

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
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**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 178,162				\$ 178,162
Allowable discounts (4%)	(7,126)				(7,126)
Assessment levy: on-roll - net	171,036	\$ 166,068	\$ 4,968	171,036	171,036
Assessment levy: off-roll	107,200	80,400	26,800	107,200	203,200
Landowner contribution	366,715	-	366,715	366,715	270,715
Total revenues	644,951	246,468	398,483	644,951	644,951
EXPENDITURES					
Professional & administrative					
Supervisors	3,600	1,000	2,600	3,600	3,600
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	672	24,328	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
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
EMMA software services	1,000	1,000	-	1,000	1,000
Trustee	3,950	6,154	-	6,154	3,950
Telephone	200	83	117	200	200
Postage	250	133	117	250	250
Printing & binding	500	208	292	500	500
Legal advertising	6,500	180	6,320	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	26,374	-	26,374	6,520
Contingencies/bank charges	750	1,450	-	1,450	750
Website hosting & maintenance	1,680	705	975	1,680	1,680
Website ADA compliance	210	210	-	210	210
DTS technology software	-	-	-	-	1,000
Tax collector	6,236	5,812	424	6,236	6,236
O&M accounting	-	-	-	-	6,000
Total professional & administrative	113,051	64,989	71,840	136,829	121,071
Field operations					
Landscape maintenance	150,000	24,155	125,845	150,000	150,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Irrigation water	30,000	11,299	18,701	30,000	30,000
Entry monuments					
Fountain maintenance	-	-	-	-	700
Aquatic maintenance	14,000	1,115	12,885	14,000	14,000
Trash removal	3,000	766	2,234	3,000	2,500
Total field operations	202,000	37,335	164,665	202,000	202,200

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Amenity center					
Utilities					
Telephone, cable, internet	4,000	218	3,782	4,000	7,000
Electric	30,000	-	15,000	15,000	30,000
Water/irrigation	30,000	-	30,000	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	44,000	-	44,000	44,000	45,500
Landscape replacement	5,000	-	5,000	5,000	7,500
Pool maintenance	15,000	-	15,000	15,000	15,500
Pool chemicals	8,000	-	8,000	8,000	8,000
Janitorial services	9,000	-	9,000	9,000	10,000
Janitorial supplies	30,000	854	10,000	10,854	10,000
Pest control	5,000	-	5,000	5,000	5,000
Pool permits	400	-	400	400	400
Repairs & maintenance	16,000	-	16,000	16,000	16,000
Maintenance	15,000	34,146	-	34,146	15,000
Dog waste stations service	4,000	-	4,000	4,000	4,000
Contingencies	20,000	200	19,800	20,000	55,780
Special events	15,000	-	7,500	7,500	7,500
Holiday decorations	10,000	-	10,000	10,000	5,000
Fitness center repairs/supplies	3,000	-	3,000	3,000	3,000
Amenity supplies	5,000	-	5,000	5,000	5,000
Operating supplies	1,000	7,588	-	7,588	1,000
Property insurance	55,000	-	28,000	28,000	35,000
Total amenity center	<u>329,900</u>	<u>43,006</u>	<u>243,982</u>	<u>286,988</u>	<u>321,680</u>
Total expenditures	<u>644,951</u>	<u>145,330</u>	<u>480,487</u>	<u>625,817</u>	<u>644,951</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	101,138	(82,004)	19,134	-
Fund balance - beginning (unaudited)	-	7,049	108,187	7,049	26,183
Fund balance - ending	<u>\$ -</u>	<u>\$ 108,187</u>	<u>\$ 26,183</u>	<u>\$ 26,183</u>	<u>\$ 26,183</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.	
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.	
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	6,236
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>\$644,951</u></u>

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 356,235				\$ 356,235
Allowable discounts (4%)	(14,249)				(14,249)
Net assessment levy - on-roll	341,986	\$ 332,036	\$ 9,950	\$ 341,986	341,986
Assessment levy: off-roll	214,346	53,587	53,586	107,173	214,346
Developer contribution	-	107,173	-	107,173	-
Interest	-	4,686	-	4,686	-
Total revenues	556,332	497,482	63,536	561,018	556,332
EXPENDITURES					
Debt service					
Principal	110,000	-	110,000	110,000	115,000
Interest	435,025	217,512	217,513	435,025	429,663
Tax collector	7,125	11,621	-	11,621	7,125
Cost of issuance	-	-	-	-	-
Total expenditures	552,150	229,133	327,513	556,646	551,788
Excess/(deficiency) of revenues over/(under) expenditures	4,182	268,349	(263,977)	4,372	4,544
Fund balance:					
Beginning fund balance (unaudited)	-	360,725	629,074	360,725	365,097
Ending fund balance (projected)	\$ 4,182	\$ 629,074	\$ 365,097	\$ 365,097	369,641
Use of fund balance:					
Debt service reserve account balance (required)					(135,966)
Interest expense - November 1, 2026					(212,028)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 21,647

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ 187,225	\$ 187,225	\$ 191,776
Interest	-	2,071	-	2,071	-
Total revenues	-	2,071	187,225	189,296	191,776
EXPENDITURES					
Debt service					
Principal	-	-	40,000	40,000	45,000
Interest	-	23,039	74,053	97,092	144,365
Total expenditures	-	23,039	114,053	137,092	189,365
Excess/(deficiency) of revenues over/(under) expenditures	-	(20,968)	73,172	52,204	2,411
OTHER FINANCING SOURCES/(USES)					
Trustee fee	-	5,925	-	5,925	-
Total other financing sources/(uses)	-	-	-	-	-
Net increase/(decrease) in fund balance	-	(20,968)	73,172	52,204	2,411
Fund balance:					
Beginning fund balance (unaudited)	-	125,351	104,383	125,351	177,555
Ending fund balance (projected)	\$ -	\$ 104,383	\$ 177,555	\$ 177,555	179,966
Use of fund balance:					
Debt service reserve account balance (required)					(95,888)
Interest expense - November 1, 2026					(72,183)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 11,895

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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 2026**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
206	Phase 1 SF	864.86	1,729.30	2,594.16	2,594.16
206					

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
134	Phase 2 SF	800.00	1,599.60	2,399.60	2,399.60
134					

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
120	Phase 3 SF	800.00	1,598.13	2,398.13	742.34
120					

Developer Contributions

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 24 Assessment
		GF	DSF	GF & DSF	
374	Future SF	723.84	-	723.84	742.34
374					