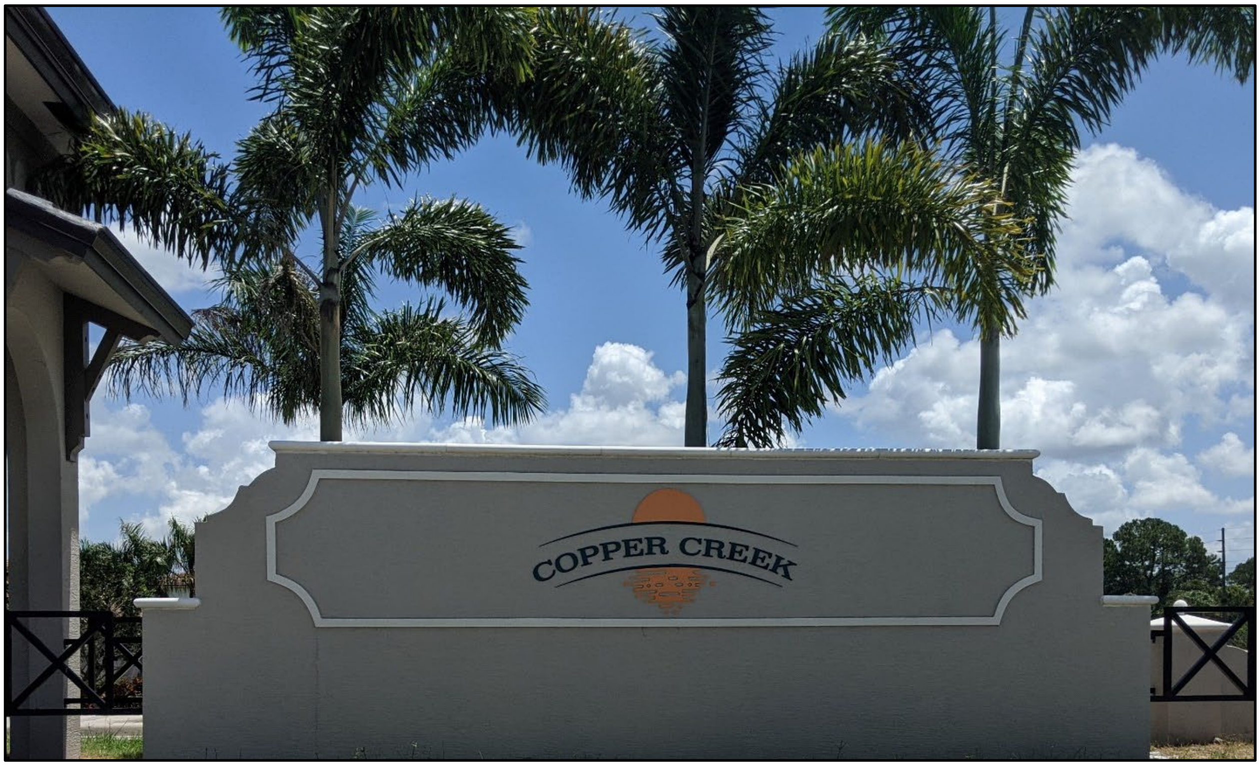

Copper Creek

Community Development District

www.coppercreekcdd.com

Francis Lange, Chairman

Kathy Menard, Vice Chair

Nicholas Scalice, Assistant Secretary

Jonathan McKnight, Assistant Secretary

July 21, 2026

GMS Governmental Management Services

Copper Creek
Community Development District
Agenda

Seat 3: Francis Lange (C.)	
Seat 4: Kathy Menard (V.C.)	
Seat 1: Open Seat	
Seat 5: Nicholas Scalice (A.S.)	
Seat 2: Jonathan McKnight (A.S.)	

Tuesday
July 21, 2026
11:30 a.m.

W Executive Suites, LLC
1860 SW Fountainview Blvd Suite 100
Port St. Lucie FL 34986
Join the meeting now
Meeting ID: 278 673 400 170 8 and Passcode: Dn7Bg2Gy
1 872-240-4685 and Phone Conference ID: 446 648 874#

1. Roll Call

2. Organizational Matters
   A. Acceptance of Resignation Letter from Mr. Randy Betancourt **– Page 4**

   B. Consideration of Appointment of Supervisor(s) to Unexpired Term of Office(s) – Seat #1 (11/2028)

   C. Oath for Newly Appointed Supervisor(s) **– Page 5**

   D. Electing Officer(s)

3. Approval of Minutes of the April 21, 2026 Meeting **– Page 6**

4. Consideration of **Resolution #2026-02** Amending Resolution #2026-01 to Reset the Location of the Public Hearing for the District's Proposed Fiscal Year 2027 Budget **– Page 45**

5. Public Hearing to Adopt the Fiscal Year 2027 Budget
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution **– Page 47**

   D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments **– Page 59**

   E. Motion to Close the Public Hearing

6. Staff Reports
   A. Attorney – Memorandum – Legislative Update **– Page 80**

   B. Engineer

   C. Field Manager – Monthly Report **– Page 86**

   D. Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 93**

      2) Form 1 Financial Disclosure Due July 1, 2026 ***– everyone has filed*** **– Page 94**

      3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 95**

5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statue 189.069 **– Page 100**

6) Number of Registered Voters in the District **– 1,056 – Page 105**

7) Selection of District Records Office Within St. Lucie County

7. Financial Reports
   A. Summary of Invoices **– Page 106**

   B. Acceptance of Unaudited Financials **– Page 110**

8. Supervisors Requests and Audience Comments

9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.coppercreekcdd.com

Hi Andressa,

I wanted to let you know that I will need to be removed from the Copper Creek CDD Board. I recently moved. Please let me know if there are any steps I need to complete to finalize this process.

Thank you for your assistance.

Randy Betancourt

Direct: 561.460.2056 | Email: Randy@advancenettech.com

Oath of Office

I, ________________ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Copper Creek Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Copper Creek Community Development District, ____________________, Florida**.

Signature ______________________________

Mailing Address ______________________________

____

County of Residence: ______________________

Telephone #: ______________________________

E-mail: ______________________________

Date: ______________________________

Sworn to (or affirmed) before me this _______ day of _______________, by __________________________ whose signature appears hereinabove.

____
Notary Public State of Florida

____
Print Name

My Commission expires

Personally known ______ or produced identification ____________

Type of identification___________________

MINUTES OF MEETING
COPPER CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Copper Creek Community Development District was held on Tuesday, April 21, 2026, at 11:30 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986.

Present and constituting a quorum were:

Francis (Frank) Lange	Chairman
Kathy Menard	Vice Chairman
Nicholas Scalice	Assistant Secretary
Jonathan McKnight	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Scott Cochran	District Counsel
Roberto Cabrera	District Engineer (by phone)

FIRST ORDER OF BUSINESS — Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS — Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term of Office(s) – Seat #1 (11/2028)

B. Oath for Newly Appointed Supervisor(s)

C. Electing Officer(s)

Ms. Hinz Philippi: Moving on to organizational matters, so at this time I just need to ask if you guys have anyone to appoint for this seat, and if not we can just table this to the next meeting.

Ms. Menard: I do. I would like to nominate Oscar Hance for seat #1, he has been a resident of our community for over 5 years, he is a manager for the Emergency Management Division of St. Lucie County, he has spoken to legal and HR and confirmed there's no conflict being on the CDD Board.

Ms. Hinz Philippi: Alright, so I have a motion by Kathy, do I have a second?

> On MOTION by Ms. Menard seconded by Mr. Scalice with all in favor, appointing Oscar Hand to fill the unexpired term of office for seat #1 was approved.

Ms. Hinz Philippi: So, he probably will come to the next meeting so we can give him the oath of office.

Ms. Menard: Yes.

Mr. Hinz Philippi: And Kathy if you could give me his email address and then we can send him the information for the meeting so he can be here, and you can give that to me after the meeting, then of course when he comes we'll give him the oath and do the electing of the officers as part of that.

Ms. Menard: Ok.

THIRD ORDER OF BUSINESS — Approval of Minutes of the June 17, 2025 Meeting

Ms. Hinz Philippi: The next item would be approval of the minutes of June 17, 2025. Do you have any corrections, additions, or deletions, if not, a motion to approve would be in order.

> On MOTION by Mr. Lange seconded by Ms. Menard with all in favor, the Minutes of the June 17, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS — Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item would be resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing. So, we did have very little changes on the budget, and I don't know if you guys had an opportunity to look through it, the one good thing is we're making the last payment for the lighting loan in May so that amount of money we were putting towards that we could use for other projects, we can just keep the payments as they are and then have that like a reserve for the community to do other projects. So, if you guys have any questions on the budget let me know.

Ms. Menard: I do.

Ms. Hinz Philippi: Ok, so let me just see one thing here, I want to just look at the dates that we have because this motion is made in two parts, one that we approve the budget, and the other one is the dates that were going to do the public hearing on. We need 60 days from today for the public hearing, so we would be looking at July 21st because our other meeting is June 16th which wouldn't be 60 days, so July 21st or August 18th, those are the dates that we could do the public hearing, I don't know which one is better for you.

Ms. Menard: The July date.

Ms. Hinz Philipppi: Ok, the July date, how about you guys?

Mr. Lange: What time on July 21st?

Ms. Menard: 11:30.

Mr. Lange: Ok, the usual time, I'm good with that.

Mr. Scalice: That works.

Ms. Hinz Philippi: Ok, so let's go to the questions.

Ms. Menard: So, I had questions but I'm going to start with, ok so management fees, we're going to start with management fees again, last year we voted for a 3% increase, from the 2023 budget to the 2026 budget we've increased management fees by 13.52%. In 2023 we started at $32,960 a year, and by 2026 we're now at $37,415, on this current budget they're asking for an additional 5% increase to bring them up to $39,286 that will now put us well over a 15% increase in the next 5 years.

Ms. Hinz Philippi: You mean from 2023 to 2026.

Ms. Menard: Yes, it has increased 13.52%, I have all the budgets here. So, I know last year we gave a 3% increase even though they were requesting a 7% and I had mentioned that I didn't feel like we should have given an increase but, the Board voted to increase, so it ended up at 3%. So, if we calculate 13.52% divided into 5, and I don't have that number but, that's the average increase we're giving per year.

Mr. Lange: Did you also notice further up on the list that the engineering went from $10,000 to $22,000, that's a big jump.

Ms. Menard: Yes, and we're going to go over that too because I think that was part of the cost when we approved the project.

Ms. Hinz Philippi: And you know that the budget for the engineer and the attorney their fees are when you use them, so if you don't use them then that's going to be less.

Ms. Menard: And the engineer only went up because of the project but, was that expected when we voted on the price of the project or was this in addition?

Ms. Hinz Philippi: It was on the price of the project.

Ms. Menard: Ok, and I know the attorney fees are going up.

Ms. Hinz Philippi: Yes, and as I said, you only pay when the services are handled, so you would budget for and just because you're budgeting an amount like hours for the projects that we already know that are going on, that doesn't mean you're going to spend that amount, so if you don't spend it that money is going to be in your budget.

Ms. Menard: But aren't our gates finished, the lift is finished, it's complete, we're getting ready to do the inspection, so we don't need to have a $22,000 budget again for the engineer.

Ms. Hinz Philippi: No, not really, we need to see with Roberto how much they are going to charge for the service if they have to go out but, that's going to be an extra fee. I don't believe that amount is needed, and then he can give us an estimate on how much it would be every time they go out, I hope we don't have a flood each month or something like that.

Mr. McKnight: Well, even if it does we can use our best judgement as to when to actually lift it or not.

Ms. Menard: Yes.

Ms. Hinz Philippi: Yes, but in any case we will would have like excess revenue that we do keep for the next budget season, so it doesn't mean that if it's there it's going to be spent, it's just there in case we do.

Mr. McKnight: So now which line items does that apply to? Does that apply to the attorney fees, engineering, management?

Ms. Menard: We're just talking about engineering right now, it went from $10,000 last budget but, because we spent so much this year because of the lift project, they're putting it on the budget to put it at $22,000 for next year, I think we could definitely drop that.

Mr. McKnight: And right now it's at $10,000?

Ms. Menard: For 2026 it was set at $10,000.

Mr. McKnight: So this year we're at?

Ms. Menard: We're proposing for 2027.

Mr. Hans: So, I would say too it's important to notate we're not looking for an increase here, they're showing $22,000 for the engineer doesn't mean we're going to spend $22,000, and it just goes over to our general fund afterwards.

Ms. Menard: Ok.

Ms. Hinz Philippi: Right, if you don't spend it, you not going to lose it.

Mr. Hans: We're not guaranteeing the $22,000 is going to be spent.

Mr. McKnight: So this goes to the operating reserve?

Ms. Hinz Philippi: Yes.

Mr. Lange: And I was just going to say if they do have to open up the gate it would come from that.

Ms. Hinz Philippi: Yes.

Mr. Scalice: And why did that number jump so from $17,000 to $35,000?

Mr. Lange: The loan that we were paying back, that money is going to the operating reserve.

Mr. Scalice: And is that the loan for the lights?

Mr. Lange: Yes.

Ms. Hinz Philippi: Yes.

Mr. Scalice: Which that will be finished you said next month.

Ms. Hinz Philippi: Yes.

Mr. Hans: This is showing the extra money that would go towards repaying the loan.

Ms. Hinz Philippi: Yes, and May is going to be the last payment

Mr. Scalice: Ok. So, everything was increase because of the loan and now because the loan is gone, all that extra money that we would spend is just going to reserves.

Ms. Hinz Philippi: Yes.

Mr. Lange: And if we need to do something with the stormwater that would come out of that $35,000.

Ms. Hinz Phillippi: Yes, if you need to do anything, yes.

Ms. Menard: So, would we have to keep engineering costs up so high if we have a huge operating reserve?

Ms. Hinz Philippi: No.

Mr. Hans: No, you can just move that money to operating reserves.

Ms. Hinz Philippi: Right, or you can move it to any line item you want, if you want to review that and say, hey, you know we could move that money also to operating reserve or capital outlay, any item that you wish to do that we can move it.

Mr. Lange: Is there a best practice for how much should typically be in an operating reserve for a community of our size?

Mr. Hans: So, for CDDs there's no actual reserve requirements because you have the bond function with that, it's HOAs that do have typically do have reserve requirements.

Ms. Hinz Philippi: And I usually want to have reserves for the CDD in case something happens, like a hurricane or something like that and you don't rely on FEMA, and things like that so I like to have that. So, basically anything that we can have, the operating reserves are different, these are for your projects in the neighborhood like things that you need, and that you want to have, so this is a good thing to have if you wanted to spend, like during this year for 2027 fiscal year, you say, oh this fiscal year we want to get this done for the community and then you have this operating reserve that you can use and you have that sitting there that you have available for you in that fiscal year.

Ms. Menard: Ok.

Mr. Hinz Philippi: So, I did the calculation of the $13.5% divided by 5 and that gave me 2.7%.

Ms. Menard: Yes, 2.7% has been the average increase, so they are asking for another 5% on the management fees because this is my thing, I know you guys do a lot behind the scenes that we don't really notice but, I feel like we haven't met since June last year, we've only met once this year, and we're going to meet one more time, we're going to confirm the budget and we won't meet again, so I just don't feel like a repetitive increase in fees is warranted.

