COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
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COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 178,162
Allowable discounts (4%)	-				(7,126)
Assessment levy: on-roll - net	-	$ -	$ -	$ -	171,036
Assessment levy: off-roll	-	-	-	-	107,200
Landowner contribution	476,732	24,373	257,097	281,470	366,715
Total revenues	476,732	24,373	257,097	281,470	644,951
EXPENDITURES					
Professional & administrative					
Supervisors	-	1,800	1,800	3,600	3,600
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	2,987	22,013	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	4,400	4,400	5,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	417	417	583	1,000	1,000
EMMA software services	-	1,000	-	1,000	1,000
Trustee	3,950	-	3,950	3,950	3,950
Telephone	200	83	117	200	200
Postage	250	160	90	250	250
Printing & binding	500	208	292	500	500
Legal advertising	6,500	316	6,184	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	750	4	746	750	750
Website hosting & maintenance	1,680	1,680	-	1,680	1,680
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	6,236
Total professional & administrative	101,632	33,830	71,385	105,215	113,051
Field operations					
Landscape maintenance	125,000	-	63,000	63,000	150,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Irrigation water	30,000	-	2,000	2,000	30,000
Aquatic maintenance	14,000	1,155	9,000	10,155	14,000
Trash removal	-	-	-	-	3,000
Total field operations	174,000	1,155	79,000	80,155	202,000

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Amenity center					
Utilities					
Telephone, cable, internet	4,000	-	4,000	4,000	4,000
Electric	30,000	-	2,000	2,000	30,000
Water/irrigation	30,000	-	20,000	20,000	30,000
Security					
Alarm monitoring	-	-	-	-	3,000
Access cards	-	-	-	-	2,500
Management contracts					
Facility management	85,000	-	26,000	26,000	44,000
Landscape replacement	5,000	-	5,000	5,000	5,000
Pool maintenance	-	-	-	-	15,000
Pool chemicals	15,000	412	14,588	15,000	8,000
Janitorial services	-	-	-	-	9,000
Janitorial supplies	6,700	-	6,700	6,700	30,000
Pest control	2,500	-	2,500	2,500	5,000
Pool permits	400	-	400	400	400
Repairs & maintenance	-	-	-	-	16,000
Maintenance	15,000	-	7,000	7,000	15,000
Dog waste stations service	-	-	-	-	4,000
Contingencies	-	-	-	-	20,000
Special events	2,500	-	2,500	2,500	15,000
Holiday decorations	-	-	-	-	10,000
Fitness center repairs/supplies	3,000	-	3,000	3,000	3,000
Amenity supplies	1,000	-	1,000	1,000	5,000
Operating supplies	1,000	-	1,000	1,000	1,000
Property insurance	-	-	-	-	55,000
Total amenity center	201,100	412	95,688	96,100	329,900
Total expenditures	476,732	35,397	246,073	281,470	644,951
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,024)	11,024	-	-
Fund balance - beginning (unaudited)	-	-	(11,024)	-	-
Fund balance - ending (projected)					
Unassigned	-	(11,024)	-	-	-
Fund balance - ending	$ -	$ (11,024)	$ -	$ -	$ -

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	FY 2025
Professional & administrative	
Supervisors	$ 3,600
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software services	1,000
Trustee	3,950
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Tax collector	6,236

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Field operations	
Landscape maintenance	150,000
Irrigation repairs	5,000
Irrigation water	30,000
Aquatic maintenance	14,000
Amenity center	
Telephone, cable, internet	4,000
Electric	30,000
Water/irrigation	30,000
Alarm monitoring	3,000
Access cards	2,500
Facility management	44,000
Landscape replacement	5,000
Pool maintenance	15,000
Pool chemicals	8,000
Janitorial services	9,000
Janitorial supplies	30,000
Pest control	5,000
Pool permits	400
Repairs & maintenance	16,000
Maintenance	15,000
Includes pressure washing. General maitenance to amenities	
Dog waste stations service	4,000
Contingencies	20,000
Special events	15,000
Holiday decorations	10,000
Fitness center repairs/supplies	3,000
Amenity supplies	5,000
Operating supplies	1,000
Property insurance	55,000
Total expenditures	$644,951

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: on-roll	$ -				$ 356,235
Allowable discounts (4%)	-				(14,249)
Net assessment levy - on-roll	-	$ -	$ -	$ -	341,986
Assessment levy: off-roll	-	38,391	504,193	542,584	214,346
Interest	-	5,096	-	5,096	-
Total revenues	-	43,487	504,193	547,680	556,332
EXPENDITURES					
Debt service					
Principal	-	-	105,000	105,000	110,000
Interest	-	40,346	220,072	260,418	435,025
Tax collector	-	-	-	-	7,125
Cost of issuance	-	5,725	-	5,725	-
Total expenditures	-	46,071	325,072	371,143	552,150
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,584)	179,121	176,537	4,182
Fund balance:					
Beginning fund balance (unaudited)	-	318,816	316,232	318,816	495,353
Ending fund balance (projected)	$ -	$316,232	$ 495,353	$ 495,353	499,535
Use of fund balance:					
Debt service reserve account balance (required)					(271,931)
Interest expense - November 1, 2025					(214,831)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 12,773

