

COPE'S LANDING

COMMUNITY DEVELOPMENT

DISTRICT

April 7, 2026

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
<https://copeslandingcdd.net/>

March 31, 2026

Board of Supervisors
Cope's Landing Community Development District

Dear Board Members:

The Board of Supervisors of the Cope's Landing Community Development District will hold a Regular Meeting on April 7, 2026 at 6:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of BrightView Landscape Services Proposal for Extra Work [Removal of Debris, Grading and Sodding]
6. Acceptance of Unaudited Financial Statements as of February 28, 2026
7. Approval of February 3, 2026 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Dunn & Associates, Inc.*
 - C. Field Operations/Amenity Manager: *First Coast CMS, LLC*
 - I. Monthly Reports
 - Field and Pond Reports
 - Lake Reports

ATTENDEES:

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

Note: Meeting Time

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 5, 2026 at 3:00 PM
 - QUORUM CHECK

SEAT 1	ROBERT "BOB" PORTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ANTHONY SHARP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARK DEARING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN GISLASON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAMES TEAGLE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

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 (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
 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

RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE’S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cope’s Landing Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026

TIME: _____

LOCATION: 12123 Great Eagle Road
Jacksonville, FL 32219

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF APRIL, 2026.

ATTEST:

**COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
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**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 178,162				\$ 294,054
Allowable discounts (4%)	(7,126)				(11,762)
Assessment levy: on-roll - net	171,036	\$ 274,153	\$ -	274,153	282,292
Assessment levy: off-roll	203,200	72,000	24,000	96,000	96,000
Assessments - delinquent	-	35,784	-	35,784	-
Lot closing assessments	-	14,400	-	14,400	-
Landowner contribution	270,715	-	234,805	234,805	282,265
Miscellaneous	-	200	-	200	-
Total revenues	<u>644,951</u>	<u>396,537</u>	<u>258,805</u>	<u>655,142</u>	<u>660,557</u>
EXPENDITURES					
Professional & administrative					
Supervisors	3,600	800	2,800	3,600	3,600
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	1,006	23,994	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineer's report	-	-	-	-	4,500
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	1,000	833	167	1,000	1,000
Dissemination agent - 2026 series	-	-	-	-	1,000
EMMA software services	1,000	1,000	-	1,000	1,000
Trustee	3,950	10,401	-	10,401	10,000
Telephone	200	83	117	200	200
Postage	250	96	154	250	250
Printing & binding	500	208	292	500	500
Legal advertising	6,500	97	6,403	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,520	5,672	848	6,520	6,520
Contingencies/bank charges	750	439	311	750	750
Website hosting & maintenance	1,680	705	975	1,680	1,680
Website ADA compliance	210	145	65	210	210
DTS technology software	1,000	-	1,000	1,000	1,000
Tax collector	6,236	10,816	-	10,816	10,292
O&M accounting	6,000	-	6,000	6,000	6,000
Total professional & administrative	<u>121,071</u>	<u>52,476</u>	<u>79,626</u>	<u>132,102</u>	<u>136,677</u>
Field operations					
Landscape maintenance	150,000	32,840	117,160	150,000	150,000
Irrigation repairs	5,000	100	4,900	5,000	5,000
Irrigation water	30,000	1,076	28,924	30,000	30,000
Entry monuments					
Fountain maintenance	700	190	510	700	700
Aquatic maintenance	14,000	7,500	6,500	14,000	14,000
Trash removal	2,500	993	1,507	2,500	2,500
Total field operations	<u>202,200</u>	<u>42,699</u>	<u>159,501</u>	<u>202,200</u>	<u>202,200</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
Amenity center					
Utilities					
Telephone, cable, internet	7,000	3,253	3,747	7,000	7,000
Electric	30,000	4,332	25,668	30,000	30,000
Water/irrigation	30,000	7,749	22,251	30,000	30,000
Security					
Alarm monitoring	3,000	-	3,000	3,000	3,000
Access cards	2,500	-	2,500	2,500	2,500
Management contracts					
Facility management	45,500	19,070	26,430	45,500	45,500
Landscape replacement	7,500	1,751	5,749	7,500	7,500
Pool maintenance	15,500	6,286	9,214	15,500	15,500
Pool chemicals	8,000	1,783	6,217	8,000	8,000
Janitorial services	10,000	4,077	5,923	10,000	10,000
Janitorial supplies	10,000	295	9,705	10,000	10,000
Pest control	5,000	-	5,000	5,000	5,000
Pool permits	400	-	400	200	400
Repairs & maintenance	16,000	447	15,553	16,000	16,000
Maintenance	15,000	2,766	12,234	15,000	15,000
Dog waste stations service	4,000	1,375	2,625	4,000	4,000
Contingencies	55,780	-	55,780	55,780	55,780
Special events	7,500	2,692	4,808	7,500	7,500
Holiday decorations	5,000	-	5,000	5,000	5,000
Fitness center repairs/supplies	3,000	639	2,361	3,000	3,000
Amenity supplies	5,000	84	4,916	5,000	5,000
Operating supplies	1,000	-	1,000	1,000	1,000
Property insurance	35,000	20,066	14,934	35,000	35,000
Total amenity center	<u>321,680</u>	<u>76,665</u>	<u>245,015</u>	<u>321,480</u>	<u>321,680</u>
Total expenditures	<u>644,951</u>	<u>171,840</u>	<u>484,142</u>	<u>655,782</u>	<u>660,557</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	224,697	(225,337)	(640)	-
Fund balance - beginning (unaudited)	26,183	640	225,337	640	-
Fund balance - ending	<u>\$ 26,183</u>	<u>\$ 225,337</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

EXPENDITURES

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.	
Engineer's report	4,500
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.	
Dissemination agent - 2026 series	1,000
EMMA software services	1,000
Trustee	10,000
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.	
EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,520
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
DTS technology software	1,000
Tax collector	10,292
O&M accounting	6,000