Ms. Hinz Philippi: I understand, so what do you think would be fair for us because I want to talk to the big boss about it, and make a policy that you guys are comfortable because I don't want you to come to me every time we meet, so what would be fair because I'm going to go and say, hey, this community we do meet less amount of times, and of course we work behind the scenes like you said but, we meet less times, so how can we accommodate that, and I'll fight for you guys and talk to him. So what would be fair in your eyes that we could do, like a 2% increase each year or just no increase for a year, and then do like a 3.5% so what would be fair?

Ms. Menard: I would be, and this is my thing and everyone has a say, I just don't feel like any of us at this table is guaranteed a pay raise by 3% every year, which you have confirm that we don't have to, I just feel like we have consistently given raises every single year and like you said it only came out to 2.7% and I think that we need to freeze the fees, I don't think meeting once or twice a year calls for an automatic 3% increase, I would be comfortable with maybe a 1.5% but that's not saying that's every year but, I don't feel like, and I took it last year and we gave a 3%, and we're not raising again next year because we were at 7% and the year before that we were at 7%, so everyone has an opinion but, I don't think it should be habitual every year management is guaranteed a 3%.

Ms. Hinz Philippi: Well, and everything has increased so much, and I guess their costs, it's not us, but it's their costs it had been going up so much with everything that's increased, and not even talking about only like office space but, payroll and everything, and people had to be given me money because the food prices are more expensive, and gasoline is more expensive, and everything else, so then they have to give that also, so I'm just letting you know what I know.

Ms. Menard: Yes, and I know like Palm Beach County teachers, they won't even approve them a 1.5%, they won't even pay the teachers, so imagine if we ran the School Board, they'd be getting a 3% every year, and these teachers would be happy.

Mr. Hans: I would say though too, it is market standard essentially, every management company is going to come to you every year to ask for an increase somewhere between 3% and 5% typically, it's not unique on that front for GMS.

Ms. Menard: That's fine.

Ms. Hinz Philippi: So, we're not doing something off the marketplace.

Ms. Menard: Yes, I understand completely, I'm just saying as a Board we need to decided when is enough, enough, or how we need to reconsider what these increases are every year because we also noticed field management down under field expenditures, in 2024 we never had, from 2024 previous we never had a field management line item, there was none. All of a sudden in 2025 we got a $2,000 field management expense, then it went up 7% in 2026, and now they're asking for another 7.01% of field management, and I looked at some of the expenses we're paying out monthly, and we're paying monthly field service for the lakes, $166.07 every month, and then it recently increased to $178.00 I think back in October or something, so $178.00 per month, this is field service for lakes, then we have midge and mosquito control $468.00 a month, this is like clockwork, then I'm noticing pond maintenance every month, $1,275 like clockwork, then I'm noticing wetland management every month, $150.00, so I'm thinking, so what's field management doing.

Mr. Hans: Field management, the job for field management is to oversee the lake management company, people who are treating the lakes to make sure they're actually doing what they're supposed to be doing essentially. So for that $178.00 a month, 2 hours of field management time a month to go and check on the lakes to make sure they're doing what they're supposed to be doing essentially, that the lakes are being treated, that there's no algae growths in the lakes, that the vendors that we have are doing their job essentially.

Ms. Hinz Philippi: And the things that we did, like the engineer had to go out to do the outfall, so the engineer got the specifications for the outfall locker, so he went out, he bought it, he went there, he put it on, and things like that where you need a field person to go and do it, he does it. Like when we had a problem with the lakes and the HOA person sent me an email, and then I said to him, hey.

Ms. Menard: Do you mean the green lakes?

Mr. Hans: Yes, there was something in the green lakes, we had a fish kill a few months ago as well.

Ms. Menard: Ok, we had another one because of the rain?

Mr. Hans: Yes.

Ms. Menard: Ok.

Ms. Hinz Philippi: So, when those things happen I call him and he goes there and then he speaks with the HOA person and he deals with the vendors but, we only have like 2 hours per month, it's not much, so if anything happened like that he goes, and he just goes there once a month just to look at the lakes and make sure the guys are handling the job.

Ms. Menard: But what are they doing for $1,275 a month?

Mr. Hans: They're spraying an algaecide into the lakes, so they come for algaecide typically, once or twice a month to make sure we're not dealing with the algae blooms, so they come for algaecide essentially which reduces the hydrogen levels in the lakes to prevent the algae growth. They also trim for invasives, non-native Florida species around the lakes as well, so that's what we're there for to make sure that they doing that.

Mr. McKnight: So, you're overseeing all the maintenance on the lakes.

Mr. Hans: Yes.

Mr. Lange: Does it involve anything with the gate now that the gate is there of the maintenance, inspecting the gate or does that fall under the engineering.

Mr. Hans: So, I'll be working with the engineer on that essentially when I do my month checks I will check on the gate to make sure that nobody has tampered with it or cut our chains or done anything along those lines, and if we there's anything we needed to do I'd be speaking with Roberto then.

Mr. Lange: So, it's save to say the scope was increased basically, the responsibilities because we now have the gate.

Mr. Hans: Yes, it is one additional thing to check on.

Ms. Menard: So, I'm going to, and I know we're all over the place, I'm so sorry, but this isn't going to help us decide on the budget, I'm just going to login to something real quickly, so I did a PowerPoint on the lakes, and the reason I did this was because I want to discuss, and that's one of the things I wanted to talk about because we have to vote on it.

Ms. Hinz Philippi: And by the way, you guys have littoral maintenance, and littoral maintenance is the aquatic plants that you have on the lakes.

Ms. Menard: We don't have any aquatic plants, only on the front two lakes by the entrance.

Mr. Hans: There are a few on some of the further back lakes as well, they do have spike rush growing.

Ms. Menard: Ok, because I would like, I wanted to vote on and I have a slide show I want to show everybody because I have real pictures of the lakes and how they look. I wanted to vote on letting natural grasses grow around the lake more because they're, and if you want to listen to my slide show, I'll go over it but, this is basically what our, and I'll show you Frank, what our lakes look like, we have massive erosion, and the lakes that I went around and looked at which was just a couple of the front ones, there is no grasses, there's nothing helping our lakes, nothing, so this is what our banks look like, and we have massive algae growth, tons of algae growth. You don't see natural habitat, and then this was the front lake, and it looks much more beautiful now because it was overflowed when I took this picture but, the reason I wanted to bring this up because I put some time and effort into this, so if you don't mind can I just go over this.

Ms. Hinz Phillippi: And I was just thinking that we started spraying the lakes because people didn't like the tall grass.

Ms. Menard: But it wasn't that, the reason we started spraying the lakes was because of midge and mosquitoes, and I put a lot of work into this, so here's the mosquitoes we had and we're spray for midge and mosquitoes, so those are mosquitoes.

Mr. Hans: And actually we don't spray for them the midges or mosquitoes, it's the fish that are in the lake that is stocked.

Ms. Menard: So, we have midge control that we're paying for.

Ms. Hinz Philippi: No, we didn't pay for midge control.

Mr. Hans: Right, we aren't paying for midge control.

Mr. McKnight: So the midge control is restocking of the fish?

Mr. Hans: Yes, it's constant restocking of fish.

Ms. Menard: We haven't restocked any fish.

Ms. Hinz Philippi: No, we restocked one time.

Ms. Menard: Once and that was $30,000.

Ms. Hinz Philippi: We did pay for that.

Mr. McKnight: Ok, so now the pictures that you took around the lakes, was that after the lawn care company went around and cut all the grass?

Ms. Menard: No, this is recent, this is a couple of months ago.

Mr. McKnight: Well, what I'm saying is, it's a possibility that the HOA's lawn care people, they do mow around the lakes.

Ms. Menard: No, this has nothing to do with mowing. So, this is my reason for doing this and I can't read this first part but, erosion control, roots systems from the shoreline plants anchor soil preventing it from washing it into the lakes and reducing sedimentation, shoreline stabilization plants absorb wind and wave energy protecting the banks from damage, habitat and biodiversity submerged and shoreline plants offer shelter, breeding grounds for fish, which we need, birds, beneficial insects, like dragonflies that eat mosquitoes and amphibians. Water quality improvements, plants absorb nutrients that would other full excessive algae blooms ensuring clearer, healthier water, vegetation buffers trap debris, pesticides, and pollutants from the stormwater runoff protecting the lakes from contamination and aesthetics and natural control native plants enhance natural beauty and can deter nuisance animals such as geese from entering the water. So, again, you guys saw the picture of what our lake beds look like, there is no natural grasses or flowers.

Ms. Hinz Philippi: So, we have one thing that is on the agenda too that the engineer work is the BMAP, we did a response to them and one thing that they are looking at is to better the water quality from phosphorous and nitrogen and Roberto can talk about it later once we submit it but, what you're saying, if we did go to littorals and they have maintenance there, and the couple of lakes that you have in the back.

Ms. Menard: Right, and the front two entry lakes.

Mr. Hans: And they're in the back lakes as well.

Ms. Hinz Philippi: But before we had it in all of them, then the spray, I think he killed them because I remember I have so many pictures because people didn't like it, and I said this is good for your water, and for any life that stays in the water, like the fishes because it prevents them from being eaten.

Ms. Menard: And we also used to have a ton of these claims, like a ton of these black claims that open and it looks like a pearl inside, you barely see those anymore, all these natural habitats that was keeping our lakes healthy, now all we're doing is spraying and chemicals and more spraying and chemicals to keep the lakes healthy, and we have to have natural habitats to help the erosion because it's terrible and before you know it we're going to have engineering bills to put the edges of the lakes back up.

Ms. Hinz Philippi: And the littorals, you have to think about what you're going to put there, like you have natural spike rush I think there, right?

Mr. Hans: Yes, there's some spike rush.

Ms. Hinz Philippi: And they're noninvasive.

Mr. Menard: What's the one that has the purple flowers.

Mr. Hans: That's pickeral weed, that is a native Florida aquatic, that is good to plant but, spike rush is very to have, it's not invasive, it's a native Florida aquatic in can only grow in a foot and a half of water, a few people are saying it's invasive, and a resident said, call it a weed, it is very good, and that's what we proposed for all those, we were talking about planting spike rush which is one of the plants that are in there. The one that they don't like is bull rush, bull rush is a tall grass, and spike rush stays lower, and what you have around the front lake.

Ms. Menard: And for our lakes to get that back again, we would have to neglect them for 20 years for them to get the spike rush as bad as it was when we first starting spraying for it. So, I would like to figure out on this lake maintenance thing, how to stop the herbicide or whatever that's killing those natural aquatic plants.

Ms. Hinz Philippi: Ok, then that's just a direction from the Board, we can do that.

Ms. Menard: Yes, I want that.

Mr. Hans: Yes, we can reduce the spraying on the native aquatics, we need to see how much actually grows back and there's a good chance because of how much it's been sprayed, a lot of that spike rush isn't going to come back, you would have to look at doing plantings, kind of like select pods, and it would grow.

Ms. Hinz Philippi: Because the spike rush is, like it spreads, you don't need to plant all over, you can put a pocket here, a pocket there, and then it's going to go.

Mr. Lange: Kind of like St. Augustine grass.

Ms. Hinz Philippi: Yes.

Mr. Hans: But if you want to do like the pickeral weed and maybe some of the duck potato as well, duck potato has a nice white flower to it, so you would want to mix those in with the plantings that way there's a little bit of like pop of color, it looks less like a swamp because the big issue I'm sure, and the complaint that we were getting back in the day which is the same complaint I get at other properties, I paid for a lake view, this is not a lake view this is a swamp view, so that is the main complaint that I'm sure lead Lennar to make the decision to do that.

Ms. Menard: I mean like I said, it's way more beautiful now because the water isn't so high but, there's flowers on them, there's white flowers, purple flowers.

Mr. Hans: Right, so duck potato, it has more like a flat leaf on top, and then the pickeral weed is one of the purple flowers.

Ms. Menard: So, this is like a fatter leaf and it just looks beautiful, there's tons of birds, and we have to have a breeding ground for fish, we can't just keep buying fish to put in there, I mean I just walked around the front lake when I did the community cleanup and I counted 5 dead fish, and they were big fish, they were about this big each.

Ms. Hinz Philippi: So, what we can do is to give direction to staff to work with the lake company, stop the spraying, and come back with a proposal for putting in some pockets of the flowers that are noninvasive.

Ms. Menard: Well, how can we, because I don't know what is means by the midge mosquito control that's happening monthly.

Ms. Hinz Philippi: So, the mosquito control, the midge control is the one that they spray the lakes for the larvae so the mosquito goes and puts the eggs on the lake banks, and so it kills the mosquito and that doesn't mean that it's going to do anything with the littorals.

Ms. Menard: Ok, and I'm just trying to figure out what can't be sprayed.

Mr. Hans: Algaecide also does not affect the plants either, they're spraying essentially specifically to kill the plants.

Ms. Hinz Philippi: And the midges and it's important because you guys have such a problem with mosquitoes in the summer time, that if you have the mosquitoes and the midges it's going to be a lot.

Ms. Menard: And also what I see on the budget, like when I see what's being paid every month, I don't understand why we don't just spray for midges in the summers, in the warmer months, and then why are we spraying in the cooler winter months, I don't feel like that's necessary.

Ms. Hinz Philippi: I think that's how they divide the service to be a monthly payment.

Ms. Menard: Well, we are paying monthly.

Mr. Scalice: I think what she's saying is we're quoted a certain amount and then they just split it up every month instead of paying it in bulk.

Ms. Menard: No, they're out there doing the service and billing.

Ms. Hinz Philippi: Yes, they are doing the service.

Ms. Menard: So, I don't feel like we need to be paying 12 months of the year for mosquito control.

Mr. McKnight: But here's the thing, there might be days in January where it's 40 degrees and then a few days later it's 80 degrees, and mosquitoes are going to multiply in the heat.

Ms. Menard: Yes, but it's usually the cooler months you don't have the mosquitoes like you do in the summer like look they're spreading for midges right now, every month, and these are the mosquitoes that are flying around me on my lake property.

Ms. Hinz Philippi: The mosquitoes are not the problem, so the mosquitoes, it's another service.

Ms. Menard: The midges aren't the larvae.

Ms. Hinz Philippi: No.

Mr. Hans: No, they are completely separate.

Ms. Hinz Philippi: The midges are the smaller ones.

Ms. Menard: Ok but, they look like a mosquito.

Mr. Hans: Right, they're the little black ones, and for a while they were covering the back of everybody's homes and they just cover everything.

Ms. Menard: Ok.

Ms. Hinz Philippi: But these ones, you have to spray for the mosquitoes and that is more the landscape company.

Mr. Menard: Yes, and when people came up there were all wetlands around the community so I'm just saying we can't keep paying to spray when you're around the Everglades.

Ms. Hinz Philippi: Because to spray for mosquitoes need to be probably the HOA with the landscape company, and the best way would be like the one that we were doing there.

Mr. Hans: Right, and I don't know about the county but, the state is supposed to take over the mosquito treatment for this area as well because currently we're not in a mosquito treatment zone right now for the State of Florida. The City of Port St. Lucie was petitioning to the state to get it approved.

Mr. McKnight: Well, they used fog our community at lease once a month with trucks.

Ms. Menard: Yes, we pay for mosquito control.

Ms. Hinz Philippi: Ok, so you have mosquito control, so they are doing it?

Ms. Menard: They only fog.

Mr. Lange: The county, they usually have a blower on the back of a pickup truck.

Ms. Menard: Yes, so we have mosquito control.

Ms. Hinz Philippi: Ok.

Ms. Menard: So, I just want to make sure that whatever we vote on this lake that we're not killing the plants, we need plants to help the health of our lakes with the erosion of the beds and habitat and more fish to grow.

