14	100.0%
SET VALVE BOX	1	EA	274.56	274.56	144.94	144.94	419.50	419.50		-		-	1	419.50	419.50	100.0%
FLUSHING HYDRANT	1	EA	2,163.20	2,163.20	372.13	372.13	2,535.33	2,535.33		-		-	1	2,535.33	2,535.33	100.0%
FIRE HYDRANT	2	EA	4,625.95	9,251.90	918.14	1,836.28	5,544.09	11,088.18		-		-	2	11,088.18	11,088.18	100.0%
SAMPLE POINT	1	EA	257.75	257.75	66.63	66.63	324.38	324.38		-		-	1	324.38	324.38	100.0%
12" MJ 11.25 BEND	4	EA	813.64	3,254.56	118.45	473.80	932.09	3,728.36		-		-	4	3,728.36	3,728.36	100.0%
12" TAP CAP	1	EA	517.45	517.45	60.76	60.76	578.21	578.21		-		-	1	578.21	578.21	100.0%
12"x8" MJ TEE	1	EA	1,197.23	1,197.23	230.20	230.20	1,427.43	1,427.43		-		-	1	1,427.43	1,427.43	100.0%
12"x6" MJ TEE	2	EA	1,099.99	2,199.98	228.66	457.32	1,328.65	2,657.30		-		-	2	2,657.30	2,657.30	100.0%
PUNCH OUT WATER MAIN	880	LF	-	-	1.35	1,188.00	1.35	1,188.00		-		-	-	-	-	0.0%
WATER - GREAT EAGLE (SUB TOTAL)				97,682.14		20,525.13		118,207.27		-		1,155.00		112,305.81	112,305.81	95.0%

111,150.81

1,155.00

EROSION																
CONSTRUCTION ENTRANCE	1	EA	6,329.28	6,329.28	694.30	694.30	7,023.58	7,023.58		-		-	1	7,023.58	7,023.58	100%
SILT FENCE	5,128	LF	-	-	1.88	9,640.64	1.88	9,640.64		-		-	5,128	9,640.64	9,640.64	100%
STAKED TURBIDITY BARRIER	1,900	LF	-	-	7.50	14,250.00	7.50	14,250.00		-		-	1,900	14,250.00	14,250.00	100%
INLET PROTECTION	1	EA	-	-	125.00	125.00	125.00	125.00		-		-	-	-	-	0.0%
MAINT. OF EROSION CTRL.	5,128	LF	-	-	1.35	6,922.80	1.35	6,922.80		-		-	3,846	5,192.10	5,192.10	75.0%
EROSION (SUB TOTAL)				6,329.28		31,632.74		37,962.02		-		-		36,106.32	36,106.32	95.1%

36,106.32

-

EROSION - GREAT EAGLE																
SILT FENCE	1,822	LF	-	-	1.88	3,425.36	1.88	3,425.36		-		-	1,822	3,425.36	3,425.36	100%
MAINT. OF EROSION CTRL.	1,822	LF	-	-	1.35	2,459.70	1.35	2,459.70		-		-	1,367	1,844.78	1,844.78	75.0%
EROSION - GREAT EAGLE (SUB TOTAL)				-		5,885.06		5,885.06		-		-		5,270.14	5,270.14	89.6%

5,270.14

0.00

SWPPP																
SWPPP	1	LS	-	-	6,250.00	6,250.00	6,250.00	6,250.00		-		-	0.75	4,687.50	4,687.50	75.0%
SWPPP (SUB TOTAL)				-		6,250.00		6,250.00		-		-		4,687.50	4,687.50	75.0%

4,687.50

-

SWPPP - GREAT EAGLE																
SWPPP	1	LS	-	-	1,500.00	1,500.00	1,500.00	1,500.00		-		-	0.75	1,125.00	1,125.00	75.0%
SWPPP - GREAT EAGLE (SUB TOTAL)				-		1,500.00		1,500.00		-		-		1,125.00	1,125.00	75.0%

1,125.00

-

BOND																
BOND	1	LS	-	-	35,625.00	35,625.00	35,625.00	35,625.00		-		-	1	35,625.00	35,625.00	100%
BOND (SUB TOTAL)				-		35,625.00		35,625.00		-		-		35,625.00	35,625.00	100%