**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
Entry monuments	
Fountain maintenance	700
Aquatic maintenance	14,000
Trash removal	2,500
Amenity center	
Telephone, cable, internet	7,000
Electric	30,000
Water/irrigation	30,000
Alarm monitoring	3,000
Access cards	2,500
Facility management	45,500
Landscape replacement	7,500
Pool maintenance	15,500
Pool chemicals	8,000
Janitorial services	10,000
Janitorial supplies	10,000
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	55,780
Special events	7,500
Holiday decorations	5,000
Fitness center repairs/supplies	3,000
Amenity supplies	5,000
Operating supplies	1,000
Property insurance	35,000
Total expenditures	<u><u>\$660,557</u></u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 356,235				\$ 587,961
Allowable discounts (4%)	(14,249)				(23,518)
Net assessment levy - on-roll	341,986	\$ 545,582	\$ 18,862	\$ 564,444	564,443
Assessment levy: off-roll	214,346	-	-	-	-
Interest	-	3,960	-	3,960	-
Total revenues	556,332	549,542	18,862	568,404	564,443
EXPENDITURES					
Debt service					
Principal	115,000	-	115,000	115,000	120,000
Interest	429,663	214,831	214,832	429,663	424,056
Tax collector	7,125	19,040	660	19,700	20,579
Cost of issuance	-	-	-	-	-
Total expenditures	551,788	233,871	330,492	564,363	564,635
Excess/(deficiency) of revenues over/(under) expenditures	4,544	315,671	(311,630)	4,041	(192)
Fund balance:					
Beginning fund balance (unaudited)	365,097	377,652	693,323	377,652	381,693
Ending fund balance (projected)	<u>\$369,641</u>	<u>\$693,323</u>	<u>\$ 381,693</u>	<u>\$ 381,693</u>	<u>381,501</u>
Use of fund balance:					
Debt service reserve account balance (required)					(135,966)
Interest expense - November 1, 2027					(209,103)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 36,432</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			40,346.51	40,346.51	7,695,000.00
05/01/24	105,000.00	4.875%	220,071.88	325,071.88	7,590,000.00
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	7,480,000.00		7,888,131.25	15,368,131.25	

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 191,776	\$ 143,832	\$ 19,178	\$ 163,010	\$ 191,776
Lot closing assessments	-	28,766	-	28,766	-
Interest	-	2,585	-	2,585	-
Total revenues	<u>191,776</u>	<u>175,183</u>	<u>19,178</u>	<u>194,361</u>	<u>191,776</u>
EXPENDITURES					
Debt service					
Principal	45,000	-	45,000	45,000	45,000
Interest	144,365	73,173	71,192	144,365	144,365
Total expenditures	<u>189,365</u>	<u>73,173</u>	<u>116,192</u>	<u>189,365</u>	<u>189,365</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,411	102,010	(97,014)	4,996	2,411
Fund balance:					
Beginning fund balance (unaudited)	<u>348,782</u>	<u>173,600</u>	<u>275,610</u>	<u>173,600</u>	<u>178,596</u>
Ending fund balance (projected)	<u>\$351,193</u>	<u>\$275,610</u>	<u>\$ 178,596</u>	<u>\$ 178,596</u>	<u>181,007</u>
Use of fund balance:					
Debt service reserve account balance (required)					(95,888)
Interest expense - November 1, 2027					(71,193)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 13,926</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			23,038.56	23,038.56	2,840,000.00
05/01/25	40,000.00	4.400%	74,052.50	114,052.50	2,800,000.00
11/01/25			73,172.50	73,172.50	2,800,000.00
05/01/26	45,000.00	4.400%	73,172.50	118,172.50	2,755,000.00
11/01/26			72,182.50	72,182.50	2,755,000.00
05/01/27	45,000.00	4.400%	72,182.50	117,182.50	2,710,000.00
11/01/27			71,192.50	71,192.50	2,710,000.00
05/01/28	50,000.00	4.400%	71,192.50	121,192.50	2,660,000.00
11/01/28			70,092.50	70,092.50	2,660,000.00
05/01/29	50,000.00	4.400%	70,092.50	120,092.50	2,610,000.00
11/01/29			68,992.50	68,992.50	2,610,000.00
05/01/30	55,000.00	4.400%	68,992.50	123,992.50	2,555,000.00
11/01/30			67,782.50	67,782.50	2,555,000.00
05/01/31	55,000.00	4.400%	67,782.50	122,782.50	2,500,000.00
11/01/31			66,572.50	66,572.50	2,500,000.00
05/01/32	60,000.00	5.150%	66,572.50	126,572.50	2,440,000.00
11/01/32			65,027.50	65,027.50	2,440,000.00
05/01/33	60,000.00	5.150%	65,027.50	125,027.50	2,380,000.00
11/01/33			63,482.50	63,482.50	2,380,000.00
05/01/34	65,000.00	5.150%	63,482.50	128,482.50	2,315,000.00
11/01/34			61,808.75	61,808.75	2,315,000.00
05/01/35	65,000.00	5.150%	61,808.75	126,808.75	2,250,000.00
11/01/35			60,135.00	60,135.00	2,250,000.00
05/01/36	70,000.00	5.150%	60,135.00	130,135.00	2,180,000.00
11/01/36			58,332.50	58,332.50	2,180,000.00
05/01/37	75,000.00	5.150%	58,332.50	133,332.50	2,105,000.00
11/01/37			56,401.25	56,401.25	2,105,000.00
05/01/38	80,000.00	5.150%	56,401.25	136,401.25	2,025,000.00
11/01/38			54,341.25	54,341.25	2,025,000.00
05/01/39	85,000.00	5.150%	54,341.25	139,341.25	1,940,000.00
11/01/39			52,152.50	52,152.50	1,940,000.00
05/01/40	85,000.00	5.150%	52,152.50	137,152.50	1,855,000.00
11/01/40			49,963.75	49,963.75	1,855,000.00
05/01/41	90,000.00	5.150%	49,963.75	139,963.75	1,765,000.00
11/01/41			47,646.25	47,646.25	1,765,000.00
05/01/42	95,000.00	5.150%	47,646.25	142,646.25	1,670,000.00
11/01/42			45,200.00	45,200.00	1,670,000.00
05/01/43	100,000.00	5.150%	45,200.00	145,200.00	1,570,000.00
11/01/43			42,625.00	42,625.00	1,570,000.00
05/01/44	105,000.00	5.150%	42,625.00	147,625.00	1,465,000.00
11/01/44			39,921.25	39,921.25	1,465,000.00
05/01/45	115,000.00	5.450%	39,921.25	154,921.25	1,350,000.00
11/01/45			36,787.50	36,787.50	1,350,000.00
05/01/46	120,000.00	5.450%	36,787.50	156,787.50	1,230,000.00
11/01/46			33,517.50	33,517.50	1,230,000.00
05/01/47	125,000.00	5.450%	33,517.50	158,517.50	1,105,000.00
11/01/47			30,111.25	30,111.25	1,105,000.00
05/01/48	135,000.00	5.450%	30,111.25	165,111.25	970,000.00
11/01/48			26,432.50	26,432.50	970,000.00