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			217,512.50	217,512.50	7,590,000.00
05/01/25	110,000.00	4.875%	217,512.50	327,512.50	7,480,000.00
11/01/25			214,831.25	214,831.25	7,480,000.00
05/01/26	115,000.00	4.875%	214,831.25	329,831.25	7,365,000.00
11/01/26			212,028.13	212,028.13	7,365,000.00
05/01/27	120,000.00	4.875%	212,028.13	332,028.13	7,245,000.00
11/01/27			209,103.13	209,103.13	7,245,000.00
05/01/28	125,000.00	4.875%	209,103.13	334,103.13	7,120,000.00
11/01/28			206,056.25	206,056.25	7,120,000.00
05/01/29	135,000.00	4.875%	206,056.25	341,056.25	6,985,000.00
11/01/29			202,765.63	202,765.63	6,985,000.00
05/01/30	140,000.00	4.875%	202,765.63	342,765.63	6,845,000.00
11/01/30			199,353.13	199,353.13	6,845,000.00
05/01/31	145,000.00	5.750%	199,353.13	344,353.13	6,700,000.00
11/01/31			195,184.38	195,184.38	6,700,000.00
05/01/32	155,000.00	5.750%	195,184.38	350,184.38	6,545,000.00
11/01/32			190,728.13	190,728.13	6,545,000.00
05/01/33	165,000.00	5.750%	190,728.13	355,728.13	6,380,000.00
11/01/33			185,984.38	185,984.38	6,380,000.00
05/01/34	175,000.00	5.750%	185,984.38	360,984.38	6,205,000.00
11/01/34			180,953.13	180,953.13	6,205,000.00
05/01/35	185,000.00	5.750%	180,953.13	365,953.13	6,020,000.00
11/01/35			175,634.38	175,634.38	6,020,000.00
05/01/36	195,000.00	5.750%	175,634.38	370,634.38	5,825,000.00
11/01/36			170,028.13	170,028.13	5,825,000.00
05/01/37	205,000.00	5.750%	170,028.13	375,028.13	5,620,000.00
11/01/37			164,134.38	164,134.38	5,620,000.00
05/01/38	220,000.00	5.750%	164,134.38	384,134.38	5,400,000.00
11/01/38			157,809.38	157,809.38	5,400,000.00
05/01/39	235,000.00	5.750%	157,809.38	392,809.38	5,165,000.00
11/01/39			151,053.13	151,053.13	5,165,000.00
05/01/40	245,000.00	5.750%	151,053.13	396,053.13	4,920,000.00
11/01/40			144,009.38	144,009.38	4,920,000.00
05/01/41	260,000.00	5.750%	144,009.38	404,009.38	4,660,000.00
11/01/41			136,534.38	136,534.38	4,660,000.00
05/01/42	275,000.00	5.750%	136,534.38	411,534.38	4,385,000.00
11/01/42			128,628.13	128,628.13	4,385,000.00
05/01/43	290,000.00	5.750%	128,628.13	418,628.13	4,095,000.00
11/01/43			120,290.63	120,290.63	4,095,000.00
05/01/44	310,000.00	5.875%	120,290.63	430,290.63	3,785,000.00
11/01/44			111,184.38	111,184.38	3,785,000.00
05/01/45	330,000.00	5.875%	111,184.38	441,184.38	3,455,000.00
11/01/45			101,490.63	101,490.63	3,455,000.00
05/01/46	350,000.00	5.875%	101,490.63	451,490.63	3,105,000.00
11/01/46			91,209.38	91,209.38	3,105,000.00
05/01/47	370,000.00	5.875%	91,209.38	461,209.38	2,735,000.00
11/01/47			80,340.63	80,340.63	2,735,000.00

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	390,000.00	5.875%	80,340.63	470,340.63	2,345,000.00
11/01/48			68,884.38	68,884.38	2,345,000.00
05/01/49	415,000.00	5.875%	68,884.38	483,884.38	1,930,000.00
11/01/49			56,693.75	56,693.75	1,930,000.00
05/01/50	440,000.00	5.875%	56,693.75	496,693.75	1,490,000.00
11/01/50			43,768.75	43,768.75	1,490,000.00
05/01/51	470,000.00	5.875%	43,768.75	513,768.75	1,020,000.00
11/01/51			29,962.50	29,962.50	1,020,000.00
05/01/52	495,000.00	5.875%	29,962.50	524,962.50	525,000.00
11/01/52			15,421.88	15,421.88	525,000.00
05/01/53	525,000.00	5.875%	15,421.88	540,421.88	-
Total	**7,590,000.00**		**8,323,156.25**	**15,913,156.25**	

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2025

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025 GF	DSF	GF & DSF	FY 24 Assessment
206	Phase 1 SF	864.86	1,729.30	2,594.16	n/a
206					

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2025 GF	DSF	GF & DSF	FY 24 Assessment
134	Phase 2 SF	800.00	1,599.60	2,399.60	n/a
134					

Developer Contributions

Number of Units	Unit Type	Projected Fiscal Year 2025 GF	DSF	GF & DSF	FY 24 Assessment
494	Future SF	742.34	-	742.34	n/a
494					