35,625.00

-

Cope's Landing Ph 2

PERIOD FROM: 11/26/2023 PERIOD TO: 12/25/2023

DESCRIPTION	QTY	UNITS	UNIT MATL	TOTAL MATL	UNIT LABOR	TOTAL LABOR	UNIT PRICE	BID TOTAL	STORED QTY	STORED VALUE	INSTALLED QTY THIS PERIOD	INSTALLED VALUE THIS PERIOD	INSTALLED QTY TO DATE	INSTALLED VALUE TO DATE	TOTAL INSTALLED & STORED VALUE	% COMP
-------------	-----	-------	--------------	------------	---------------	-------------	------------	-----------	---------------	-----------------	---------------------------------	-----------------------------------	-----------------------------	----------------------------	--------------------------------------	--------

BOND - GREAT EAGLE																
BOND	1	LS		-	7,625.00	7,625.00	7,625.00	7,625.00		-		-	1	7,625.00	7,625.00	100%
BOND - GREAT EAGLE (SUB TOTAL)				-		7,625.00		7,625.00		-		-		7,625.00	7,625.00	100%

7,625.00

-

BID TOTAL				\$ 1,530,459.20		\$ 2,509,345.38		\$ 4,039,804.58
-----------	--	--	--	-----------------	--	-----------------	--	-----------------

Total	2,848,870.64
Less 10% retainage	284,887.06
Amount Earned less Retainage	2,563,983.58
Less Previous Draws	2,459,844.11
Amount due this Draw	104,139.47

CONDITIONAL PARTIAL WAIVER OF LIEN OF CONTRACTOR

The undersigned contractor performed work and labor and/or furnished material for use in the construction of certain improvements on the project described as follows:

Cope's Landing Ph 2

The undersigned contractor acknowledges receipt of payment of all sums due on all prior applications for payment and waives any right it has to a mechanics lien on the property here involved with respect to all work and material included in those prior applications for payment. The undersigned further states that the amount due to it on this application for payment is \$ 104,139.47 and effective upon receipt of said sum waives its right to claim a lien on the property here involved for work performed or material furnished up to the effective date of this application for payment.

The undersigned contractor acknowledges that all of its subcontractors/material suppliers have been paid all monies due on all prior applications for payment, and agrees to hold the owner/bonding company harmless from any mechanics lien filed by its subcontractors/material suppliers with respect to any prior application for payment.

Upon receipt of this payment of \$ 104,139.47 , the undersigned contractor agrees to hold the owner/bonding company harmless from any mechanics liens filed by its subcontractors/material suppliers with respect to this application for payment.

That said contractor performed work and labor and/or furnished material pursuant to an order given by Forestar (USA) Real Estate Group, Inc.

IN WITNESS WHEREOF we have executed this conditional partial release in the County of Baker, State of Florida, this 25th day of DECEMBER 2023

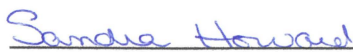
Company: EARTHWORKS OF FLORIDA, LLC.
Name & Title: MATTHEW MOCINI

Signature: 

Date Executed: 12/25/23

State of Florida
County of Baker

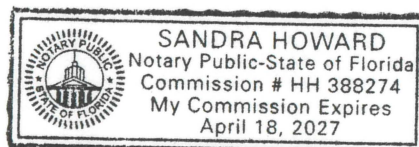
Subscribed and sworn before me this 25th day of DECEMBER 2023



Notary Public

My Commission Expires:

County of Residence: BAKER



COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cope's Landing Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors ("Board") were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 3	(currently held by Mark C Dearing)
Seat # 4	(currently held by John Robert Gislason)
Seat # 5	(currently held by James E Teagle)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 1	(currently held by Robert S Porter)
Seat # 2	(currently held by Anthony K Sharp)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of January, 2024.

ATTEST:

**COPE’S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

5



A Landscape Management Company
6126 US HWY 1 NORTH
Saint Augustine, FL 32095
904-429-9781

DATE: 11-18-2022

FOR: COPES LANDING CDD

Thank you for allowing Greenpoint Landscaping the opportunity of bidding on the maintenance contract for your commercial property. Greenpoint Landscaping has earned its reputation as a hard-working, team-oriented contractor with high standards of excellence in both quality and customer service. Our prompt service and keen attention to detail are just the beginning of the proactive approach we take. We believe that the condition of our client's property is a direct reflection on our company - which is why we are constantly on the lookout for either potential problems, or for ways to enhance the "curb appeal" of your project.