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	140,000.00	5.450%	26,432.50	166,432.50	830,000.00
11/01/49			22,617.50	22,617.50	830,000.00
05/01/50	150,000.00	5.450%	22,617.50	172,617.50	680,000.00
11/01/50			18,530.00	18,530.00	680,000.00
05/01/51	155,000.00	5.450%	18,530.00	173,530.00	525,000.00
11/01/51			14,306.25	14,306.25	525,000.00
05/01/52	165,000.00	5.450%	14,306.25	179,306.25	360,000.00
11/01/52			9,810.00	9,810.00	360,000.00
05/01/53	175,000.00	5.450%	9,810.00	184,810.00	185,000.00
11/01/53			5,041.25	5,041.25	185,000.00
05/01/54	185,000.00	5.450%	5,041.25	190,041.25	-
Total	2,800,000.00		2,768,357.50	5,568,357.50	

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
206	Phase 1 SF	864.86	1,729.30	2,594.16	2,594.16
206					

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
134	Phase 2 SF	864.86	1,729.30	2,594.16	2,399.60
134					

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
120	Phase 3 SF	800.00	1,598.13	2,398.13	2,398.13
120					

Developer Contributions

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
374	Future SF	754.72	-	754.72	723.84
374					

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR 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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of April, 2026.

ATTEST:

**COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>12123 Great Eagle Road, Jacksonville, Florida 32219</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2026	Regular Meeting	6:00 PM
November 3, 2026	Landowner's Meeting	12:00 PM
November 3, 2026	Regular Meeting	3:00 PM
December 1, 2026	Regular Meeting	3:00 PM
January 5, 2027	Regular Meeting	6:00 PM
February 2, 2027	Regular Meeting	3:00 PM
March 2, 2027	Regular Meeting	3:00 PM
April 6, 2027	Regular Meeting	6:00 PM
May 4, 2027	Regular Meeting	3:00 PM
June 1, 2027	Regular Meeting	3:00 PM
July 6, 2027	Regular Meeting	6:00 PM
August 3, 2027	Regular Meeting	3:00 PM
September 7, 2027	Regular Meeting	3:00 PM

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

5

Proposal for Extra Work at Cope's Landing

Property Name	Cope's Landing	Contact	Tony Shiver
Property Address	2300 Glades Rd Suite 410 W Boca Raton, FL 33431	To Billing Address	Cope's Landing 2300 Glades Rd Suite 410 W Boca Raton, FL 33431
Project Name	Cope's Landing 3-27-26		
Project Description	Removal of debris (Concrete) Grading and sodding (Bare Areas) on each side of Sidewalk/Activity Field		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Mobilization of Crew. Delivery of Materials. Prep. Grading of soils. Pull soil to eliminate trip hazard on each side of sidewalk
5.00	PALLET	Bahia Sod installed in bare areas on each side of sidewalk

For internal use only

SO# 8882382
JOB# 346100625
Service Line 130

Total Price \$3,746.12

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	PM
Signature	Title
Tony Shiver	March 27, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
William G. Buerki	March 27, 2026
Printed Name	Date