Ms. Hinz Philippi: So what we can do is the Board can vote to cancel the spray for the plants for the littorals, so not spray to kill them.

Mr. Hans: Stop treating the Florida aquatics.

Ms. Hinz Philippi: Yes.

Ms. Menard: The Florida aquatics, that's exactly what I want, and I would like to wait a few more months, maybe 6 months and see what plants have decided to come back before we continue to decide if we're going to get any estimates for plants.

Mr. Hans: Ok.

Mr. McKnight: And then at the next meeting also we can decide if we want to restock because if all the plants are growing back then we can add fish back because that will be around the summer time so that will help with the mosquitoes and whatnot.

Ms. Menard: Yes because you can tell the way that lake, and did you guys get a picture of that green lake, and I don't know if I have it on here, I think I saved it but I hope I did because this is what we're dealing with.

Mr. Hans: I would also say with the lakes, the money that we're now going to be getting back from the lights, depending on what we chose to do with lights, we have it, it would be worth considering a multi-year project adding in aerators to the lakes if we're worrying about the lake health and everything because we seem to be having a lot more fish kills at this community than any other community, and identical lakes at other communities are not having the same issues with fish dying, so it might be worth monitoring if we did that.

Mr. Lange: Is that just under the surface, so it wouldn't be noisy or anything like that?

Mr. Hans: Yes, correct, it just circulates the water.

Ms. Hinz Philippi: It's the only one that really works because the fountains are just for beauty, the aeration is the one that goes under and it really brings in the oxygen.

Ms. Menard: And this is what our lake looked like.

Mr. Lange: When was that?

Ms. Menard: This was in February.

Mr. Hans: Yes, so that lake is the refuse lake, it gets filled with water from the wastewater, and that's used for irrigation, so that one is extremely prone to algae blooms and all sorts of stuff.

Ms. Menard: Yes, so again, you can see what our banks look like everywhere, I mean even here, and I know this is a refuse lake but, to me all the banks look the same.

Mr. Hans: Oh yes, the banks look the same.

Ms. Menard: So, when this happened, here's another good picture, when the lake was green like this the neighbors were livid, what is the CDD doing, what's going on, livid.

Mr. McKnight: So being where that water comes from, will we have issues with plants?

Mr. Hans: Well, everything grows in that one, it's not about what won't grow.

Mr. McKnight: No but what I mean like is if we're planning on, well ok we said we can still spray noninvasively, we just stop spraying the Florida aquatics.

Ms. Menard: And these are the shelves that used to be flooded on our banks and fish, the birds would eat them, and you barely find them anymore, you'll find them here and there but, nothing like before so that just tells me that things are not reproducing in our lakes, so I think I made my point on these.

Ms. Hinz Philippi: Alright.

Ms. Menard: And this was just another glimpse of our algae along the lakes, and I'll show you Frank, very thick and foamy, and there's no plants.

Mr. Lange: Where did you get that one?

Ms. Menard: This one I got them from Miley Greenspring, and I got the algae from the school lake, the little two lakes, so I did nice a walk around just to inform everybody of what I'm thinking so that you understood when I'm asking for the plants.

Mr. Cabrera: And Andressa, can I speak for a moment?

Ms. Hinz Phillippi: Yes, sure.

Mr. Cabrera: So, what I've heard from the conversation, I really do like a lot of what I'm hearing, especially as you mentioned we have that Copper Creek lake like probably most of the communities and the county discharge into the St. Lucie River, and we're being asked by the state to provide additional water quality options, and one of the popular ones is littoral plantings which are more intentional than just letting the grasses grow but, I do like the idea of, just so you know, other communities what they're doing is instead of just spraying with herbicides, it would be more mechanical removal by hand, because you're spraying with herbicides, you're killing the plants that are absorbing the nutrients and so that means you have more nutrients in the lake which a higher lake may have more algae and then those plants decay and add nutrients back into the lake, and it increases the likelihood of algae. So, again, those are all positive things that I think we're doing, I would consider maybe if the grasses do start growing again, doing like a mechanical type removal, and then eventually it would encourage more of an intentional littoral planting system, and these are all things we can get credit for with the state in their goal for us to reduce our nitrogen and phosphorous levels that we discharge through our systems.

Ms. Menard: And so they don't want us lifting those gates and dumping the, and it was in our agenda, dumping our waters into their canals and into the systems.

Mr. Lange: Is that something we have to apply for with the state?

Ms. Hinz Philippi: No, so this is the first year that they contacted us and said, hey you need to, or our phosphorous and nitrogen levels need to go down, so they told us how much we had and I contacted Roberto and Roberto worked with them to show them what we are doing and to apply like credits for us for what we're doing, and for Copper Creek, did you put anything for the future that we should look at?

Mr. Cabrera: Yes, there's a list of them, and we focused on not capital projects, something that we'll be doing, we tried to identify those as best as we could, we did not include any sort of littoral plantings or mechanical removal of vegetation but, these are things that you guys are already talking about, and I would encourage us to do these things, those will help us get credit towards the goals that they have established for Copper Creek.

Ms. Hinz Philippi: And the littorals by the way, we can bring several different ones.

Ms. Menard: And can you tell me again the names of the ones that I told you I loved, the purple ones.

Mr. Hans: Yes, it's pickeral weed is the one purple one, and the potato is the one with the white flowers, and then spike rush is the short grass that we definitely want as well.

Ms. Menard: Ok, so I love this idea, I'm so happy right now, and can you explain to Nicholas and Jonathan about the credits you're talking about with the water management?

Ms. Hinz Phlippi: Yes, so Roberto is going to go into this when he gives his report but, basically when you have things like street sweeping or littorals on your lakes, you are taking away the nutrients or the particles that go inside the water and that are making our water reaching the nitrogen and phosphorous. So, when you say, I'm going to do a like a planting of the littorals and we can look here at the ones like Roberto said that are more intentional ones, those are the ones that benefit more than water, and take out the food, so when you do apply that and say, I'm going to do this project and put it in our lakes, then you're going to gain the credit for the BMAP that we are obligated to do.

Ms. Menard: So, this is the nitrogen cycle of how the plants benefit the ecosystem of the lake, ok, wonderful but, what I was referring to was, when you say the credit, remember South Florida Water Management District we had that money that they issue us back and we have to use it, so it's kind of like that, but you have to show that you're using it or need it or something like that.

Ms. Hinz Philippi: Yes.

Ms. Menard: And this is the one I want.

Mr. Lange: Yes, I think we've seen them.

Ms. Menard: So you can't complain when you see beautiful flowers like that around the lake, and what is that, that is not in our area?

Mr. Hans: I'm not super familiar with the red flower.

Ms. Menard: I've never seen it in our lakes, and it just tells you the different heights.

Ms. Hinz Philippi: Alright, so we have some things that we can take a look at.

Ms. Menard: Ok, so do you have hope that we'll get some natural grasses growing or you don't have much but we still have to give it time.

Mr. Hans: Yes, you still have to give it time, I have a feeling what you're going to see more of is just regular weeds popping up in that area than anything. There's a chance that some of it might come back but typically it's stuff that you don't want that's going to pop up in there. The areas on, I think what I have is lake 8 and 9 for the community, those do have spike rush growing there currently, so if they do reduce the spraying those might see a good amount of growth in the spike rush.

Ms. Menard: Ok.

Ms. Hinz Philippi: So, let's go back a little bit.

Ms. Menard: Ok, so back to management fees and field management, so management fee they want a 5% increase, and field management they want a 7.01% increase which they received a 7% last year, so let's think about that.

Ms. Hinz Philippi: And for field management we are charging only $2,000, so it's very minimal, this is barely keeping his hours.

Mr. Lange: But work is going to increase.

Ms. Menard: Yes, it is, especially if we're going to be handpicking grasses.

Mr. Scalice: As far as management fees, you mentioned increases but look at the COLA, the cost of living increases that people get that get, like me I'm a retired government employee, I get 2% but a 2% in management fees would be acceptable to me, I know you said 1.5%, COLA was 2% this year, my retirement check went up 2%, which isn't much but it's still 2%, so that might be something we can look at in the future, if the COLA is 2%, we'll increase them 2%, if it's only 1.5%, we'll increase it 1.5%, just some other measure that we use that the government issues for us retirees, and it's the same with people on Social Security, that we all get the same COLA, so that's my two cents in it.

Mr. McKnight: Well, everything increases, so we're not going to be able to get away from it, it's just a matter of what we are approving for the increase, so a 2% increase would be fine for me, I'd be ok with that because the amount of, like you said the amount of meetings we have, stuff does get done in the background but, I don't think we can just not an increase, what's already been done, it's been done, and they got that much in the past, so it is what it is but, moving forward I think we have to give them a minimum of something this year, so I'd go for 2%.

Ms. Menard: Ok.

Mr. Lange: I agree with 2%, yes, that's a fair middle ground.

Ms. Menard: Ok.

Ms. Hinz Philippi: Alright, so I will review the management fee.

Ms. Menard: And also our general liability insurance went up 5%, did we get any other estimates?

Ms. Hinz Phlippi: There is only two companies that do CDDs and this is the cheapest one.

Ms. Menard: Ok.

Mr. Scalice: The new budget for management fee should be $38,163, that's with the 2% increase.

Ms. Menard: Ok, and what are you guys thinking about the field management increase?

Mr. Lange: It's going to have more work to do with the gate and then all the other additional stuff that we're looking at because with all the plantings and all of that.

Ms. Menard: Ok.

Mr. Scalice: I think the $22,090 is a good number.

Mr. Lange: I think that's fair, and it's small item.

Ms. Menard: Ok.

Ms. Hinz Phlippi: Ok, so if you guys are ok with the changes that we stated, then I will need a motion to approve resolution #2026-01 approving the proposed fiscal year 2027 budget and setting up the public hearing for July 21, 2026.

Ms. Menard: Is this also including that lights budget, are we approving the light item, are we still keeping that?

Mr. Hans: That's going to the reserve now is where it's going.

Ms. Hinz Philippi: That is going to come out and is going to be on the budget for the reserves.

Ms. Menard: Yes, but when we approve right now that's including that too?

Mr. Hans: Yes, it's moving into the operating reserve.

Ms. Menard: And we're ok with keeping that full amount to decide what we're going to do with lighting and planting?

Mr. McKnight: I was just going to say, this budget includes what are plans are for this lighting?

Ms. Menard: Yes, the lighting budget that we will now have, the $231,000, you don't have it on your paper, I printed it, so the street lights are paid off, so we won't have the loan anymore, so we're now collecting an additional $231,000, no, so that's the budget, we're collecting more than that.

Mr. Hans: It's the $17,870 that goes into the operating reserve, that's what we were paying annually, and it was like a $120,000 loan.

Ms. Hinz Phlippi: Exactly.

Mr. McKnight: So, we'll just have $17,000 and some change going into the reserve.

Mr. Hans: Correct.

Mr. McKnight: Ok.

Ms. Menard: Ok.

Ms. Hinz Philippi: And by the way you can also put like, if you want to change for the engineer instead of $22,000, you can make that $15,000, and the extra like $7,000 we can put it in capital outlay.

Ms. Menard: Ok.

Ms. Hinz Philippi: So we can move that money, now I don't know how much you want to keep in engineering but, Roberto, are you able to tell us like how much would be a fee for the service coming out and checking if needed the outfall mechanism?

Mr. Cabrera: I wouldn't be much but it kind of depends on storm events, last year was a very quiet year and calm but, this year who knows, but I could come up with a per visit estimate but it wouldn't be much.

Ms. Menard: Ok.

Ms. Hinz Philippi: Alright so how much do want to leave there?

Ms. Menard: What do you guys want to leave for the engineering budget for 2027?

Ms. Hinz Philippi: Remember that we don't need to use that money, it's just there for if you need it.

Ms. Scalice: How do you determine if it gets used for that budget or the operating reserve budget?

Mr. McKnight: So, can we move that somewhere else?

Ms. Hinz Philippi: Yes, so that's what I said, if you want to move maybe $7,000, like leave $15,000 and move $7,000 to capital outlay then you have $7,000 to use in capital outlay.

Mr. Lange. We're just allocating where it's going.

Mr. Hinz Philippi: Yes, where you're allocating and where it's going to come out from, if you're doing capital outlay, like we're going to have an expense, we're going to do like a littoral planting, we have like a $5,000 check that we're going to use and that they're put capital outlay.

Mr. McKnight: So that would include restocking with fish?

Ms. Menard: I don't think we need fish.

Mr. Hans: The money can come out of that, we can use that money for capital outlay for whatever we need essentially.

Ms. Menard: See I was going to change, instead of last year's budget for engineering was $10,000, and we spent $22,000, a little over $22,500 but, we're finished with that project so I was thinking of making that $15,000 project and make sure we have enough money for our littoral.

Mr. Lange: Kathy, they've only spent $11,260 so far, so that $22,500 is projected.

Ms. Menard: Yes, projected.

Mr. Hans: At the end of this year too, all that money gets bumped over there anyway essentially, we balance the budget at the end of the year to match what we spent, so any extra money that we have that didn't get spent goes into what we call the reserve or the general fund, or capital overlays.

Ms. Hinz Philippi: So, if you want to do that just to visualize what you have.

Ms. Menard: I guess it would better to homeowners not to see a $22,000 engineering budget.

Ms. Hinz Philippi: Ok, so we will leave engineer at $15,000 then.

Ms. Menard: Ok, let's move on.

Ms. Hinz Philippi: Alright, so if you guys are ok with the discussed changes, we're going to do the 2% for management fees, the engineer at $15,000, and I think that's about it, so if you guys are ok with the changes in the budget to approve resolution #2026-01 and setting the public hearing for July 21, 2026, I just need a motion. Then just for the record the public hearing is going to take place at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986

> On MOTION by Mr. Lange seconded by Ms. Menard with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 21, 2026 at 11:30 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

FIFTH ORDER OF BUSINESS Discussion of:

A. Procedure for the General Election
B. Fonroche Lighting America
C. Approval of Replacement Solar Batteries with All Coast Electric, LLC

Ms. Hinz Philippi: The next item would be procedure for the general election, so we have two seats up for election, Frank's seat and Kathy's seat, and you guys have to apply from 12:00 noon on June 8th to 12:00 noon on June 12th. Then you guys know, and I have it in the agenda, you see there we have we have 4 different places that you can go to apply, so St. Lucie West South County Annex and the other ones that are listed there, and you guys know to qualify you have to be 18 years old, and a citizen of the United States, resident of the State of Florida, and the District, and are registered to vote in St. Lucie County with the Supervisor of Elections. Make sure your candidacy is for the seat that you are in now and running for because sometimes Board members forget and they put the seat that the other person is in, and both are running for one seat and nobody is in the other seat. So, if you need any help with anything just let us know but, that is just for you guys to know. Then how it works is, if they apply and if they are unopposed, nobody is running for their seat, then once the qualifying period is over they will let them know, you were in the seat and running unopposed so you're still in that seat.

Mr. Scalice: So, then does it get removed from the ballot at that point?

Ms. Hinz Philippi: Yes.

Mr. Lange: The only time your name will stay on is if somebody is running against you which is what was going to happen to me at the last election.

Ms. Menard: So, do you have the list of places to go?

Ms. Hinz Philippi: It's in your agenda on page 26.

Ms. Menard: Ok.

Mr. Lange: I used to go up to Orange Avenue.

Ms. Menard: Ok.

Mr. Lange: And you have to pay $25 to register.

Ms. Menard: Ok.