Enclosed is our standard annual agreement which details all of our services that we will provide to you. Please review the information and feel free to contact me if you have any questions.

In closing, I would like to thank you for taking the time to consider Greenpoint Landscaping for your lawn and landscaping maintenance needs. Please feel free to contact me should you have any questions or need additional information.

Sincerely,

Carlos Gonzalez

carlosg.greenpoint@gmail.com

This service agreement (Agreement) is made on _____ (Effective Date) between

Copes Landing CDD (Client), and Greenpoint Landscaping (a Simmons Business Group LLC company) 6126 US HWY 1 NORTH Saint Augustine, FL 32095 (Contractor):

1. **Services.** Contractor agrees to furnish comprehensive lawn and landscaping services (Services) for the client including all services listed on Exhibit A. See Exhibit B for schedule.
 2. **Payment.** Client agrees to pay Contractor for the Services at the rate and terms set forth on Exhibit C.
 3. **Terms.** The terms of this agreement will begin on the Effective Date and continue for One (1) year unless it is terminated sooner. Either party may terminate this Agreement at any time and for any reason upon 30-days written notice to the other party. Each Term shall automatically renew for subsequent periods of the same length as the initial Term unless either party gives the other written notice of termination at least thirty (30) days prior to expiration of the then-current Term.
 4. **Indemnity.** Contractor agrees to indemnify, defend and hold harmless the Client from and against any and all claims, demands liability or expense (including court cost and attorney fees) whether from injury to person, loss of life or damage to property, or arising out of breach of this agreement, or any intentional or negligent act or omission by Contractor or its employees, agents or subcontractors.
 5. **Insurance.** Contractor shall maintain general commercial liability insurance coverage in a minimum amount of \$1,000,000.00 dollars per occurrence or in such greater amounts as are reasonably necessary to ensure coverage for any claims or damages claimed as a result of its performance under this Agreement.
 6. **Compliance with law.** Contractor shall comply with all applicable laws, rules and regulations pertaining to its performance under this Agreement. Throughout the term of this Agreement, contractor shall maintain any required licenses and permits required to comply with such laws, rules and regulations.
 7. **Independent Contractors:** The parties each acknowledge that they are independent contractors. Nothing in the Agreement shall be construed or deemed to create a relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the provisions of this Agreement.
 8. **Employees.** It is understood that the appointment if any is at the Contractors sole risk, expense and supervision and any such employee shall have no claims against Client for wages, salary, or fringe benefits. Contractor agrees that any such employee shall be subordinate to the Contractor and shall be subject to the terms and conditions, which apply to Contractor under this Agreement, and that Contractor shall be liable for any breach of this Agreement by any such employee. Contractor shall provide workers compensation insurance for Contractors employees in accordance with statutory requirements.
 9. **Entire Agreement.** The Exhibits referenced in this Agreement are made a part of this Agreement. This Agreement contains the entire and only agreement between the parties relating to the matter here and it supersedes all other agreements, promises and representations, both oral and written, that are not set forth in this Agreement. No modifications to this Agreement will be effective unless it is in writing and signed by both parties.
 10. **Waiver.** No waiver by either party on any term or condition of this Agreement shall be valid unless it is in writing. Acceptance of any benefits under this Agreement by either party after a breach of any term or condition of this Agreement by the other party shall not be deemed to be a waiver of the breach or of any subsequent breach of any such term or condition.
 11. **Serve ability.** If any term or provision of this Agreement is deemed to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of this Agreement.
 12. **Binding Effect.** The provisions of this Agreement shall bind and insure to the benefit if the parties hereto and their permitted successors and assigns.
- IN WITNESS WHEREOF,** the parties intended to be legally bound, have executed this Agreement as of the Effective Date.

Client

GREENPOINT LANDSCAPING

By: _____ By: _____

Name: _____ Name: Wayne Sutton

Title: _____ Title: COO

Exhibit A

Service Specifications

1. Mowing

Mowing of all grass areas will be performed every seven (7) days during the heavy growth season (May through October), subject to scheduling adjustments due to increment weather and/or rate of growth.

Mowing of all grass areas will be performed every fourteen (14) days during the slow growth season (November through April), subject to scheduling adjustments due to increment weather and/or rate of growth.