Job #:	346100625		
SO #:	8882382	Proposed Price:	\$3,746.12



**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	General Fund	Debt Service Fund 2023	Debt Service Fund 2024	Capital Projects Fund	Capital Projects Fund 2024	Total Governmental Funds
ASSETS						
Cash	\$ 231,728	\$ -	\$ -	\$ -	\$ -	\$ 231,728
Investments			-			
Revenue	-	540,992	173,834	-	-	714,826
Reserve	-	136,746	101,776	-	-	238,522
Prepayment	-	17,223	-	-	-	17,223
Construction	-	-	-	49	6	55
Due from Landowner	11,338	-	-	-	-	11,338
Due from individual lots	-	134,366	-	-	-	134,366
Due from general fund	-	3,161	-	-	-	3,161
Utility deposit	2,770	-	-	-	-	2,770
Prepaid expense	6,776	-	-	-	-	6,776
Total assets	<u>\$ 252,612</u>	<u>\$832,488</u>	<u>\$275,610</u>	<u>\$ 49</u>	<u>\$ 6</u>	<u>\$ 1,360,765</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable - Onsite	\$ 6,776	\$ -	\$ -	\$ -	\$ -	\$ 6,776
Due to Landowner	-	4,799	-	-	-	4,799
Due to debt service fund	3,161	-	-	-	-	3,161
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>15,937</u>	<u>4,799</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,736</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	11,338	134,366	-	-	-	145,704
Total deferred inflows of resources	<u>11,338</u>	<u>134,366</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>145,704</u>
Fund balances:						
Restricted for:						
Debt service	-	693,323	275,610	-	-	968,933
Capital projects	-	-	-	49	6	49
Unassigned	225,337	-	-	-	-	225,343
Total fund balances	<u>225,337</u>	<u>693,323</u>	<u>275,610</u>	<u>49</u>	<u>6</u>	<u>1,194,325</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 252,612</u>	<u>\$832,488</u>	<u>\$275,610</u>	<u>\$ 49</u>	<u>\$ 6</u>	<u>\$ 1,360,765</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,613	\$ 274,153	\$ 171,036	160%
Assessment levy: off-roll	24,000	72,000	203,200	35%
Assessments - delinquent	215	35,784	-	N/A
Lot closings assessments	-	14,400	-	N/A
Landowner contribution	-	-	270,715	0%
Miscellaneous	-	200	-	N/A
Total revenues	<u>25,828</u>	<u>396,537</u>	<u>644,951</u>	61%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	800	800	3,600	22%
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	792	1,006	25,000	4%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	1,000	0%
Dissemination agent*	167	833	1,000	83%
EMMA software services	-	1,000	1,000	100%
Trustee*	-	10,401	3,950	263%
Telephone	17	83	200	42%
Postage	49	96	250	38%
Printing & binding	42	208	500	42%
Legal advertising	97	97	6,500	1%
Annual special district fee	-	175	175	100%
Insurance	-	5,672	6,520	87%
Contingencies/bank charges	87	439	750	59%
Website hosting & maintenance	705	705	1,680	42%
Website ADA compliance	145	145	210	69%
DTS technology software	-	-	1,000	0%
Tax collector	33	10,816	6,236	173%
O&M accounting	-	-	6,000	0%
Total professional & administrative	<u>6,934</u>	<u>52,476</u>	<u>121,071</u>	43%

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
Field Operations				
Landscape maintenance	6,081	32,840	150,000	22%
Irrigation repairs	-	100	5,000	2%
Irrigation water	174	1,076	30,000	4%
Entry monuments				
Fountain maintenance	-	190	700	27%
Aquatic maintenance***	1,500	7,500	14,000	54%
Property insurance	-	20,066	35,000	57%
Total field operations	<u>7,755</u>	<u>61,772</u>	<u>234,700</u>	26%
Amenity center				
Utilities				
Telephone, cable, internet	1,202	3,253	7,000	46%
Electric	1,255	4,332	30,000	14%
Water/irrigation	2,079	7,749	30,000	26%
Trash removal	200	993	2,500	40%
Security				
Alarm monitoring	-	-	3,000	0%
Access cards	-	-	2,500	0%
Management contracts				
Facility management	3,844	19,070	45,500	42%
Landscape replacement	-	1,751	7,500	23%
Pool maintenance	1,291	6,286	15,500	41%
Pool chemicals	-	1,783	8,000	22%
Janitorial services	833	4,077	10,000	41%
Janitorial supplies	273	295	10,000	3%
Pest control	-	-	5,000	0%
Pool permits	-	-	400	0%
Repairs & maintenance				
Maintenance	475	2,766	15,000	18%
Dog waste stations service	275	1,375	4,000	34%
Contingencies	-	-	55,780	0%
Special events	-	2,692	7,500	36%
Holiday decorations	-	-	5,000	0%
Fitness center repairs/supplies	149	639	3,000	21%
Amenity supplies	84	84	5,000	2%
Operating supplies	-	-	1,000	0%
Total field operations	<u>11,960</u>	<u>57,592</u>	<u>289,180</u>	20%
Total expenditures	<u>26,649</u>	<u>171,840</u>	<u>644,951</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(821)	224,697	-	
Fund balances - beginning	226,158	640	26,183	
Fund balances - ending	<u>\$ 225,337</u>	<u>\$ 225,337</u>	<u>\$ 26,183</u>	

*These items will be realized when bonds are issued

***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 FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 3,218	\$ 545,582	\$ 341,986	160%
Assessment levy: off-roll	-	-	214,346	0%
Interest	511	3,960	-	N/A
Total revenues	<u>3,729</u>	<u>549,542</u>	<u>556,332</u>	99%
EXPENDITURES				
Principal	-	-	115,000	0%
Interest	-	214,831	429,663	50%
Total debt service	<u>-</u>	<u>214,831</u>	<u>544,663</u>	39%
Other fees & charges				
Tax collector	57	19,040	7,125	267%
Total other fees and charges	<u>57</u>	<u>19,040</u>	<u>7,125</u>	267%
Total expenditures	<u>57</u>	<u>233,871</u>	<u>551,788</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	3,672	315,671	4,544	
Net change in fund balances	3,672	315,671	4,544	
Fund balances - beginning	689,651	377,652	365,097	
Fund balances - ending	<u>\$ 693,323</u>	<u>\$ 693,323</u>	<u>\$ 369,641</u>	

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Assessment levy: off-roll	\$ 47,944	\$ 143,832
Lot closing assessments	-	28,766
Interest	698	2,585
Total revenues	<u>48,642</u>	<u>175,183</u>
EXPENDITURES		
Principal	-	-
Interest	-	73,173
Total expenditures	<u>-</u>	<u>73,173</u>
Excess/(deficiency) of revenues over/(under) expenditures	48,642	102,010
Net change in fund balances	48,642	102,010
Fund balances - beginning	226,968	173,600
Fund balances - ending	<u>\$ 275,610</u>	<u>\$ 275,610</u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Fund balances - beginning	49	48
Fund balances - ending	\$ 49	\$ 49

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 20
Total revenues	2	20
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	20
Fund balances - beginning	4	(14)
Fund balances - ending	\$ 6	\$ 6

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Cope’s Landing Community Development District held a Regular Meeting on February 3, 2026 at 3:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219.

