

**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			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
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					