All grass areas will be mowed to result in a height of all grass to be no more than 3 1/2 inches nor less than 2 inches, based on established industry standards and type of grass.

Various mowing patterns will be employed to insure even distribution of clippings and to prevent ruts in the grass caused by mowers.

2. Edging

A. Edging of all curbs and sidewalk shall be performed on every mowing visit.

B. Edging of all flower and hedge beds, tree rings and parking areas will be performed on every mowing visit to the property,

3. Trimming

Turf areas not accessible by power mower and areas along walls, fences, building obstacles and inanimate objects shall be maintained by string trimmer (weed-eater) to a height no greater than the height of the adjoining grass areas.

4. Weeding

Plant beds or other areas where weeds appear shall be maintained to eliminate growth of weeds or unwanted vegetation.

Weeding shall be accomplished by hand pulling and/or application of herbicide and shall be performed at each scheduled mowing as inspection may require.

Weeds or grass that may appear in paved areas of walkway, patios, driveways or parking areas shall be treated by herbicide spraying every 30 days or as may be required to control or eliminate such growth.

5. Pruning

All hedges and shrubbery shall be pruned on a regular basis to maintain a neat and uniform appearance and as is appropriate for this specific species of plant.

Pruning of trees shall be performed once a year to remove deadwood, suckers, shoots or low hanging limbs over sidewalks or parking areas. Trees over ten (10) feet shall be pruned at an additional cost.

6. General Maintenance

Grass clippings - All grass areas will be kept free of heavy clipping.

Trash – All trash in grass areas island/beds will be removed upon each visit.

Blowing- Blowing of all paved areas and Patios and entire complex

Leaves-All leaves shall be maintained by mulching mowers year round

7. Mulching

Mulch is **(Not included _X_) (Included__)** in this proposal. It is recommended that the property be mulched once a year.

8. Seasonal Annuals **(Not included _X_) (Included__)**

Contractor shall be responsible for the full and complete care of all seasonal color beds (including spraying, fertilization, and pruning) Annuals will be replaced 4 times per year such that every annual bed shall maintain a healthy, vigorous appearance and shall provide the finest quality color planting possible.

. Exception: If an irrigation system is not present the contractor will not be held responsible for the general appearance of the Annual/Perennials from lack of watering.

9. Fertilization **(Not included _X_) (Included__)**

It is recommended that the property be fertilized as instructed below. Granular fertilization and insecticides, fungicide, turf pest control will be applied to all turf areas six (6) times per year and two (2) times year on shrubs.

Pest control of all turf areas and shrubs shall be done as needed to control or eliminate insect and disease using appropriate materials.

10. Irrigation **(Not included _X_) (Included__)**

This agreement provides for the performance of monthly inspections of the properties irrigation system that will be performed by a qualified irrigation technician. The owner will receive a written report outlining the results of the inspections accompanied by an estimate for repairs if any are determined to be needed. The cost of these inspections will be spread out uniformly over the one year life of the contract and is included in the monthly payment amount. Repairs may be performed at Owners request at the cost of \$60 per man hour. Repair estimates must be approved by owner before proceeding

Initials: _____

Exhibit B**Schedule Specifications**

The lawn & landscaping services will be based on 42 visits during the calendar year.

If regular visits are impaired by weather conditions that may necessitate the altering of the schedule, Greenpoint Landscaping will resume your normal schedule as soon as possible.

Greenpoint Landscaping will not be responsible for acts of god or nature (hurricanes, windstorms, etc) or the extra debris and cleanup time necessary to re-establish the lawn and landscaping to its original condition. Extra charges involved in this cleanup will be quoted upon request.

Initials: _____

Exhibit C**Payment Specifications**

Invoices in the amount of \$2835.00 will be emailed at the beginning of each month and will be due no later than the 30th of the same month unless other arrangements are made. There is a service charge of 1.5% per month on all unpaid balances over 30 days and no services will be performed if the account is in arrears.

Failure to fulfill the requirements of this contract will hold purchaser liable for the balance of the contract for those services not rendered. Client agrees to pay collection agency fees, reasonable attorney fees and court cost should the collection process be required.