Present:

John Gislason	Chair
Mark Dearing	Assistant Secretary
Anthony Sharp	Assistant Secretary
James Teagle	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Hunter Hurley (via telephone)	Kutak Rock LLP
Tony Shiver	Amenity Manager
David Comer	First Coast Contract Maintenance Service
Rita Gallagher	Resident
Nikko Janson	Resident

DUE TO AUDIO INTERFERENCE, SOME COMMENTS WERE INAUDIBLE.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Gislason called the meeting to order at 3:00 p.m.
Supervisors Sharp, Dearing, Teagle and Gislason were present. Supervisor Porter was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Gislason invited public comments related to agenda items.
No members of the public spoke.

39

40 **THIRD ORDER OF BUSINESS**

41 **Consideration of Resolution 2026-01,**
42 **Designating a Date, Time and Location for**
43 **Landowners' Meeting and Election;**
44 **Providing for Publication; Establishing**
45 **Forms for the Landowner Election; and**
46 **Providing for Severability and an Effective**
47 **Date [November 3, 2026 - Seats 3, 4 & 5]**

48 Mr. Torres presented Resolution 2026-01. Seats 3, 4 and 5, currently held by Mr.
49 Dearing, Mr. Gislason and Mr. Teagle, respectively, will be up for election at the November
50 Landowners' Election.

51 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor,**
52 **Resolution 2026-01, Designating a Date, Time and Location of November 3,**
53 **2026 at 12:00 p.m., at 12123 Great Eagle Road, Jacksonville, Florida 32219, for**
54 **a Landowners' Meeting and Election; Providing for Publication; Establishing**
55 **Forms for the Landowner Election; and Providing for Severability and an**
56 **Effective Date, was adopted.**

57

58

59 **FOURTH ORDER OF BUSINESS**

Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form

60

61

62

63 **A. October 1, 2024 - September 30, 2025 [Posted]**

64 **B. October 1, 2025 - September 30, 2026**

65 These items were included for informational purposes.

66

67 **FIFTH ORDER OF BUSINESS**

Consideration of Special Warranty Deeds

68

69 **A. D.R. Horton to CDD – Common Areas Phase 1**

70 **B. Copes Development to CDD – Common Areas Phase 3**

71 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the**
72 **Special Warranty deeds, in substantial form, and directing District Counsel to**
73 **work with the Chair to finalize all common areas, were approved.**

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76 **SIXTH ORDER OF BUSINESS**

Ratification Items

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- A. The Lake Doctors, Inc. Water Management Agreement
- B. First Coast Contract Maintenance Services, LLC Agreement for Janitorial, Common Area and Pool Maintenance Services

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, The Lake Doctors, Inc. Water Management Agreement, and First Coast Contract Maintenance Services, LLC Agreement for Janitorial, Common Area and Pool Maintenance Services, were ratified.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2025**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS **Approval of July 8, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the July 8, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Dunn & Associates, Inc.
There were no District Counsel or District Engineer reports.
- C. Field Operations/Amenity Manager: First Coast CMS, LLC
 - I. Monthly Reports
 - Field and Pond Reports
 - December 2025
 - January 2026
 - Amenity Report – January 2026

These items were included for informational purposes.

114 Mr. Shiver stated the facilities are in good condition. Biweekly inspections of lake
 115 infrastructure were completed. Reports were shared with vendors to track and address
 116 landscape and lake maintenance issues, including picking up trash in ponds, aquatic treatments,
 117 etc.

118 **II. Consideration of Kept Companies, Proposal No. KC-50107 Building Exterior**
 119 **Cleaning**

120 Mr. Shiver presented the proposal to pressure wash the Amenity Center. He discussed
 121 his company's experience with Kept Companies and noted that their pricing has been very
 122 competitive and service is very good.

123 The consensus was to obtain an additional competitive proposal.

124 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor,**
 125 **authorizing exterior cleaning of the Amenity Center, in a not-to-exceed amount**
 126 **of \$750, subject to Staff obtaining an additional competitive bid before**
 127 **proceeding, was approved.**

128
 129 **D. District Manager: Wrathell, Hunt and Associates, LLC**

130 Mr. Torres noted that Duval County requires the proposed fiscal year 2027 budget to be
 131 turned in early. He will work with Staff and Mr. Comer to prepare the proposed Fiscal Year 2027
 132 budget.

- 133 • **NEXT MEETING DATE: March 3, 2026 at 3:00 PM**
- 134 ▪ **QUORUM CHECK**

135 The next meeting will be held on March 3, 2026, unless canceled.

136

137 **TENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

138

139 There were no Boad Members' comments or requests.

140

141 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

142

143 A resident asked for Board meetings to be scheduled later in the day to increase
 144 community participation. Mr. Gislason stated that Board meetings, other than the budget
 145 meetings, are not generally well attended. Several meetings are scheduled in the evening. For

146 more immediate attention, questions, comments or concerns can be submitted to Staff in
147 between meetings via the contact information on the CDD website.

148 A resident asked about work occurring across the street. Mr. Gislason stated the pond is
149 being expanded; when all the necessary dirt is removed, sod will be installed and the area will
150 be beautified. The goal is to avoid disruptions to residents. It is hoped that work will be
151 completed within six months.

152 Residents asked for a bench and swings to be installed in the playground area. Mr.
153 Torres will include these as items for consideration in the proposed Fiscal Year 2027 budget. It
154 was noted that some residents using the playground took chairs from the pool area.

155 Mr. Torres stated the April meeting is scheduled for 6:00 p.m. The consensus was for
156 the proposed Fiscal Year 2027 budget to be presented at the April 7, 2026 meeting.