Ms. Hinz Philippi: Alright, that takes care of our procedures for general election. Then we have, so Michael who I had mentioned before got a proposal from Fonroche Lighting America, and it was just lighting, since we were going to talk about lighting I put that on the agenda because that was one more informational thing for us. Then Matt went out several times with these people to get the proposal for replacing the solar batteries for the current lights that you have there, and there's a very small niche of people that do that, and the batteries are very expensive. They do last for 5 years each time that you replace them but, they are very expensive as you see in the proposal, it would be $10,920 to replace them but, what Matt had thought about it was, since we're going to replace let's just replace everything already because the amount of work that every time one goes out, and then you go to get the guy and come back and they charge more, so he asked them how much would be to replace all of them, and I think almost all of them were bad anyway.

Mr. Hans: Yes, they've all reached their useful life essentially, they could go out any day now with those lights, and it is a lot more cost effective to have to do it all in once sweep and we know the next time, in 5 years from now if we plan on doing it altogether again as well if we stick with these lights, otherwise each time we have them come out it's would be like $3,500 just to do one set of them. It doesn't help that the batteries are located 25 feet in the air, if they put them at ground level it might have been a different story, we could have anybody do it, but I picked this company who specializes essentially in taking care of solar lighting and street lighting in general.

Ms. Menard: So, are you done Matt?

Ms. Hans: Yes.

Ms. Menard: Ok, when I looked up these batteries which was 8G27 12 volts, the price range was anywhere from $375 a piece to $460 a piece, on that high range of $460 a piece it's looking like about $7,360 just to replace the batteries, like just to buy the batteries and the proposal came in at $10,920 which approximately a $3,560 installation fee, they were out at our community back in March, 2025, we paid a diagnostic solar power STLT of $3,840, then they came back again in November, we paid them another $2,570, the lights still have been out since then because I'm still sending emails since November about a bunch lights out, so we're now thousands, and thousands of dollars in the hole, and even if we go and spend $10,920 on new batteries it doesn't mean the components in the light aren't going bad, so we could have another problem with components and I would like as the CDD to look into alternate options at either replacing the lights completely or contacting FPL and seeing if somehow we can get some type of light whether it's solar or electric running through the community, get a cost and get something that where maintenance is, we just pay a monthly fee, maintenance is handled.

Ms. Hans: Ok, and FPL would be the route for that, going solar, I'll check with them, I'm not sure what type of options they offer for that under a maintenance plan, there's a reason why 2 years ago when they made a decision to go solar that FPL was not an option for that but, I'll double check and see. One of the reasons why they had originally gone with solar as well is because at the time Lennar did not want to take on the price, and did not want the CDD to take on the additional cost of running conduit, doing direction bores to get to the locations that they had selected for the lights is why solar was the choice for them at the time. I'd say swapping these out for new solar lights though, we'll run into the exact same issues we're running into unless we can get something from FPL that's a guaranteed maintenance plan.

Ms. Menard: Because the lights we had installed by the HOA, FPL installed them, they worked consistently, they looked beautiful, they match the community, and I think now that we have that additional money coming in because the loan is paid off, we have the option to look into investing in something beautiful and more reliable.

Mr. Hans: Yes, 100%.

Ms. Menard: Something that's appealing.

Mr. Hans: This is going to be a large upfront cost though with FPL for getting their lights in and then afterwards it is just a maintenance cost from them but, there is typically a pretty substantial upfront cost because they have to put the infrastructure in to make those lights work.

Ms. Menard: Well, we'll have to I guess get that number and then go from there.

Mr. Hans: Yes but I can say, on that front, they did explore those options back in 2020 or 2021 when they were making these decisions, and the $70,000 that it cost to do the solar lighting was the much more economical option at the time.

Ms. Menard: Ok.

Mr. Hans: So, it is going to be relatively expensive, it is $70,000 for us to put in 9 solar lights, and that's just putting those light poles in, that's not even for us to get the power to those locations. Typically a directional bore costs around $4,000 to go under the road and that's not even including getting the wire to that location in the first place where they can do the directional bore, so it is going to be a pretty substantial cost for us to go with FPL lighting in here.

Ms. Menard: Well, I think that it's going to have to be an investment and once it's done it will last a very long time, and we do still have $153,388 that will be coming in to do this project.

Ms. Hinz Philippi: So, what we can do by the next meeting, we can have Matt can call FPL, and let them come and give a proposal, and see what they have on both fronts and if they provide the maintenance and all of that, and explore the options, there's nothing that is going to hold us back from there. So, we can bring you the options and then this Board can decide because I think in the long run, you're going to have much less problems and less maintenance.

Ms. Menard: Yes.

Mr. Hans: 100%

Ms. Hinz Philippi: Because it may be up front you're going to pay some extra money but, in the long run you're going to see that you're not having to replace parts every 5 years, you don't have problems with the structure that you don't even know, and you need a specialist to come out and figure out what's happening.

Mr. Lange: We're only talking about those silver lights.

Ms. Menard: Yes, but we don't necessarily have to put a light right where those are.

Mr. Lange: Right, Lenna just said put them here.

Ms. Menard: Right.

Mr. Hans: So, what they were trying to do though with that, the goal was to fill in gaps where the HOA lighting did not cover, and the reason the CDD got tasked with that lighting in the first place is because the CDD, it was easier for the CDD to get a loan than the HOA, and that's how Lennar and the CDD ended up with those lights but, the specific reason for those lights at those locations is because those were gaps in the HOA.

Ms. Hinz Philippi: And also because people requested them saying it's very dark in this area, or it's very dark in this area.

Mr. Lange: Especially at that gate where the kids cross the street to go school, there was no lighting there at all.

Ms. Menard: And if it was up to me, I would have a lot more of those path lightings, like along where the kids walk.

Mr. Scalice: Yes because we have to think about what are we actually trying to accomplish with the lights in general, if it's to light up the streets then we have to go with the bigger poles but, if it's just to light up the sidewalks then it may be cheaper, cost effective, and those would probably look a whole lot better and we may be able to get more compared to those right there, we may be able to get more compared to everything else.

Ms. Hinz Philippi: And you know what we should do, if you would like Kathy, we could, if the Board wants to task you with looking at this with Matt we could, when we do the appointment with FPL to go and look at this you could be there too so you can give them your view, if you want to of course.

Ms. Menard: Ok, so Monday or Tuesday I can be there Matt.

Ms. Hinz Philippi: Ok.

Mr. Hans: Ok.

Ms. Menard: I love these lights, like we need something that looks higher class, these kids are walking to and from school every day, we need lights that are shining on the ground, people can see people, we have to level up.

Ms. Hinz Philippi: Alright, so we have some direction here, so Matt is going to bring the proposals and he can contact you too, Kathy and then you guys can take a look together.

Ms. Menard: Yes, and I know it all depends on what light we're getting but, we need to just have some ideas and then we go from there.

Ms. Hinz Philippi: Yes, and you can even say, can you give me two proposals, one for the big the poles and one for the path lights, and compare them, maybe it's even cheaper for the ones that are the path lights and then you can do much better.

Ms. Menard: Yes.

Mr. Hans: Just remember, our biggest cost is getting the power to the locations.

Ms. Menard: Yes, we know that.

Mr. Hans: So that's going to be the biggest thing, so we'll probably have to put the lights, the closer they are to the green FPL boxes the less conduit, the less line they're going to have to run, so there might be a few locations to the FPL boxes.

Mr. Lange: We just have to remember where we place these lights, if they're on HOA property we have to get approval.

Ms. Hinz Philippi: And the easement with them and then Scott would come in and get us the easement agreement with the HOA if it's not on District property, then we would have to get at least an easement.

Mr. Lange: And I'm the vice president of the HOA, and I'm all in favor of it but, it still has to be presented to the HOA and the community because it is their property.

Ms. Menard: That's if we're on HOA property.

Mr. Lange: Right, that's why I'm adding that.

Ms. Menard: Ok, and I also have to say, to take into consideration during this project, remember how sticker shocked we were with the gates and we didn't want to spend too much money on the gate, I am prepared unfortunately with this project, if we have to go under the road to make the lights look proper and not just placed because it's easiest, we're going to do it.

Ms. Hinz Philippi: Ok, so let's see what we can do, bring you the numbers, and then the Board can discuss.

Ms. Menard: Thank you.

SIXTH ORDER OF BUSINESS Staff Reports

Ms. Hinz Philippi: Alright, so the next item would be staff reports, Scott.

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Cochran: Yes, ok so more fun conversation, so in your packet I think it's on page 32 there's a letter from Mike Pawelczyk at our office.

Ms. Hinz Philippi: And Matt if you need to drop of the line you can do that now.

Mr. Hans: Ok, and if you need me to come back just send me a message and I'll hope back in.

Ms. Hinz Philippi: Ok, thank you.

Mr. Cochran: So, our current fee structure has been in place since 2023, and that was the last time we increased, and before that it was 2015. So, our current rates are $300 for partners, and $225 for associates, so all we're proposing and this would be effective the start of the District's next fiscal year, so not until October 1, 2026, so it wouldn't affect anything between now and then, is a $25 increase to the associate rate, and really this is wanting to keep up with the cost of living and stuff like that, it's also to help us just kind of make our rates uniform across our different Districts. For new Districts, recent Districts, we charge higher rates than are reflected here but, obviously this District has been a long time client, and we appreciate that and we take that into account and realistically, and I'm a partner, so it's not going to have any impact because my rate is not increasing, it's just for associates but, we don't really have associates that work on this particular District, and as far as your budget goes, it definitely won't impact that I think for the next fiscal year you guys have budgeted $15,000 for attorney, and we don't come close to that unless something really weird happens but, I don't even know what could happen here for us to get up there.

Mr. Scalice: So, you're saying the associates would go from $250 to $275?

Mr. Cochran: No, I'm sorry, it's currently $225, so it would go up to $250.

Mr. Scalice: But you said we don't typically have associates.

Mr. Cochran: Correct because I'm a partner and I'm the one that typically does this District.

Mr. Scalice: Ok, so it's $25 per hour increase and we don't really have associates, so I don't understand.

Mr. Cochran: If we can finalize, and I'm working with our schedule, one of the things that's tricky about this type of work is because you have Board meetings all over the place, and in different weeks of the month, different days of the week, different times, so it's a little bit tricky with the schedules and we try to keep it consistent so that you're not seeing different faces all the time but, I can do that, I can see if one of the two associates is available and because I have more experience, I would hopefully do the work more efficiently.

Mr. Scalice: So your hourly rate doesn't change.

Mr. Cochran: Correct.

Mr. Scalice: So, worse case scenario if you're not here we get somebody that's cheaper.

Mr. Cochran: Yes, unless it's one of the other partners.

Mr. Scalice: So then it would be the same.

Mr. Cochran: Yes.

Mr. Scalice: Ok, I don't have a problem.

Mr. Lange: I don't have a problem with it either, Kathy?

Ms. Menard: I'm good.

> On MOTION by Mr. McKnight seconded by Ms. Scalice with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

Mr. Cochran: Then as far as any other items, just a reminder since we won't be meeting again until likely later in July, your Form 1 financial disclosures are due by July

1st, and you'll probably get your emails from the State Commission on Ethics sometime, probably next month but, even before then you can use login credentials and go ahead and fill that out.

Mr. Lange: Do we have to do the training again?

Mr. Cochran: Yes, that's the other thing, the ethics training, but the deadline for that is not until December 31st, so you have the rest of the calendar year to do that but, the Form 1s are due by July 1, so just make sure you turn those in on time, and it should be pretty I think that if nothing has changed since last year the fields just repopulate so it's pretty quick to update. So, then just the 4 hours of ethics training which is an annual requirement, so by December 31st that needs to be done, and you'll see that on the Form 1 there's a little box that you check just to say you completed your ethics training last year, other than that, that's all I have unless anybody has any questions.

B. Engineer

1) **South Florida Water Management District Operable Gate Control Structure Construction Completion Certification Acceptance**
2) **Memorandum from Culpepper & Terpening, Inc. – Operable Gate Control Structure Completion Notification**
3) **Memorandum from Culpepper & Terpening, Inc. – Response Summary of the St. Lucie River and Estuary BMAP**

Ms. Hinz Philippi: Alright, not hearing any, Roberto you're up.

Mr. Cabrera: Thank you Andressa. So, I have a couple of things to report here, the first set of items is regarding the control structure, attached is a letter from South Florida Water Management District where they've accepted our certification package that the structure was built and as-built, in accordance with the permit. So, as far as our permitting conditions or concerns we're back into the operational phase of our ERP permit. The second item is a memorandum we put together just kind of summarizing the project and how it works, so we went out there, and just a quick summary, the project has been designed, permitted, constructed, we have record drawings of it when we certified it. In this memo I also attached, there's some of the operating parameters for the project, so there is a proactive component to it so in anticipation of the big storm that we know is coming we can go out there and operate that gate and lower the water to the control elevation if know a major storm is coming. The storm last week is not one that I was tracking, and we do a lot of this work for a lot of our communities but it is one that would have fallen within the 10 year storm event, so this is one that we should have been out there. So, it's something that we're need to work out on a process, and it's something where we can go out there, open the gate, let it come down, because it will come down quicker with that gate than the normal time than what used to happen. We can run that gate for 2 days without any sort of additional permission and that should be plenty to get us down to the control elevation in plenty of time. So, if anybody has any questions regarding the control structure and how it works I'm all ears.

Ms. Menard: What would be our routine?

Mr. Cabrera: This is what I'm thinking, and I'm sure, I think 2 hours is enough for us because we have to go out there, open the gate, we'll leave it open for up to 2 days, until we have to go back out there and close the gate, so I think 1 hour for each trip is enough. The inspectors that we kind of use, they're used to looking at other kind of potential conditions that might be affecting the system so they have an eye out for blockages and that sort of thing that might not just be the structure, so we'll kind of multitask while we're out there trying to troubleshoot to see if there are any other issues but, I'm thinking just a simple text message or email and we can get our guys out there. I do have somebody out there where they're an hour or two in any given storm event.

Ms. Hinz Philippi: So what I'm requiring from Roberto now is, Roberto if you could put together an email and send it to the Board members, and copy me on it, and of course they are not going to answer but, so they have the information of who to contact, and their phone number, email address and like the timeframe that is needed for that to work so they all have it and then in an event of a storm they can contact you guys.

Mr. Cabrera: That sounds good, and I did want to mention one other thing that I heard and depending on the type of storm and the intensity, different parts of that stormwater system are designed for different types of storms, and most roads here in Florida, they're designed to hold stormwater during certain storm events, now that stormwater is supposed to recover within 24 to 48 hours, depending on the storm event but, that is one potential bottleneck of the control structure, depending again on the intensity of the storm that the control structure might not directly reduce the way it should, I mean it's the inlets and the roadways that are sized for a 10 year storm, now the control structure is meant to offer protection for the 100 year storm on the flooding of the actual homes. So, I'm trying to say that some water in the roadways in Florida is a normal thing that we see.

Ms. Menard: But not impassible.

Mr. Lange: Not the entire roadway from sidewalk to sidewalk.

Ms. Menard: No, it was into the yards, it was like yard to yard.

Ms. Hinz Philippi: And once you send the email to the Board maybe Kathy can send you the pictures that we saw here for you to have an idea of what they saw there.

Mr. Lange: Yes, that's a good idea.

Ms. Menard: Yes, I'll reply.

Ms. Hinz Philippi: Yes, and just reply to Roberto, don't copying anyone else.

Ms. Menard: Ok.