Initials: _____

Yearly \$ 34,020.00

Customer Billing Information

Contact Name: _____ **Phone Number:** _____

Billing email: _____

Address: _____

Emergency Numbers:

Carlos Gonzales 904-532-1170 or Mike Peters 904-570-8323

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 14,126	\$ -	\$ 14,126
Investments			
Revenue	-	6,398	6,398
Reserve	-	274,303	274,303
Capitalized interest	-	187	187
Cost of issuance	-	870	870
Undeposited funds	-	20,796	20,796
Assessments receivable - off-roll	-	153,561	153,561
Due from Landowner	5,450	-	5,450
Due from general fund	-	3,199	3,199
Total assets	<u>19,576</u>	<u>459,314</u>	<u>478,890</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 10,316	\$ -	\$ 10,316
Due to debt service fund	3,199	-	3,199
Landowner advance	6,000	-	6,000
Total liabilities	<u>19,515</u>	<u>-</u>	<u>19,515</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	5,450	153,561	159,011
Total deferred inflows of resources	<u>5,450</u>	<u>153,561</u>	<u>159,011</u>
Fund balances:			
Restricted for:			
Debt service	-	305,753	305,753
Unassigned	(5,389)	-	(5,389)
Total fund balances	<u>(5,389)</u>	<u>305,753</u>	<u>300,364</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 19,576</u>	<u>\$459,314</u>	<u>\$ 478,890</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 5,728	\$ 15,044	\$ 476,732	3%
Total revenues	<u>5,728</u>	<u>15,044</u>	<u>476,732</u>	3%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	800	800	-	N/A
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	-	1,586	25,000	6%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	1,000	0%
Dissemination agent*	83	250	417	60%
Trustee*	-	-	3,950	0%
Telephone	17	50	200	25%
Postage	62	62	250	25%
Printing & binding	42	125	500	25%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,004</u>	<u>20,048</u>	<u>101,632</u>	20%

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field Operations				
Landscape maintenance	-	-	125,000	0%
Irrigation repairs	-	-	5,000	0%
Irrigation water	-	-	30,000	0%
Aquatic maintenance***	385	385	14,000	3%
Total field operations	<u>385</u>	<u>385</u>	<u>174,000</u>	0%
Amenity center				
Utilities				
Telephone, cable, internet	-	-	4,000	0%
Electric	-	-	30,000	0%
Water/irrigation	-	-	30,000	0%
Management contracts				
Facility management	-	-	85,000	0%
Landscape replacement	-	-	5,000	0%
Pool chemicals	-	-	15,000	0%
Janitorial supplies	-	-	6,700	0%
Pest control	-	-	2,500	0%
Pool permits	-	-	400	0%
Maintenance	-	-	15,000	0%
Special events	-	-	2,500	0%
Fitness center repairs/supplies	-	-	3,000	0%
Office supplies	-	-	1,000	0%
Operating supplies	-	-	1,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>201,100</u>	0%
Total expenditures	<u>5,389</u>	<u>20,433</u>	<u>476,732</u>	4%
 Excess/(deficiency) of revenues over/(under) expenditures	 339	 (5,389)	 -	
 Fund balances - beginning	 (5,728)	 -	 -	
Fund balances - ending	<u>\$ (5,389)</u>	<u>\$ (5,389)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

***These items will be realized when the CDD takes ownership of the related assets.

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ 30,393	\$ 30,393
Interest	1,144	2,615
Total revenues	<u>31,537</u>	<u>33,008</u>
EXPENDITURES		
Debt service		
Cost of issuance	5,725	5,725
Interest	-	40,346
Total debt service	<u>5,725</u>	<u>46,071</u>
Excess/(deficiency) of revenues over/(under) expenditures	25,812	(13,063)
Fund balances - beginning	279,941	318,816
Fund balances - ending	<u>\$ 305,753</u>	<u>\$ 305,753</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cope's Landing Community Development District held a Regular Meeting and Audit Committee Meeting on December 6, 2023 at 1:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

John Gislason	Chair
Robert Porter	Vice Chair
Anthony Sharp	Assistant Secretary
Mark Dearing	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Vince Dunn (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:00 p.m.

Supervisors Gislason, Porter, Sharp and Daring were present. Supervisor Teagle was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of GreenPoint Landscaping
Maintenance Contract Proposal**

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

The Regular Meeting recessed at 1:02 p.m., and the Audit Selection Committee Meeting convened.