157

158 **TWELFTH ORDER OF BUSINESS**

Adjournment

159

160 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the**
161 **meeting adjourned at 3:14 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

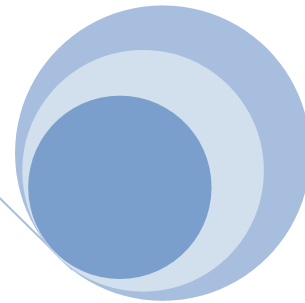
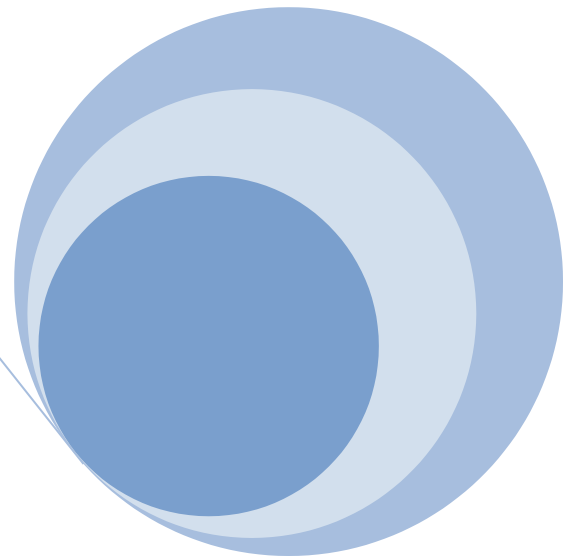
**STAFF
REPORTS**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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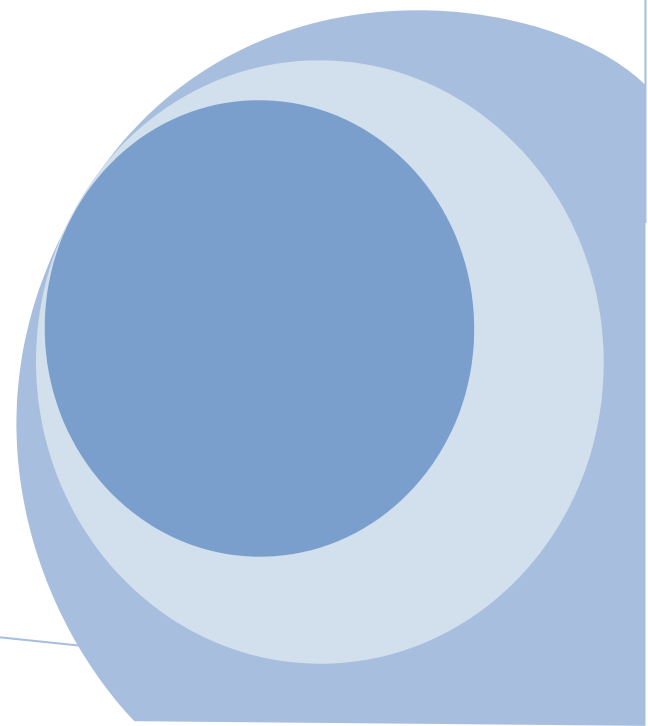


Copes Landing CDD

Field & Pond Report –
February 2026

Completed by David Comer,
Field Operations Manager
North Region

First Coast CMS LLC





Pools

- * Pool & Splash Pad are 100% operational with no issues to report.
- * Weekly & monthly routine maintenance continues for both systems through the off season.

Maintenance and Facility

- * Facility is fully operational.
- * One elliptical is out of service, under warranty, scheduling of repair waiting for parts.

Site, Entrance, and Ponds

- * Currently there are no maintenance issues with entrance fountain features.
- * Landscaping improvements at the community entrance are completed.
- * Erosion at outfalls in ponds visible due to water levels so low in numerous ponds.
- * Brightview maintaining all common areas; rec field, easement to pond 1, JEA lift stations, nature walkway in phase 3, open lot on Green Thicket in phase 1
- * Pond maintenance by Lake Doctors has turned the ponds around 100% in phases 1 & 2.

***Pond 1 (Phase 1)**

- Shoreline algae visible. Water level extremely low. Water condition brackish in color and clean. No erosion visible. Keep easement mowed along right side of home going to this pond.

***Pond 2 (Phase 1)**

- Decaying vegetation all around pond banks. Need shoreline trimming. Water level low. Water condition brackish in color and clean.

***Pond 3 (Phase 1)**

- Decaying vegetation around banks. Need shoreline trimming. Water level extremely low. Water condition brackish in color and clean. Trash/debris visible around pond banks.

***Pond 4 (Phase 1)**

- Under construction or development.

***Pond 5 (Phase 1)**

- No issues to report. Water level extremely low. Water condition brackish but clean. Erosion visible E end due to water level being so low.

***Pond 6 (Phase 1)**

- No issues to report. Water level normal. Water condition brackish in color and clean.

***Pond 7 (Phase 1)**

- Decaying vegetation visible. Need shoreline trimming. Water level normal. Water condition brackish in color and clean. Minimal amount of trash/debris present.

***Pond 8 (Phase 2)**

- No issues to report. Water level extremely low. Water condition brackish but clean.

***Pond 9 (Phase 2)**

- No issues to report. Water level extremely low. Water condition brackish but clean. Erosion visible but mainly due to water level being lower than normal.

***Pond 10 (Phase 2)**

- No issues to report. Water level low. Water condition brackish and clean.

***Pond 11 (Phase 3)**

- No issues to report. Water level low. Water condition brackish but clean.

***Pond 12 (Phase 3)**

- No issues to report. Water level extremely low. Water condition murky.

***Pond 13 (Phase 3)**

- No issues to report. Water level extremely low. Water condition murky.

***Pond 14 (Phase 3)**

- No issues to report. Water level extremely low. Water condition murky.

***Pond 15 (Phase 3)**

- No issues to report. Water level low. Water condition murky.