Mr. Cabrera: Ok, and the other thing I was going to mention is, I don't mind, and I don't know that we've done it at any sort of recent way, is just kind of going out there and doing, because we're not really into rainy season yet, and we are approaching it fast but, I don't mind going out there, and I think it might be a good idea to go out there and just do some inspecting, probing, especially if you have some areas that you're seeing potential issues with just doing some investigation and seeing if there isn't anything else that could help.

Ms. Hinz Philippi: Roberto, one thing that we should do is take a look at the catch basins and make sure they are clean because if not we should do that before the rainy season comes.

Ms. Menard: Ok.

Mr. Cabrera: Yes.

Mr. Scalice: Now you said the water basically the roads are made to hold water 24 to 48 hours?

Mr. Cabrera: Depending on the storm event, the roadway is meant to hold some water in it, and that water is supposed to recover within 24 to 48 hours depending on the intensity of the storm.

Mr. Scalice: So, the storm that we had last week, the majority of the roads were cleared out within, my road which was completely flooded, like no other car could pass down my street just because but, the water was cleared out on my street within like 12 hours and that's with at least 6" or 7"of water, other roads here in the community took a little longer.

Mr. Cabrera: Yes, and what that tells me at least with your roadway is that the control structure was probably not the bottleneck, the bottleneck is probably that the inlets are sized for a 10 year storm, and we got a storm that was in excess of that 10 year storm.

Mr. Scalice: Ok.

Mr. Cabrera: And if it gives you any comfort the amount of water other people that have these issues, this is common throughout Florida that the roadways are part of the stormwater system, like you said, it's not really meant to be entire roadway but, I'd be interested to look at the photos but, it's not meant to do that.

Mr. Lange: The roads became lakes.

Ms. Menard: Yes, it looked like a lake, it was impassible and cars were having to part in other people's yards because they couldn't drive any further.

Mr. Cabrera: Ok, and that might be other issues then.

Ms. Hinz Phillippi: Ok, Roberto if you could send that email and then if you could check for the catch basins so we have an idea if we need to get somebody out there to give us a proposal to clean those, because we don't want to have a problem that they're all full of sediment.

Mr. Cabrera: Sure, and I would love to do that, so Kathy if you could share whatever photos you have when I send you this email.

Ms. Menard: Yes, I will.

Mr. Cabrera: I'd like to target those areas, and whatever the Board wants I can go out there and send an inspector for 2 days probing every single structure.

Ms. Menard: Those were the absolute worse ones because I took the pictures off our Facebook page, and one of them was yours, one of them was mine, and somebody else. Which one was yours?

Mr. Lange: Greenspring, we live right near each other.

Ms. Menard: Yes.

Ms. Hinz Philippi: So, when you send the pictures tell him the roads that were worst and then he can go and inspect those, because probably you could have some catch basins that are overflowed with sediment. Alright, Roberto she'll send you the addresses so you can check on that.

Mr. Cabrera: Ok, and I'll send the email with the contact information for the control structure.

Ms. Hinz Philippi: Ok.

Mr. Cabrera: Alright.

Ms. Hinz Philippi: Alright, and you have one more item, right?

Mr. Cabrera: Yes, one item really quickly, so the State of Florida has identified St. Lucie River as an impaired water body and they have come up with a Basin Management Action Plan for the St. Lucie River. So what that means is that they created a model and they set a target for the river to reduce its major nutrient loads, specifically nitrogen and phosphorous, and then through their model they kind of prorate it back into all the contributing communities and then this is as far as I know, the first time that I'm aware of that they're asking communities to reduce the pollutants from the communities discharge above and beyond what we are required to do without DEP permit. So, they reached out to us late last year and back in January they had asked us to identify possible potential projects that would help us achieve the major in loads that they requested. So, the list that we came up with, we're not committed to these projects, we can modify them, we can change them, and by the way we still have a project that we're discussing with them in terms of their model, we don't necessarily agree with a lot of the stuff that they're doing. We have an upcoming kind of timeline here in June where we're going back and forth on some of the points on their model that we don't agree with, so when we prepared this list of potential projects of the CDD, we focused mainly on trying to get the maximum credits for the things that the CDD has already done, so that includes this recent control structure project that we took underway, and we can go down the list the projects that we identified as potential projects. Educational efforts, so this is public outreach, we were able to successfully argue that whatever the City of Port St. Lucie and St. Lucie County already do in terms of that, so that got us an initial 10% discount on the credit that they're asking for. The cleanouts which is kind of the thing we're talking about right now, so this is going around the community and observing the structure and identifying the ones that are full of sediment and vacuuming them out, so this is just like maintenance type of item that we told them that we would look at, fertilizer reduction, so these are methods, application rates, slow release fertilizers, things that we would look at maybe partnering with the HOA and the properties around the lakes that we already manage that this would help reduce some of the nutrients. Then stormwater harvesting is another one so maybe looking at a way of using more of that stormwater there to irrigate parts of our system, I know that we have that reuse way from the north side, but there may be other opportunities to increase the amount of stormwater that we're using for that, and then we talked about the control structure. I would love to add to this list if we're looking at it already, things like littoral plantings along the lake banks, they do have a category for mechanical removal of plants, if that's something that we can do or look at it, it's another category of potential things that we would want to do anyway, we're just doing it a little bit different, so right now it's just an update. We spent a lot of time in December and January to upload all these projects into their portal and flagging them as potential things that we could do, and right now there isn't a timeline for when these projects have to go into effect, this law was challenged last year that they passed but, it survived that challenge by some other communities, so there may be additional kind of challenges moving forward. So, if anybody has any questions on this please let me know.

Ms. Hinz Philippi: Alright, thank you Roberto, and yes we have talked about this before we got to this point.

Mr. Scalice: So basically what he's saying is everything that we were talking about, the state could basically fund that.

Ms. Menard: No, the state is requiring it.

Mr. Scalice: Oh, they're requiring it.

Ms. Hinz Philippi: Yes, they're requiring it, we just are doing what they're asking about.

Mr. Lange: We're ahead of the game, we're being proactive.

Ms. Menard: Yes.

Ms. Hinz Philippi: And there is a discussion that they are doing, like how can you ask that from the communities, and a lot of communities are going to struggle with this, so there's a lot of things to consider.

Mr. Cabrera: And right now Copper Creek is slightly ahead of the game, there's some things that we've taken that we've already started doing it and are in the middle of discussing that which are things that they're looking for.

Ms. Menard: Ok, alright, thank you.

Ms. Hinz Philippi: Alright, thank you Roberto. So Scott, do I need a direction to cancel the treatment for Florida Aquatics.

Mr. Cochran: I think the Board gave direction on that, yes, I think that was the consensus and it was understood.

Ms. Hinz Philippi: Alright, so just the direction is good.

C. Field Manager

Ms. Hinz Philippi: Alright, so we have that on the field that I already made notes.

D. Manager

Ms. Hinz Philippi: I don't have anything further than what we already discussed.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Summary of Invoices

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: Next item would be approval of the financials, tab A is the acceptance of the summary of invoices, so I need I motion to approve.

On MOTION by Ms. Menard seconded by Mr. McKnight with all in favor, the Summary of Invoices were approved.

Ms. Hinz Philippi: The next item would be acceptance of the unaudited financials, I need a motion to approve them.

On MOTION by Mr. Lange seconded by Ms. Menard with all in favor, the Summary of Invoices, and the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi: The next item would be Supervisor's requests, and just for the record we don't have any audience here. Do I have any Supervisor's requests?

Mr. Lange: No.

NINTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi: Not hearing any, I need a motion to adjourn.

On MOTION by Mr. Lange seconded by Ms. Menard with all in favor, the Meeting was adjourned.

___________________________ ___________________________

Secretary /Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2026-01 TO RESET THE LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 PURSUANT TO FLORIDA LAW

WHEREAS, on April 21, 2026, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2026-01, approving the District's proposed budget for Fiscal Year 2027 and setting a public hearing for consideration of the proposed budget for July 21, 2026, at 2160 NW Reserve Park Trace, Port St. Lucie, FL 34986-3223 at 11:30 a.m.; and

WHEREAS, since the adoption of Resolution 2026-01, the District Manager of the District has established offices in Port St. Lucie, Florida, and such offices are conducive to conducting Board meetings and public hearings; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the District, its residents, and the general public to hold the public hearing on the Fiscal Year 2027 budget at the District Manager's new offices in Port St. Lucie, Florida and desires to **reset** the public hearing *location* to such offices;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. The actions of the District Manager in resetting the location of the public hearing, and the District Secretary in publishing the notices of the public hearing at such reset location in accordance with Florida law are hereby ratified.
2. Resolution 2026-01 is hereby amended to reset the location of the public hearing on said approved budget as follows:

Date: July 21, 2026

Hour: 11:30 AM

Place: W Executive Suites, LLC.
1860 SW Fountainview BLVD, Suite 100
Port Saint Lucie, FL 34986

3. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.
4. This Resolution shall take effect upon its passage and adoption by the Board.

Adopted this 21st day of July, 2026

____
Chairman/Vice Chairman

____
Secretary/Assistant Secretary

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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 Copper Creek Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Copper Creek Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF July, 2026.

ATTEST:	**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair / Vice Chair

Exhibit A: FY 2027 Budget

Copper Creek

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Copper Creek

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$144,185	$141,557	$2,628	$144,185	$144,185
Stormwater Rebate	76,896	75,616	1,281	76,896	$76,896.00
Interest income	9,937	15,521	5,174	20,695	9,937
TOTAL REVENUES	**$231,018**	**$232,694**	**$9,083**	**$241,777**	**$231,018**
EXPENDITURES:					
Administrative					
Supervisor Fees	$4,000	$600	$1,200	$1,800	$4,000
FICA Taxes	306	46	92	138	306
Engineering	10,000	14,250	4,750	19,000	15,000
Attorney	15,000	6,600	3,300	9,900	15,000
Assessment Administration	4,971	4,971	-	4,971	4,971
Annual Audit	5,000	4,200	-	4,200	5,000
Arbitrage Rebate	1,200	-	600	600	1,200
Dissemination Agent	5,350	4,012	1,338	5,350	5,350
Trustee Fees	6,000	4,000	-	4,000	6,000
Management Fees	37,415	28,061	9,354	37,415	38,163
Information Technology	1,200	900	300	1,200	1,284
Website Maintenance	1,200	900	300	1,200	1,284
Telephone	50	-	13	13	50
Postage & Delivery	500	210	125	335	500
Printing & Binding	600	5	150	155	600
Insurance General Liability	8,900	7,895	-	7,895	9,345
Legal Advertising	1,500	153	375	528	1,500
Other Current Charges	700	597	175	772	700
Office Supplies	100	0	25	25	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	100	-	25	25	100
Operating Reserve	17,870	-	-	-	43,494
TOTAL ADMINISTRATIVE	**$122,137**	**$77,575**	**$22,121**	**$99,696**	**$154,122**
Operations & Maintenance					
Field Expenditures					
Field Management	$2,140	$1,605	$535	$2,140	$2,290
Lake Management	15,500	11,475	3,825	15,300	15,500
Midge Control	5,700	4,212	1,404	5,616	5,700
Littoral Maintence	1,800	1,350	450	1,800	1,800
Stormwater Maintenance /R&R	48,896	69,750	-	69,750	46,746
Stormwater Contingencies	4,860	4,490	1,497	5,987	4,860
TOTAL FIELD EXPENDITURES	**$78,896**	**$92,882**	**$7,711**	**$100,593**	**$76,896**

Copper Creek

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Street Lighting Loan					
Series 2021					
Interest - 11/01	$707	$709	$-	$709	$-
Principal - 5/1	28,571	28,636	-	28,636	-
Interest - 5/01	707	709	-	709	-
TOTAL STREET LIGHTING LOAN	**$29,985**	**$30,054**	**$-**	**$30,054**	**$-**
TOTAL EXPENDITURES	**$231,018**	**$200,511**	**$29,831**	**$230,342**	**$231,018**
EXCESS REVENUES (EXPENDITURES)	**$0**	**$32,183**	**$(20,748)**	**$11,435**	**$ -**

Gross Assessments	$ 153,389
Less: Discounts & Collections 5%	(9,203)
Net Assessments	**$ 144,185**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	576	$ 153,388.80	$ 266.30	$ 266.30	$ -
Total	**576**	**$ 153,388.80**			

Copper Creek

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Storm Water Fee Assessment
The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all of these services.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated
$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering
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Copper Creek

Community Development District

Budget Narrative

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Community Development District

Approved Proposed Budget

Debt Service Series 2019 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$323,127	$317,236	$5,891	$323,127	$322,565
Special Assessments - Prepaid	-	7,462	-	7,462	-
Interest Earnings	10,000	13,345	4,448	17,793	10,000
Carry Forward Surplus [1]	310,400	304,862	-	304,862	340,432
TOTAL REVENUES	**$643,527**	**$642,905**	**$10,339**	**$653,244**	**$672,997**
EXPENDITURES:					
Interest - 11/1	$107,281	$107,406	$-	$107,406	$105,406
Principal - 11/1	100,000	100,000	-	100,000	105,000
Interest - 5/1	105,281	105,406	-	105,406	103,306
TOTAL EXPENDITURES	**$312,563**	**$312,813**	**$-**	**$312,813**	**$313,713**
TOTAL EXPENDITURES	**$312,563**	**$312,813**	**$-**	**$312,813**	**$313,713**
EXCESS REVENUES (EXPENDITURES)	**$330,965**	**$330,092**	**$10,339**	**$340,432**	**$359,284**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$103,306.25
Principal Due 11/1/27	$110,000.00
	$213,306.25

Gross Assessments	$ 343,154
Less: Discounts & Collections 5%	(20,589)
Net Assessments	**$ 322,565**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	574	$ 343,154.42	$ 597.83	$ 597.83	$ -
Total	**574**	**$ 343,154.42**			

Copper Creek

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2019 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	**4,370,000**	**4.000%**	**105,000**	**105,406**	
05/01/27	**4,265,000**	**4.000%**	**-**	**103,306**	**316,612.50**
11/01/27	4,265,000	4.000%	110,000	103,306	
05/01/28	4,155,000	4.000%	-	101,106	312,212.50
11/01/28	4,155,000	4.000%	110,000	101,106	
05/01/29	4,045,000	4.000%	-	98,906	312,812.50
11/01/29	4,045,000	4.000%	115,000	98,906	
05/01/30	3,930,000	4.000%	-	96,606	313,212.50
11/01/30	3,930,000	4.750%	120,000	96,606	
05/01/31	3,810,000	4.750%	-	93,756	312,512.50
11/01/31	3,810,000	4.750%	125,000	93,756	
05/01/32	3,685,000	4.750%	-	90,788	316,575.00
11/01/32	3,685,000	4.750%	135,000	90,788	
05/01/33	3,550,000	4.750%	-	87,581	315,162.50
11/01/33	3,550,000	4.750%	140,000	87,581	
05/01/34	3,410,000	4.750%	-	84,256	313,512.50
11/01/34	3,410,000	4.750%	145,000	84,256	
05/01/35	3,265,000	4.750%	-	80,813	311,625.00
11/01/35	3,265,000	4.750%	150,000	80,813	
05/01/36	3,115,000	4.750%	-	77,250	314,500.00
11/01/36	3,115,000	4.750%	160,000	77,250	
05/01/37	2,955,000	4.750%	-	73,450	311,900.00
11/01/37	2,955,000	4.750%	165,000	73,450	
05/01/38	2,790,000	4.750%	-	69,531	314,062.50
11/01/38	2,790,000	4.750%	175,000	69,531	
05/01/39	2,615,000	4.750%	-	65,375	315,750.00
11/01/39	2,615,000	5.000%	185,000	65,375	
05/01/40	2,430,000	5.000%	-	60,750	316,500.00
11/01/40	2,430,000	5.000%	195,000	60,750	
05/01/41	2,235,000	5.000%	-	55,875	311,750.00
11/01/41	2,235,000	5.000%	200,000	55,875	
05/01/42	2,035,000	5.000%	-	50,875	316,750.00
11/01/42	2,035,000	5.000%	215,000	50,875	
05/01/43	1,820,000	5.000%	-	45,500	316,000.00
11/01/43	1,820,000	5.000%	225,000	45,500	
05/01/44	1,595,000	5.000%	-	39,875	314,750.00
11/01/44	1,595,000	5.000%	235,000	39,875	
05/01/45	1,360,000	5.000%	-	34,000	313,000.00
11/01/45	1,360,000	5.000%	245,000	34,000	
05/01/46	1,115,000	5.000%	-	27,875	315,750.00
11/01/46	1,115,000	5.000%	260,000	27,875	
05/01/47	855,000	5.000%	-	21,375	312,750.00
11/01/47	855,000	5.000%	270,000	21,375	
05/01/48	585,000	5.000%	-	14,625	314,250.00
11/01/48	585,000	5.000%	285,000	14,625	
05/01/49	300,000	5.000%	-	7,500	315,000.00
11/01/49	300,000	5.000%	300,000	7,500	
Total			**$4,370,000**	**$3,067,356**	**$7,437,356**

Copper Creek

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Product Type	O&M Units	Bonds Units 2019	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**
Single Family	576	574	**$266.30**	$266.30	**$0.00**	**$597.83**	$597.83	**$0.00**	**$864.13**	$864.13	**$0.00**
Total	576	574									

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Copper Creek Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in St. Lucie County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Copper Creek Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. 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.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of July 2026.