FIFTH ORDER OF BUSINESS**Review of Response to Request for Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication****B. RFP Package**

The above items were provided for informational purposes.

C. Respondent(s)**I. Grau & Associates****II. Berger, Toombs, Elam, Gaines & Frank**

Mr. Torres presented the Auditor Evaluation Matrix and stated that District Management has worked with both respondents and, in Management's opinion, both are qualified to perform the audit. Given that both firms are well qualified, cost is the factor that sets the firms apart.

D. Auditor Evaluation Matrix/Ranking

The Board Members considered the responses. Mr. Porter presented his scoring of the respondents on the Auditor Selection Evaluation Criteria and his rankings, as follows:

1. Grau & Associates	100
2. Berger, Toombs, Elam, Gaines & Frank	97

Mr. Porter recommended engaging Grau & Associates. The Audit Selection Committee was in agreement.

SIXTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

The Audit Selection Committee Meeting terminated at 1:04 p.m., and the Regular Meeting reconvened.

SEVENTH ORDER OF BUSINESS

Consider Recommendation of Audit
Selection Committee

- Award of Contract

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, accepting the scoring and rankings of the Audit Committee, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services and authorizing District Staff to negotiate an agreement with Grau & Associates, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of First Coast Contract
Maintenance Services LLC Fountain
Maintenance Contract Agreement
Proposal

Mr. Gislason presented the First Coast Contract Maintenance Services LLC Fountain Maintenance Contract Agreement Proposal, previously executed by the Chair.

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the First Coast Contract Maintenance Services LLC Fountain Maintenance Contract Agreement Proposal, was ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of October 31, 2023

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, Unaudited Financial Statements as of October 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of September 27, 2023 Special
Meeting Minutes

On MOTION by Mr. Porter and seconded by Mr. Dearing, with all in favor, the September 27, 2023 Special Meeting Minutes, as presented, were approved.

111 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

112

113 **A. District Counsel: Kutak Rock LLP**

114 There was no report.

115 **B. District Engineer (Interim): Dunn & Associates, Inc.**

116 Mr. Dunn stated he is working on the Phase I water management permit transfer and a
117 Bill of Sale or Assignment is needed. Ms. Buchanan will provide the documentation.

118 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 119 • **NEXT MEETING DATE: January 2, 2024 at 1:30 PM**

120 ○ **QUORUM CHECK**

121 Supervisors Porter, Sharp, Dearing and Gislason confirmed their attendance at the
122 January 2, 2024 meeting.

123

124 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

125

126 There were no Board Members' comments or requests.

127

128 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

129

130 No members of the public spoke.

131

132 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

133

134

135 **On MOTION by Mr. Dearing and seconded by Mr. Porter, with all in favor, the**
136 **meeting adjourned at 1:07 p.m.**

137

138

139

140

141

142

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

143
144
145
146
147
148

Secretary/Assistant Secretary

Chair/Vice Chair

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
A**

MEMORANDUM

To: Board of Supervisors, Cope's Landing Community Development District

From: Katie Buchanan

Date: January 4, 2024

Subject: Ethics Training Requirements

Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics ("COE") has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

Free Training Options

The Florida Commission on Ethics' ("COE") website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).¹ Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

¹ <https://ethics.state.fl.us/Training/Training.aspx>

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options

4- Hour Course

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023 CANCELED	Regular Meeting	1:30 PM*
November 7, 2023 CANCELED	Regular Meeting	1:30 PM*
December 5, 2023 <i>rescheduled to December 6, 2023</i>	Regular Meeting	1:30 PM*
December 6, 2023	Regular Meeting	1:00 PM
January 2, 2024 CANCELED	Regular Meeting	1:30 PM*
January 25, 2024	Regular Meeting	1:00 PM
February 6, 2024	Regular Meeting	1:30 PM*
March 5, 2024	Regular Meeting	1:30 PM*
April 2, 2024	Regular Meeting	1:30 PM*
May 7, 2024	Regular Meeting	1:30 PM*
June 4, 2024	Regular Meeting	1:30 PM*
July 2, 2024	Regular Meeting	1:30 PM*
August 6, 2024	Regular Meeting	1:30 PM*
September 3, 2024	Regular Meeting	1:30 PM*
*Meetings will occur at 1:30 PM, or immediately following adjournment of Arbors CDD meetings.		