ALL PICTURES IN ORDER AS LISTED FROM REPORT ABOVE

POND 1



POND 2





POND 3







POND 4



POND 5



POND 6



POND 7







POND 8





POND 9





POND 10



POND 11



POND 12



POND 13



POND 14



POND 15



COMMUNITY ENTRANCE





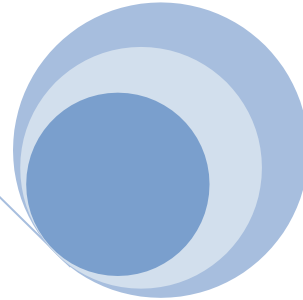
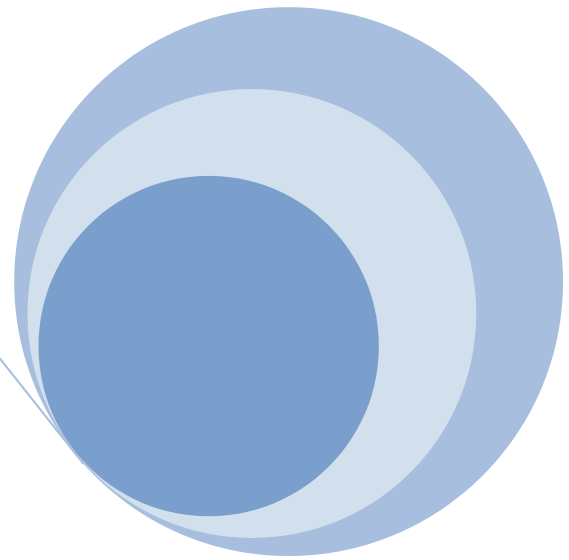
EASEMENT & FIELD - POND 1







First Coast
CMS

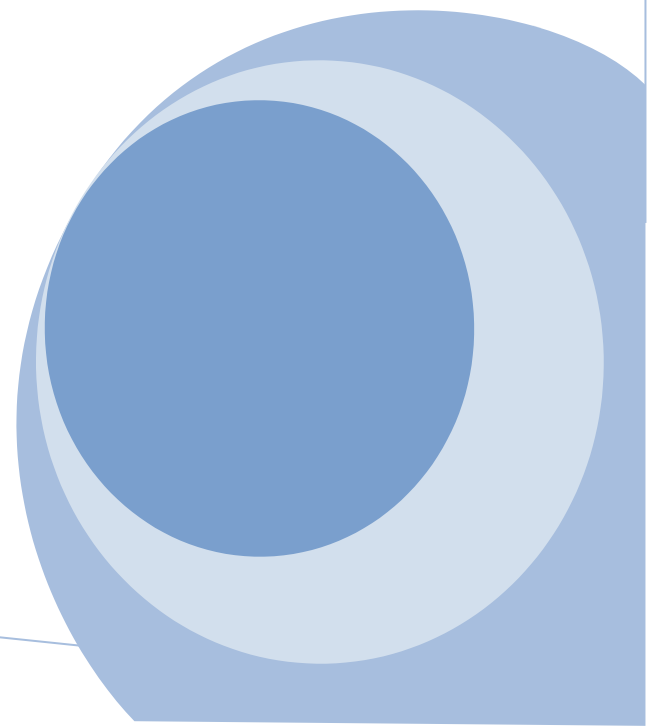


Copes Landing CDD

Field & Pond Report –
March 2026

Completed by David Comer,
Field Operations Manager
North Region

First Coast CMS LLC





Pools

- * Pool & Splash Pad are 100% operational with no issues to report.
- * Weekly & monthly routine maintenance continues for both systems, no issues to report.
- * Small area of coping around the edge of the pool has been repaired.

Maintenance and Facility

- * Facility is fully operational.
- * Broken elliptical previously reported has been repaired.
- * Exterior of the entire facility has been pressure washed.
- * Painting of the exterior of the facility has begun.
- * New annuals at the entry to amenity center have been provided by Brightview at no cost.

Site, Entrance, and Ponds

- * Currently there are no maintenance issues with the entrance fountain features.
- * Continuing to monitor erosion at outfalls due to low water levels in numerous ponds.
- * Brightview set to start the summer season landscape maintenance schedule April 1st.
- * Sidewalk installed around perimeter of the common area activity field.

***Pond 1 (Phase 1)**

- No algae or shoreline vegetation visible. Water condition brackish in color and clean. Water level extremely low level. **Keep easement mowed along right side of home going to this pond.**

***Pond 2 (Phase 1)**

- No algae or shoreline vegetation visible. Shoreline weed trimming and bank mowing needed. Water condition brackish in color and clean. Water level extremely low level.

***Pond 3 (Phase 1)**

- Decaying vegetation around banks. Need shoreline trimming. Water level extremely low. Water condition brackish in color and clean.

***Pond 4 (Phase 1)**

- Under construction or development.

***Pond 5 (Phase 1)**

- algae or shoreline vegetation visible. Water condition brackish in color and clean. Water level extremely low level.

***Pond 6 (Phase 1)**

- No algae visible. Minimal shoreline vegetation visible. Shoreline weed trimming needed. Water condition brackish in color and clean. Water level slightly lower than normal.

***Pond 7 (Phase 1)**

- No algae or vegetation, previously treated. Decaying plant life visible. Shoreline weed trimming and bank mowing needed. Water condition brackish in color and clean. Water level normal.

***Pond 8 (Phase 2)**

- algae or shoreline vegetation visible. Water condition brackish in color and clean. Water level lower than normal.

***Pond 9 (Phase 2)**

- No algae or shoreline vegetation visible. Water condition brackish in color and clean. Water level lower than normal.

***Pond 10 (Phase 2)**

- No algae or shoreline vegetation visible. Water condition brackish in color and clean. Water level lower than normal.

***Pond 11 (Phase 3)**

- No algae or shoreline vegetation visible. Water level low. Water condition brackish but clean.

***Pond 12 (Phase 3)**

- No algae or shoreline vegetation visible. Water condition brackish in color and clean. Water level extremely low level. Erosion visible at storm water outflow.

***Pond 13 (Phase 3)**

- No algae or shoreline vegetation visible. Water level extremely low. Water condition murky.

***Pond 14 (Phase 3)**

- No algae or shoreline vegetation visible. Water level extremely low. Water condition murky.

***Pond 15 (Phase 3)**

- No algae or shoreline vegetation visible. Water level low. Water condition murky.