ATTEST:	**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By: ______________________________
Secretary/Assistant Secretary	Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Copper Creek

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Copper Creek

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$144,185	$141,557	$2,628	$144,185	$144,185
Stormwater Rebate	76,896	75,616	1,281	76,896	$76,896.00
Interest income	9,937	15,521	5,174	20,695	9,937
TOTAL REVENUES	**$231,018**	**$232,694**	**$9,083**	**$241,777**	**$231,018**
EXPENDITURES:					
Administrative					
Supervisor Fees	$4,000	$600	$1,200	$1,800	$4,000
FICA Taxes	306	46	92	138	306
Engineering	10,000	14,250	4,750	19,000	15,000
Attorney	15,000	6,600	3,300	9,900	15,000
Assessment Administration	4,971	4,971	-	4,971	4,971
Annual Audit	5,000	4,200	-	4,200	5,000
Arbitrage Rebate	1,200	-	600	600	1,200
Dissemination Agent	5,350	4,012	1,338	5,350	5,350
Trustee Fees	6,000	4,000	-	4,000	6,000
Management Fees	37,415	28,061	9,354	37,415	38,163
Information Technology	1,200	900	300	1,200	1,284
Website Maintenance	1,200	900	300	1,200	1,284
Telephone	50	-	13	13	50
Postage & Delivery	500	210	125	335	500
Printing & Binding	600	5	150	155	600
Insurance General Liability	8,900	7,895	-	7,895	9,345
Legal Advertising	1,500	153	375	528	1,500
Other Current Charges	700	597	175	772	700
Office Supplies	100	0	25	25	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	100	-	25	25	100
Operating Reserve	17,870	-	-	-	43,494
TOTAL ADMINISTRATIVE	**$122,137**	**$77,575**	**$22,121**	**$99,696**	**$154,122**
Operations & Maintenance					
Field Expenditures					
Field Management	$2,140	$1,605	$535	$2,140	$2,290
Lake Management	15,500	11,475	3,825	15,300	15,500
Midge Control	5,700	4,212	1,404	5,616	5,700
Littoral Maintence	1,800	1,350	450	1,800	1,800
Stormwater Maintenance /R&R	48,896	69,750	-	69,750	46,746
Stormwater Contingencies	4,860	4,490	1,497	5,987	4,860
TOTAL FIELD EXPENDITURES	**$78,896**	**$92,882**	**$7,711**	**$100,593**	**$76,896**

Copper Creek

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Street Lighting Loan					
Series 2021					
Interest - 11/01	$707	$709	$-	$709	$-
Principal - 5/1	28,571	28,636	-	28,636	-
Interest - 5/01	707	709	-	709	-
TOTAL STREET LIGHTING LOAN	**$29,985**	**$30,054**	**$-**	**$30,054**	**$-**
TOTAL EXPENDITURES	**$231,018**	**$200,511**	**$29,831**	**$230,342**	**$231,018**
EXCESS REVENUES (EXPENDITURES)	**$0**	**$32,183**	**$(20,748)**	**$11,435**	**$ -**

Gross Assessments	$ 153,389
Less: Discounts & Collections 5%	(9,203)
Net Assessments	**$ 144,185**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	576	$ 153,388.80	$ 266.30	$ 266.30	$ -
Total	**576**	**$ 153,388.80**			

Copper Creek

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Storm Water Fee Assessment
The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all of these services.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated
$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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Community Development District

Approved Proposed Budget

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Carry Forward Surplus (1)	310,400	304,862	-	304,862	340,432
TOTAL REVENUES	**$643,527**	**$642,905**	**$10,339**	**$653,244**	**$672,997**
EXPENDITURES:					
Interest - 11/1	$107,281	$107,406	$-	$107,406	$105,406
Principal - 11/1	100,000	100,000	-	100,000	105,000
Interest - 5/1	105,281	105,406	-	105,406	103,306
TOTAL EXPENDITURES	**$312,563**	**$312,813**	**$-**	**$312,813**	**$313,713**
TOTAL EXPENDITURES	**$312,563**	**$312,813**	**$-**	**$312,813**	**$313,713**
EXCESS REVENUES (EXPENDITURES)	**$330,965**	**$330,092**	**$10,339**	**$340,432**	**$359,284**

(1) Carry Forward is Net of Reserve Requirement

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Total	**574**	**$ 343,154.42**			

Copper Creek

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2019 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	**4,370,000**	**4.000%**	**105,000**	**105,406**	
05/01/27	**4,265,000**	**4.000%**	**-**	**103,306**	**316,612.50**
11/01/27	4,265,000	4.000%	110,000	103,306	
05/01/28	4,155,000	4.000%	-	101,106	312,212.50
11/01/28	4,155,000	4.000%	110,000	101,106	
05/01/29	4,045,000	4.000%	-	98,906	312,812.50
11/01/29	4,045,000	4.000%	115,000	98,906	
05/01/30	3,930,000	4.000%	-	96,606	313,212.50
11/01/30	3,930,000	4.750%	120,000	96,606	
05/01/31	3,810,000	4.750%	-	93,756	312,512.50
11/01/31	3,810,000	4.750%	125,000	93,756	
05/01/32	3,685,000	4.750%	-	90,788	316,575.00
11/01/32	3,685,000	4.750%	135,000	90,788	
05/01/33	3,550,000	4.750%	-	87,581	315,162.50
11/01/33	3,550,000	4.750%	140,000	87,581	
05/01/34	3,410,000	4.750%	-	84,256	313,512.50
11/01/34	3,410,000	4.750%	145,000	84,256	
05/01/35	3,265,000	4.750%	-	80,813	311,625.00
11/01/35	3,265,000	4.750%	150,000	80,813	
05/01/36	3,115,000	4.750%	-	77,250	314,500.00
11/01/36	3,115,000	4.750%	160,000	77,250	
05/01/37	2,955,000	4.750%	-	73,450	311,900.00
11/01/37	2,955,000	4.750%	165,000	73,450	
05/01/38	2,790,000	4.750%	-	69,531	314,062.50
11/01/38	2,790,000	4.750%	175,000	69,531	
05/01/39	2,615,000	4.750%	-	65,375	315,750.00
11/01/39	2,615,000	5.000%	185,000	65,375	
05/01/40	2,430,000	5.000%	-	60,750	316,500.00
11/01/40	2,430,000	5.000%	195,000	60,750	
05/01/41	2,235,000	5.000%	-	55,875	311,750.00
11/01/41	2,235,000	5.000%	200,000	55,875	
05/01/42	2,035,000	5.000%	-	50,875	316,750.00
11/01/42	2,035,000	5.000%	215,000	50,875	
05/01/43	1,820,000	5.000%	-	45,500	316,000.00
11/01/43	1,820,000	5.000%	225,000	45,500	
05/01/44	1,595,000	5.000%	-	39,875	314,750.00
11/01/44	1,595,000	5.000%	235,000	39,875	
05/01/45	1,360,000	5.000%	-	34,000	313,000.00
11/01/45	1,360,000	5.000%	245,000	34,000	
05/01/46	1,115,000	5.000%	-	27,875	315,750.00
11/01/46	1,115,000	5.000%	260,000	27,875	
05/01/47	855,000	5.000%	-	21,375	312,750.00
11/01/47	855,000	5.000%	270,000	21,375	
05/01/48	585,000	5.000%	-	14,625	314,250.00
11/01/48	585,000	5.000%	285,000	14,625	
05/01/49	300,000	5.000%	-	7,500	315,000.00
11/01/49	300,000	5.000%	300,000	7,500	
Total			**$4,370,000**	**$3,067,356**	**$7,437,356**

Copper Creek

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Product Type	O&M Units	Bonds Units 2019	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**	**FY 2027**	**FY2026**	**Increase/ (decrease)**
Single Family	576	574	**$266.30**	$266.30	**$0.00**	**$597.83**	$597.83	**$0.00**	**$864.13**	$864.13	**$0.00**
Total	576	574									