ALL PICTURES IN ORDER AS LISTED FROM REPORT ABOVE

POND 1



POND 2





POND 3







POND 4



POND 5

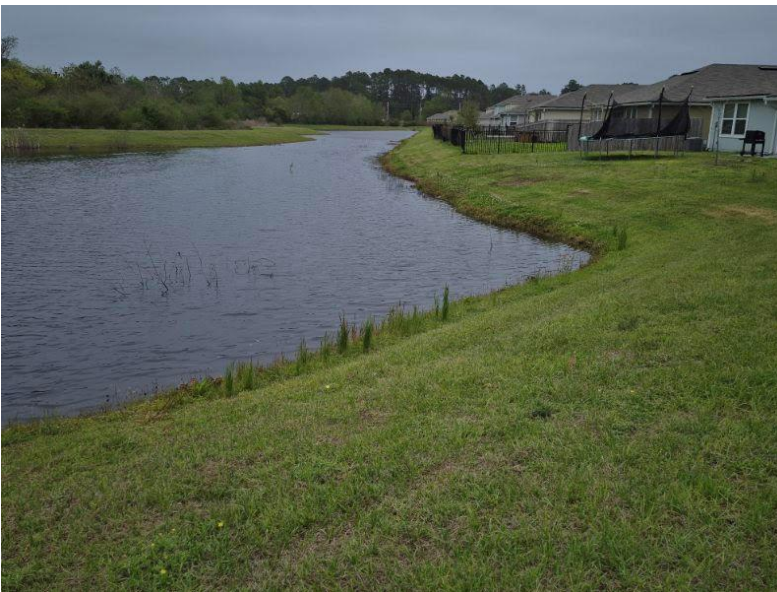


POND 6





POND 7









POND 8



POND 9



POND 10



POND 11



POND 12



POND 13



POND 14

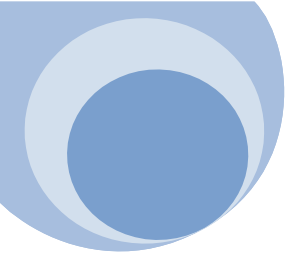


POND 15



COMMON AREA – ACTIVITY FIELD







The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 732365 Copes Landing CDD
Site Information: 0 Elder Branch Ln , Jacksonville, FL 32219-
Customer Billing Information: Po Box 810036 , Boca Raton FL 33481-

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 2119841
Service Date: 2/13/2026
Target Pests (if applicable): Weed-Algae Various Species

**Thank you for
your business!**

Service Notes & Observations

Inspected all ponds and outfalls,
 Treated ponds 1, 2, 7 & 10 for shoreline weeds,
 Treated ponds 4, 8 & 10 for algae and invasive aquatic weeds,
 Treated pond 6 for algae,
 Ponds 5 & 9 look good, Pond 3 looks good (under construction),
 Pollen is present on the surface of all ponds,
 Please allow 7-10 days for results, please contact me with any comments or concerns,
 Kindest regards,
 Shea Fenske

<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	58.41
Wind Direction:	East
Wind Speed:	1.99
Humidity:	71.0000

Treated for Algae & Invasive Aquatic Weeds, Inspected OutFall Area, Inspected Pond(s), Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Shea Fenske
904-228-2584 | Shea.fenske@lakedoctors.com





The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 732365 Copes Landing CDD
Site Information: 0 Elder Branch Ln Jacksonville, FL 32219
Customer Billing Information Po Box 810036 Boca Raton, FL 33481

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258
 (904) 262-5500
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 2129201
Service Date: 3/18/2026
Target Pests (if applicable): Weed-Algae Various Species

**Thank you for
your business!**

Service Notes & Observations

Inspected all ponds and outfalls.
 Treated ponds 1, 2, 3, 4, 5, 6, 7, and 8 for shoreline weeds.
 Treated ponds 1, 3, 4, 5, 8, and 10 for invasive aquatic weeds.
 Treated pond 8 for algae.
 Pond 2 and 7 look great.
 Please allow 2 weeks for results.
 Feel free to reach out directly to Scott with and comments or concerns.

Environmental Conditions	
Weather:	Overcast
Temperature:	83.21
Wind Direction:	South
Wind Speed:	4.32
Humidity:	74.0000

Inspected/Cleared Outfall Area,Treated for Algae & Invasive Aquatic Weeds,Inspected Pond(s),Treated Shoreline Weeds,Treated Riprap area for weeds

Services Completed by:

Scott Mazza

Scott Mazza

Customer Signature (if needed):



**American Owned
& Operated**



The Lake Doctors, Inc.
Aquatic Management Services[®]

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 732365 Copes Landing CDD
Site Information: 0 Elder Branch Ln Jacksonville, FL 32219
Customer Billing Information Po Box 810036 Boca Raton, FL 33481

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258
 (904) 262-5500
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Customer Concern
Work Order Number: 2212336
Service Date: 3/25/2026
Target Pests (if applicable): Weed-Algae Various Species

**Thank you for
your business!**

Service Notes & Observations

Courtesy debris and brush removal completed along pond 7 as requested.
Thank you!

<u>Environmental Conditions</u>	
Weather:	
Temperature:	-999.00
Wind Direction:	
Wind Speed:	-999.00
Humidity:	0.0000

Services Completed by:

Customer Signature (if needed):

Jesse Mason



**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

12123 Great Eagle Road, Jacksonville, Florida 32219

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025 CANCELED	Regular Meeting	6:00 PM
November 4, 2025 CANCELED	Regular Meeting	3:00 PM
December 2, 2025 CANCELED	Regular Meeting	3:00 PM
January 6, 2026 CANCELED	Regular Meeting	6:00 PM
February 3, 2026	Regular Meeting	3:00 PM
March 3, 2026 CANCELED	Regular Meeting	3:00 PM
April 7, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	6:00 PM
May 5, 2026	Regular Meeting	3:00 PM
June 2, 2026	Regular Meeting	3:00 PM
July 7, 2026	Regular Meeting	6:00 PM
August 4, 2026	Regular Meeting	3:00 PM
September 1, 2026	Regular Meeting	3:00 PM

**COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No Not Applicable

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date