Exhibit B

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0203-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 187 (OR 2909-1760)
3320-701-0204-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 188 (OR 2909-1760)
3320-701-0205-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 189 (OR 2909-1760)
3320-701-0206-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 190 (OR 2909-1760)
3320-701-0207-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 191 (OR 2909-1760)
3320-701-0208-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 192 (OR 2909-1760)
3320-701-0209-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 193 (OR 2909-1760)
3320-701-0210-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 194 (OR 2909-1760)
3320-701-0211-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 195 (OR 2909-1760)
3320-701-0212-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 196 (OR 2909-1760)
3320-701-0213-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 197 (OR 2909-1760)
3320-701-0214-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 198 (OR 2909-1760)
3320-701-0215-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 199 (OR 2909-1760)
3320-701-0216-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 200 (OR 2909-1760)
3320-701-0217-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 201 (OR 2909-1760)
3320-701-0218-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 202 (OR 2909-1760)
3320-701-0219-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 203 (OR 2909-1760)
3320-701-0220-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 204 (OR 2909-1760)
3320-701-0221-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 205 (OR 3946-1599)
3320-701-0222-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 206 (OR 3946-1599)
3320-701-0223-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 207 (OR 3946-1599)
3320-701-0224-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 208 (OR 3946-1599)
3320-701-0225-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 209 (OR 3946-1599)
3320-701-0226-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 210 (OR 3946-1599)
3320-701-0191-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 175 (OR 2909-1760)
3320-701-0192-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 176 (OR 2909-1760)
3320-701-0193-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 177 (OR 2909-1760)
3320-701-0194-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 178 (OR 2909-1760)
3320-701-0195-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 179 (OR 2909-1760)
3320-701-0196-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 180 (OR 2909-1760)
3320-701-0197-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 181 (OR 2909-1760)
3320-701-0198-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 182 (OR 2909-1760)
3320-701-0199-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 183 (OR 2909-1760)
3320-701-0200-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 184 (OR 2909-1760)
3320-701-0201-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 185 (OR 2909-1760)
3320-701-0202-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 186 (OR 2909-1760)
3320-701-0227-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 211 (OR 3946-1599)
3320-701-0228-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 212 (OR 3946-1599)
3320-701-0229-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 213 (OR 3946-1599)
3320-701-0230-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 214 (OR 3946-1599)
3320-701-0231-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 215 (OR 3946-1599)
3320-701-0232-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 216 (OR 4082-2450)
3320-701-0233-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 217 (OR 4103-1368; 4243-2599)
3320-701-0234-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 218 (OR 4106-693)
3320-701-0235-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 219 (OR 4128-2197)
3320-701-0236-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 220
3320-701-0237-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 221 (OR 4090-2096)
3320-701-0543-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 527 (OR 2909-1760)
3320-701-0544-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 528 (OR 2909-1760)
3320-701-0545-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 529 (OR 2909-1760)
3320-701-0546-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 530 (OR 2909-1760)
3320-701-0547-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 531 (OR 2909-1760)
3320-701-0548-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 532 (OR 2909-1760)
3320-701-0549-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 533 (OR 2909-1760)
3320-701-0550-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 534 (OR 2909-1760)
3320-701-0551-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 535 (OR 2909-1760)
3320-701-0552-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 536 (OR 2909-1760)
3320-701-0553-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 537 (OR 2909-1760)
3320-701-0554-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 538 (OR 2909-1760)
3320-701-0017-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4) LOT 1
3320-701-0018-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 2
3320-701-0019-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 3
3320-701-0020-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 4 (OR 3946-1599)
3320-701-0021-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 5 (OR 3946-1599)
3320-701-0022-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 6 (OR 3946-1599)
3320-701-0023-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 7(OR 3946-1599)
3320-701-0024-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 8 (OR 3946-1599)
3320-701-0025-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 9 (OR 3946-1599)
3320-701-0026-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 10 (OR 3946-1599)
3320-701-0027-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 11 (OR 3946-1599)
3320-701-0028-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 12 (OR 3946-1599)
3320-701-0029-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 13 (OR 3946-1599)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0030-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 14 (OR 3946-1599)
3320-701-0031-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 15 (OR 3946-1599)
3320-701-0032-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 16 (OR 3946-1599)
3320-701-0033-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 17 (OR 4250-331)
3320-701-0034-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 18 (OR 3946-1599)
3320-701-0035-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 19 (OR 3946-1599)
3320-701-0036-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 20 (OR 4245-2423)
3320-701-0037-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 21
3320-701-0038-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 22
3320-701-0039-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 23
3320-701-0040-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 24
3320-701-0041-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 25
3320-701-0042-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 26
3320-701-0043-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 27
3320-701-0044-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 28
3320-701-0045-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 29
3320-701-0046-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 30 (OR 4237-870)
3320-701-0047-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 31
3320-701-0048-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 32
3320-701-0049-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 33
3320-701-0050-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 34
3320-701-0051-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 35
3320-701-0052-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 36
3320-701-0053-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 37
3320-701-0054-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 38
3320-701-0055-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 39
3320-701-0056-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 40
3320-701-0057-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 41 (OR 4134-699)
3320-701-0058-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 42 (OR 4115-2924)
3320-701-0059-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 43 (OR 4115-1353)
3320-701-0060-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 44 (OR 4105-1656)
3320-701-0061-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 45 (OR 4118-2837)
3320-701-0062-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 46
3320-701-0063-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 47 (OR 4135-1803)
3320-701-0064-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 48
3320-701-0065-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 49 (OR 4123-1283)
3320-701-0066-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 50 (OR 4124-2194)
3320-701-0067-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 51
3320-701-0068-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 52 (OR 4125-1375)
3320-701-0069-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 53 (OR 4100-1152)
3320-701-0070-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 54 (OR 4105-1457)
3320-701-0071-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 55 (OR 4105-2023)
3320-701-0072-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 56 (OR 4082-2962)
3320-701-0073-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 57 (OR 3946-1599)
3320-701-0074-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 58
3320-701-0075-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 59
3320-701-0076-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 60
3320-701-0077-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 61
3320-701-0078-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 62
3320-701-0079-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 63
3320-701-0080-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 64 (OR 4086-1804)
3320-701-0081-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 65 (OR 4094-2304)
3320-701-0082-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 66
3320-701-0083-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 67 (OR 4100-1392)
3320-701-0084-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 68
3320-701-0085-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 69
3320-701-0086-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 70
3320-701-0087-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 71
3320-701-0088-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 72
3320-701-0089-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 73
3320-701-0090-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 74
3320-701-0091-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 75
3320-701-0092-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 76
3320-701-0093-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 77
3320-701-0094-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 78
3320-701-0095-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 79
3320-701-0096-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 80
3320-701-0097-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 81
3320-701-0098-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 82 (OR 4245-2459)
3320-701-0099-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 83
3320-701-0100-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 84 (OR 3946-1599)
3320-701-0101-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 85 (OR 3946-1599)
3320-701-0102-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 86 (OR 2909-1760)
3320-701-0103-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 87 (OR 2909-1760)
3320-701-0104-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 88 (OR 2909-1760)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0105-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 89 (OR 2909-1760)
3320-701-0106-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 90 (OR 2909-1760)
3320-701-0107-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 91 (OR 2909-1760)
3320-701-0108-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 92 (OR 2909-1760)
3320-701-0109-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 93 (OR 2909-1760)
3320-701-0110-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 94 (OR 2909-1760)
3320-701-0111-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 95 (OR 2909-1760)
3320-701-0112-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 96 (OR 3946-1599)
3320-701-0113-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 97 (OR 3946-1599)
3320-701-0114-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 98 (OR 3946-1599)
3320-701-0115-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 99 (OR 3946-1599)
3320-701-0116-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 100 (OR 3946-1599)
3320-701-0117-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 101 (OR 3946-1599)
3320-701-0118-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 102 (OR 3946-1599)
3320-701-0119-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 103 (OR 3946-1599)
3320-701-0120-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 104 (OR 3946-1599)
3320-701-0121-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 105 (OR 3946-1599)
3320-701-0122-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 106 (OR 3946-1599)
3320-701-0123-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 107 (OR 3946-1599)
3320-701-0124-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 108 (OR 3946-1599)
3320-701-0125-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 109 (OR 3946-1599)
3320-701-0126-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 110 (OR 3946-1599)
3320-701-0127-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 111 (OR 3946-1599)
3320-701-0128-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 112
3320-701-0129-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 113
3320-701-0130-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 114
3320-701-0131-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 115
3320-701-0132-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 116
3320-701-0133-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 117
3320-701-0134-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 118
3320-701-0135-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 119
3320-701-0136-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 120
3320-701-0137-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 121
3320-701-0138-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 122
3320-701-0139-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 123
3320-701-0140-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 124 (OR 3946-1599)
3320-701-0141-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 125 (OR 3946-1599)
3320-701-0142-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 126 (OR 3946-1599)
3320-701-0143-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 127 (OR 3946-1599)
3320-701-0144-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 128
3320-701-0145-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 129 (OR 3946-1599)
3320-701-0146-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 130
3320-701-0147-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 131
3320-701-0148-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 132
3320-701-0149-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 133
3320-701-0150-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 134 (OR 2909-1760)
3320-701-0151-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 135 (OR 2909-1760)
3320-701-0152-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 136 (OR 2909-1760)
3320-701-0153-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 137 (OR 2909-1760)
3320-701-0154-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 138 (OR 2909-1760)
3320-701-0155-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 139 (OR 2909-1760)
3320-701-0156-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 140 (OR 2909-1760)
3320-701-0157-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 141 (OR 2909-1760)
3320-701-0158-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 142 (OR 2909-1760)
3320-701-0159-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 143 (OR 2909-1760)
3320-701-0160-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 144 (OR 2909-1760)
3320-701-0161-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 145 (OR 2909-1760)
3320-701-0162-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 146 (OR 2909-1760)
3320-701-0163-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 147 (OR 2909-1760)
3320-701-0164-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 148 (OR 2909-1760)
3320-701-0165-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 149 (OR 2909-1760)
3320-701-0166-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 150 (OR 2909-1760)
3320-701-0167-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 151 (OR 2909-1760)
3320-701-0168-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 152 (OR 2909-1760)
3320-701-0169-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 153 (OR 2909-1760)
3320-701-0170-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 154 (OR 2909-1760)
3320-701-0171-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 155 (OR 2909-1760)
3320-701-0172-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 156 (OR 2909-1760)
3320-701-0173-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 157 (OR 2909-1760)
3320-701-0174-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 158 (OR 2909-1760)
3320-701-0175-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 159 (OR 2909-1760)
3320-701-0176-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 160 (OR 2909-1760)
3320-701-0177-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 161 (OR 2909-1760)
3320-701-0178-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 162 (OR 2909-1760)
3320-701-0179-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 163 (OR 2909-1760)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0180-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 164 (OR 2909-1760)
3320-701-0181-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 165 (OR 2909-1760)
3320-701-0182-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 166 (OR 2909-1760)
3320-701-0183-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 167 (OR 2909-1760)
3320-701-0184-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 168 (OR 2909-1760)
3320-701-0185-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 169 (OR 2909-1760)
3320-701-0186-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 170 (OR 2909-1760)
3320-701-0187-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 171 (OR 2909-1760)
3320-701-0188-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 172 (OR 2909-1760)
3320-701-0189-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 173 (OR 2909-1760)
3320-701-0190-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 174 (OR 2909-1760)
3320-701-0238-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 222 (OR 4115-2962)
3320-701-0239-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 223
3320-701-0240-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 224
3320-701-0241-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 225
3320-701-0242-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 226
3320-701-0243-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 227
3320-701-0244-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 228
3320-701-0245-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 229
3320-701-0246-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 230
3320-701-0247-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 231 (OR 3946-1599)
3320-701-0248-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 232(OR 4237-1698)
3320-701-0249-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 233 (OR 3946-1599)
3320-701-0250-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 234
3320-701-0251-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 235 (OR 4242-2497)
3320-701-0252-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 236 (OR 4237-922)
3320-701-0253-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 237
3320-701-0254-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 238
3320-701-0255-000-6	1	$266.30	$0.00	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 239 (OR 4249-236)
3320-701-0256-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 240
3320-701-0257-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 241 (OR 4244-1939)
3320-701-0258-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 242
3320-701-0259-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 243
3320-701-0260-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 244 (OR 2909-1760)
3320-701-0261-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 245 (OR 2909-1760)
3320-701-0262-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 246 (OR 2909-1760)
3320-701-0263-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 247 (OR 2909-1760)
3320-701-0264-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 248 (OR 2909-1760)
3320-701-0265-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 249 (OR 2909-1760)
3320-701-0266-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 250 (OR 2909-1760)
3320-701-0267-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 251 (OR 2909-1760)
3320-701-0268-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 252 (OR 2909-1760)
3320-701-0269-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 253 (OR 2909-1760)
3320-701-0270-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 254 (OR 2909-1760)
3320-701-0271-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 255 (OR 2909-1760)
3320-701-0272-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 256 (OR 2909-1760)
3320-701-0273-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 257 (OR 2909-1760)
3320-701-0274-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 258 (OR 2909-1760)
3320-701-0275-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 259 (OR 2909-1760)
3320-701-0276-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 260 (OR 2909-1760)
3320-701-0277-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 261 (OR 2909-1760)
3320-701-0278-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 262 (OR 2909-1760)
3320-701-0279-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 263 (OR 2909-1760)
3320-701-0280-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 264 (OR 2909-1760)
3320-701-0281-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 265 (OR 2909-1760)
3320-701-0282-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 266 (OR 2909-1760)
3320-701-0283-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 267 (OR 2909-1760)
3320-701-0284-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 268 (OR 2909-1760)
3320-701-0285-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 269 (OR 2909-1760)
3320-701-0286-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 270 (OR 2909-1760)
3320-701-0287-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 271 (OR 2909-1760)
3320-701-0288-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 272 (OR 2909-1760)
3320-701-0289-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 273 (OR 2909-1760)
3320-701-0290-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 274 (OR 2909-1760)
3320-701-0291-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 275 (OR 2909-1760)
3320-701-0292-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 276 (OR 2909-1760)
3320-701-0293-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 277 (OR 2909-1760)
3320-701-0294-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 278 (OR 2909-1760)
3320-701-0295-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 279 (OR 4078-2121)
3320-701-0296-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 280 (OR 4078-2121)
3320-701-0297-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 281 (OR 4078-2121)
3320-701-0298-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 282 (OR 4078-2121)
3320-701-0299-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 283 (OR 4078-2121)
3320-701-0300-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 284 (OR 4078-2121)
3320-701-0301-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 285 (OR 4078-2121)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0302-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 286 (OR 4078-2121)
3320-701-0303-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 287 (OR 4078-2121)
3320-701-0304-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 288 (OR 4078-2121)
3320-701-0305-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 289 (OR 4078-2121)
3320-701-0306-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 290 (OR 4078-2121)
3320-701-0307-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 291 (OR 4078-2121)
3320-701-0308-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 292 (OR 4078-2121)
3320-701-0309-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 293 (OR 4078-2121)
3320-701-0310-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 294 (OR 4078-2121)
3320-701-0311-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 295 (OR 4078-2121)
3320-701-0312-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 296 (OR 4078-2121)
3320-701-0313-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 297 (OR 4078-2121)
3320-701-0314-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 298 (OR 4078-2121)
3320-701-0315-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 299 (OR 2909-1760)
3320-701-0316-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 300 (OR 2909-1760)
3320-701-0317-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 301 (OR 2909-1760)
3320-701-0318-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 302 (OR 2909-1760)
3320-701-0319-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 303 (OR 2909-1760)
3320-701-0320-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 304 (OR 2909-1760)
3320-701-0321-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 305 (OR 2909-1760)
3320-701-0322-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 306 (OR 2909-1760)
3320-701-0323-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 307 (OR 2909-1760)
3320-701-0324-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 308 (OR 2909-1760)
3320-701-0325-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 309 (OR 3946-1599)
3320-701-0326-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 310 (OR 3946-1599)
3320-701-0327-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 311 (OR 3946-1599)
3320-701-0328-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 312 (OR 3946-1599)
3320-701-0329-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 313 (OR 3946-1599)
3320-701-0330-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 314 (OR 3946-1599)
3320-701-0331-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 315 (OR 3946-1599)
3320-701-0332-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 316 (OR 3946-1599)
3320-701-0333-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 317 (OR 3946-1599)
3320-701-0334-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 318 (OR 3946-1599)
3320-701-0335-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 319 (OR 3946-1599)
3320-701-0336-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 320 (OR 3946-1599)
3320-701-0337-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 321 (OR 4245-1414)
3320-701-0338-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 322 (OR 4248-610)
3320-701-0339-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 323 (OR 4239-2955)
3320-701-0340-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 324
3320-701-0341-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 325 (OR 3946-1599)
3320-701-0342-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 326
3320-701-0343-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 327
3320-701-0344-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 328
3320-701-0345-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 329
3320-701-0346-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 330
3320-701-0347-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 331
3320-701-0348-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 332
3320-701-0349-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 333
3320-701-0350-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 334 (OR 3946-1599)
3320-701-0351-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 335 (OR 3946-1599)
3320-701-0352-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 336 (OR 3946-1599)
3320-701-0353-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 337 (OR 3946-1599)
3320-701-0354-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 338 (OR 3946-1599)
3320-701-0355-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 339
3320-701-0356-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 340
3320-701-0357-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 341
3320-701-0358-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 342
3320-701-0359-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 343
3320-701-0360-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 344 (OR 3946-1599)
3320-701-0361-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 345
3320-701-0362-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 346
3320-701-0363-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 347
3320-701-0364-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 348 (OR 4105-1722)
3320-701-0365-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 349 (OR 4116-280)
3320-701-0366-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 350 (OR 3946-1599)
3320-701-0367-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 351 (OR 4129-496)
3320-701-0368-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 352 (OR 4120-1197)
3320-701-0369-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 353 (OR 4129-801)
3320-701-0370-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 354
3320-701-0371-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 355
3320-701-0372-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 356 (OR 4105-1344)
3320-701-0373-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 357 (OR 3946-1599)
3320-701-0374-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 358 (OR 3946-1599)
3320-701-0375-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 359 (OR 3946-1599)
3320-701-0376-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 360 (OR 3946-1599)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0377-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 361 (OR 3946-1599)
3320-701-0378-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 362 (OR 3946-1599)
3320-701-0379-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 363 (OR 3946-1599)
3320-701-0380-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 364 (OR 3946-1599)
3320-701-0381-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 365 (OR 3946-1599)
3320-701-0382-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 366 (OR 4078-2121)
3320-701-0383-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 367 (OR 2909-1760)
3320-701-0384-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 368 (OR 2909-1760)
3320-701-0385-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 369 (OR 2909-1760)
3320-701-0386-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 370 (OR 2909-1760)
3320-701-0387-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 371 (OR 2909-1760)
3320-701-0388-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 372 (OR 2909-1760)
3320-701-0389-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 373 (OR 2909-1760)
3320-701-0390-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 374 (OR 2909-1760)
3320-701-0391-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 375 (OR 2909-1760)
3320-701-0392-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 376 (OR 2909-1760)
3320-701-0393-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 377 (OR 2909-1760)
3320-701-0394-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 378 (OR 2909-1760)
3320-701-0395-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 379 (OR 2909-1760)
3320-701-0396-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 380 (OR 2909-1760)
3320-701-0397-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 381 (OR 2909-1760)
3320-701-0398-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 382 (OR 2909-1760)
3320-701-0399-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 383 (OR 2909-1760)
3320-701-0400-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 384 (OR 2909-1760)
3320-701-0401-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 385 (OR 2909-1760)
3320-701-0402-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 386 (OR 2909-1760)
3320-701-0403-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 387 (OR 2909-1760)
3320-701-0404-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 388 (OR 2909-1760)
3320-701-0405-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 389 (OR 2909-1760)
3320-701-0406-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 390 (OR 2909-1760)
3320-701-0407-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 391(OR 2909-1760)
3320-701-0408-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 392 (OR 2909-1760)
3320-701-0409-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 393 (OR 2909-1760)
3320-701-0410-000-1	Lake			COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 394 (OR 2909-1760)
3320-701-0411-000-8	Lake			COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 395 (OR 2909-1760)
3320-701-0412-000-5	Lake			COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 396 (OR 2909-1760)
3320-701-0413-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 397 (OR 2909-1760)
3320-701-0414-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 398 (OR 2909-1760)
3320-701-0415-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 399 (OR 2909-1760)
3320-701-0416-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 400 (OR 2909-1760)
3320-701-0417-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 401 (OR 2909-1760)
3320-701-0418-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 402 (OR 2909-1760)
3320-701-0419-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 403 (OR 2909-1760)
3320-701-0420-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 404 (OR 2909-1760)
3320-701-0421-000-1	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 405 (OR 2909-1760)
3320-701-0422-000-8	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 406 (OR 2909-1760)
3320-701-0423-000-5	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 407 (OR 2909-1760)
3320-701-0424-000-2	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 408 (OR 2909-1760)
3320-701-0425-000-9	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 409 (OR 2909-1760)
3320-701-0426-000-6	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 410 (OR 2909-1760)
3320-701-0427-000-3	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 411 (OR 2909-1760)
3320-701-0428-000-0	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 412 (OR 2909-1760)
3320-701-0429-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 413 (OR 2909-1760)
3320-701-0430-000-7	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 414 (OR 2909-1760)
3320-701-0431-000-4	1	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 415 (OR 2909-1760)
3320-701-0432-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 416 (OR 2909-1760)
3320-701-0433-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 417 (OR 2909-1760)
3320-701-0434-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 418 (OR 2909-1760)
3320-701-0435-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 419 (OR 2909-1760)
3320-701-0436-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 420 (OR 2909-1760)
3320-701-0437-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 421 (OR 2909-1760)
3320-701-0438-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 422 (OR 2909-1760)
3320-701-0439-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 423 (OR 2909-1760)
3320-701-0440-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 424 (OR 2909-1760)
3320-701-0441-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 425 (OR 2909-1760)
3320-701-0442-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 426 (OR 2909-1760)
3320-701-0443-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 427 (OR 2909-1760)
3320-701-0444-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 428 (OR 2909-1760)
3320-701-0445-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 429 (OR 2909-1760)
3320-701-0446-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 430 (OR 2909-1760)
3320-701-0447-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 431 (OR 2909-1760)
3320-701-0448-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 432 (OR 2909-1760)
3320-701-0449-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 433 (OR 2909-1760)
3320-701-0450-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 434 (OR 2909-1760)
3320-701-0451-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 435 (OR 2909-1760)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0452-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 436 (OR 2909-1760)
3320-701-0453-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 437 (OR 2909-1760)
3320-701-0454-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 438 (OR 2909-1760)
3320-701-0455-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 439 (OR 2909-1760)
3320-701-0456-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 440 (OR 2909-1760)
3320-701-0457-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 441 (OR 2909-1760)
3320-701-0458-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 442 (OR 2909-1760)
3320-701-0459-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 443 (OR 2909-1760)
3320-701-0460-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 444 (OR 2909-1760)
3320-701-0461-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 445 (OR 2909-1760)
3320-701-0462-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 446 (OR 2909-1760)
3320-701-0463-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 447 (OR 2909-1760)
3320-701-0464-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 448 (OR 2909-1760)
3320-701-0465-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 449 (OR 2909-1760)
3320-701-0466-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 450 (OR 2909-1760)
3320-701-0467-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 451 (OR 2909-1760)
3320-701-0468-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 452 (OR 2909-1760)
3320-701-0469-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 453 (OR 2909-1760)
3320-701-0470-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 454 (OR 2909-1760)
3320-701-0471-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 455 (OR 2909-1760)
3320-701-0472-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 456 (OR 2909-1760)
3320-701-0473-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 457 (OR 2909-1760)
3320-701-0474-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 458 (OR 2909-1760)
3320-701-0475-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 459 (OR 2909-1760)
3320-701-0476-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 460 (OR 2909-1760)
3320-701-0477-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 461 (OR 2909-1760)
3320-701-0478-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 462 (OR 2909-1760)
3320-701-0479-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 463 (OR 2909-1760)
3320-701-0480-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 464 (OR 2909-1760)
3320-701-0481-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 465 (OR 2909-1760)
3320-701-0482-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 466 (OR 2909-1760)
3320-701-0483-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 467 (OR 2909-1760)
3320-701-0484-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 468 (OR 2909-1760)
3320-701-0485-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 469 (OR 2909-1760)
3320-701-0486-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 470 (OR 2909-1760)
3320-701-0487-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 471 (OR 2909-1760)
3320-701-0488-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 472 (OR 2909-1760)
3320-701-0489-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 473 (OR 2909-1760)
3320-701-0490-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 474 (OR 2909-1760)
3320-701-0491-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 475 (OR 2909-1760)
3320-701-0492-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 476 (OR 2909-1760)
3320-701-0493-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 477 (OR 2909-1760)
3320-701-0494-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 478 (OR 2909-1760)
3320-701-0495-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 479 (OR 2909-1760)
3320-701-0496-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 480 (OR 2909-1760)
3320-701-0497-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 481 (OR 2909-1760)
3320-701-0498-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 482 (OR 2909-1760)
3320-701-0499-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 483 (OR 2909-1760)
3320-701-0500-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 484 (OR 2909-1760)
3320-701-0501-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 485 (OR 2909-1760)
3320-701-0502-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 486 (OR 2909-1760)
3320-701-0503-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 487 (OR 2909-1760)
3320-701-0504-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 488 (OR 2909-1760)
3320-701-0505-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 489 (OR 2909-1760)
3320-701-0506-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 490 (OR 2909-1760)
3320-701-0507-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 491 (OR 2909-1760)
3320-701-0508-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 492 (OR 2909-1760)
3320-701-0509-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 493 (OR 2909-1760)
3320-701-0510-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 494 (OR 2909-1760)
3320-701-0511-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 495 (OR 2909-1760)
3320-701-0512-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 496 (OR 2909-1760)
3320-701-0513-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 497 (OR 2909-1760)
3320-701-0514-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 498 (OR 2909-1760)
3320-701-0515-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 499 (OR 2909-1760)
3320-701-0516-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 500 (OR 2909-1760)
3320-701-0517-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 501 (OR 2909-1760)
3320-701-0518-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 502 (OR 2909-1760)
3320-701-0519-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 503 (OR 2909-1760)
3320-701-0520-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 504 (OR 2909-1760)
3320-701-0521-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 505 (OR 2909-1760)
3320-701-0522-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 506 (OR 2909-1760)
3320-701-0523-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 507 (OR 2909-1760)
3320-701-0524-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 508 (OR 2909-1760)
3320-701-0525-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 509 (OR 2909-1760)
3320-701-0526-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 510 (OR 2909-1760)

ParcelID	Phase	Maintenance on Tax Roll	Debt on Tax Roll	LegalDescription
3320-701-0527-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 511 (OR 2909-1760)
3320-701-0528-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 512 (OR 2909-1760)
3320-701-0529-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 513 (OR 2909-1760)
3320-701-0530-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 514 (OR 2909-1760)
3320-701-0531-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 515 (OR 2909-1760)
3320-701-0532-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 516 (OR 2909-1760)
3320-701-0533-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 517 (OR 2909-1760)
3320-701-0534-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 518 (OR 2909-1760)
3320-701-0535-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 519 (OR 2909-1760)
3320-701-0536-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 520 (OR 2909-1760)
3320-701-0537-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 521 (OR 2909-1760)
3320-701-0538-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 522 (OR 2909-1760)
3320-701-0539-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 523 (OR 2909-1760)
3320-701-0540-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 524 (OR 2909-1760)
3320-701-0541-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 525 (OR 2909-1760)
3320-701-0542-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 526 (OR 2909-1760)
3320-701-0555-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 539 (OR 2909-1760)
3320-701-0556-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 540 (OR 2909-1760)
3320-701-0557-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 541 (OR 2909-1760)
3320-701-0558-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 542 (OR 2909-1760)
3320-701-0559-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 543 (OR 2909-1760)
3320-701-0560-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 544 (OR 2909-1760)
3320-701-0561-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 545 (OR 2909-1760)
3320-701-0562-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 546 (OR 2909-1760)
3320-701-0563-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 547 (OR 2909-1760)
3320-701-0564-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 548 (OR 2909-1760)
3320-701-0565-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 549 (OR 2909-1760)
3320-701-0566-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 550 (OR 2909-1760)
3320-701-0567-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 551 (OR 2909-1760)
3320-701-0568-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 552 (OR 2909-1760)
3320-701-0569-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 553 (OR 2909-1760)
3320-701-0570-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 554 (OR 2909-1760)
3320-701-0571-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 555 (OR 2909-1760)
3320-701-0572-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 556 (OR 2909-1760)
3320-701-0573-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 557 (OR 2909-1760)
3320-701-0574-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 558 (OR 2909-1760)
3320-701-0575-000-5	2	$266.30	$0.00	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 559 (OR 2909-1760)
3320-701-0576-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 560 (OR 2909-1760)
3320-701-0577-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 561 (OR 2909-1760)
3320-701-0578-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 562 (OR 2909-1760)
3320-701-0579-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 563 (OR 2909-1760)
3320-701-0580-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 564 (OR 2909-1760)
3320-701-0581-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 565 (OR 2909-1760)
3320-701-0582-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 566 (OR 2909-1760)
3320-701-0583-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 567 (OR 2909-1760)
3320-701-0584-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 568 (OR 2909-1760)
3320-701-0585-000-8	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 569 (OR 2909-1760)
3320-701-0586-000-5	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 570 (OR 2909-1760)
3320-701-0587-000-2	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 571 (OR 2909-1760)
3320-701-0588-000-9	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 572 (OR 2909-1760)
3320-701-0589-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 573 (OR 2909-1760)
3320-701-0590-000-6	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 574 (OR 2909-1760)
3320-701-0591-000-3	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 575 (OR 2909-1760)
3320-701-0592-000-0	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 576 (OR 2909-1760)
3320-701-0593-000-7	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 577 (OR 2909-1760)
3320-701-0594-000-4	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 578 (OR 2909-1760)
3320-701-0595-000-1	2	$266.30	$597.83	COPPER CREEK PLAT NO. 2 (PB 54-4 THRU 17) LOT 579 (OR 2909-1760)
		$153,388.80	$343,154.42	

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the "subdivisions" of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

COPPER CREEK CDD

FIELD REPORT

JULY 21, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

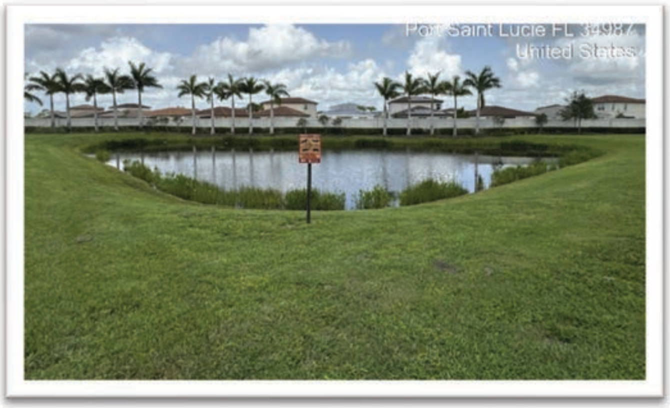
COPPER CREEK CDD LAKES REPORT

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

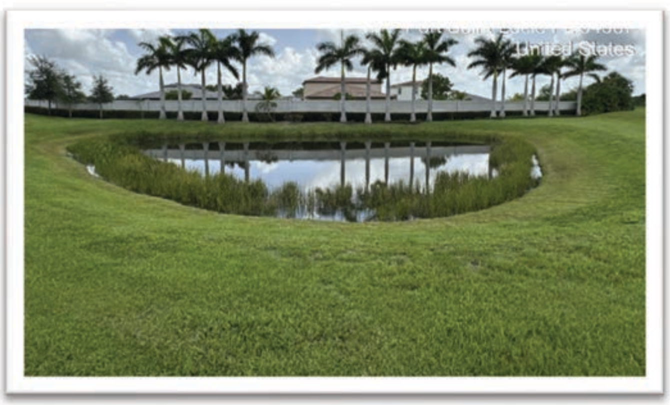
Lake 1:

Water Level: Normal
Invasive plants: None
Algae: None



Lake 2:

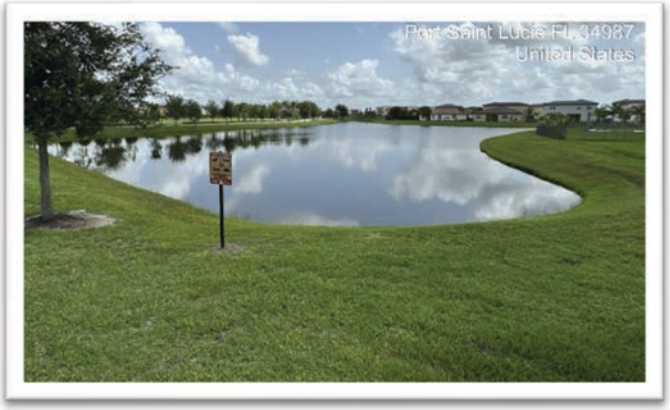
Water Level: Normal
Invasive plants: None
Algae: None



FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

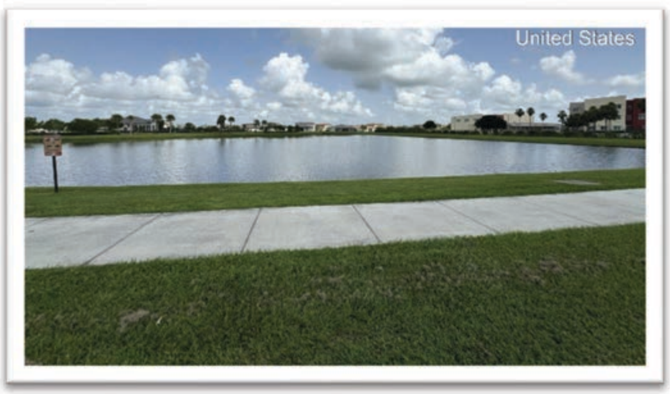
Lake 3:

Water Level: Normal
Invasive plants: None
Algae: None



Lake 4:

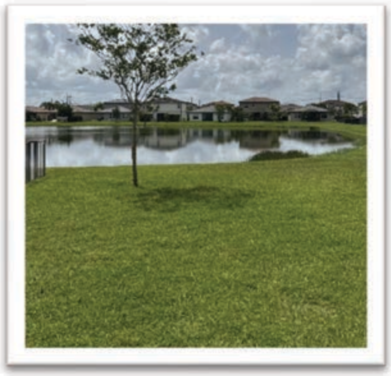
Water Level: Normal
Invasive plants: None
Algae: None



FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

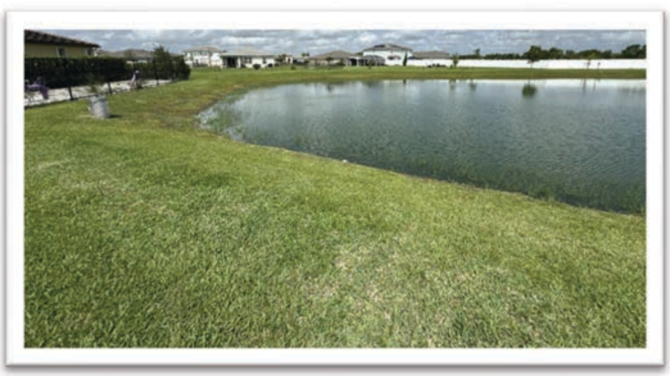
Lake 5:

Water Level: Normal
Invasive plants: None
Algae: None



Lake 6:

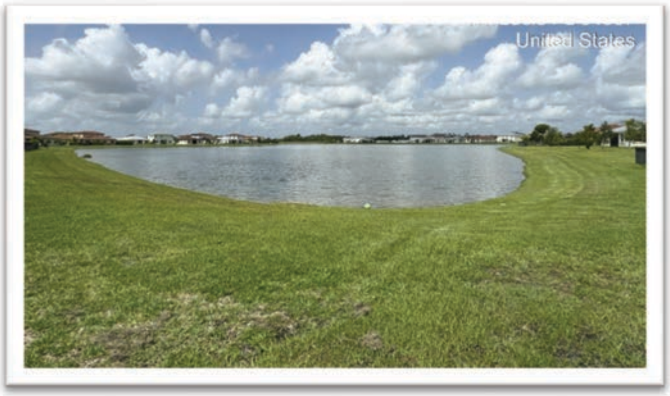
Water Level: Normal
Invasive plants: None
Algae: None



FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

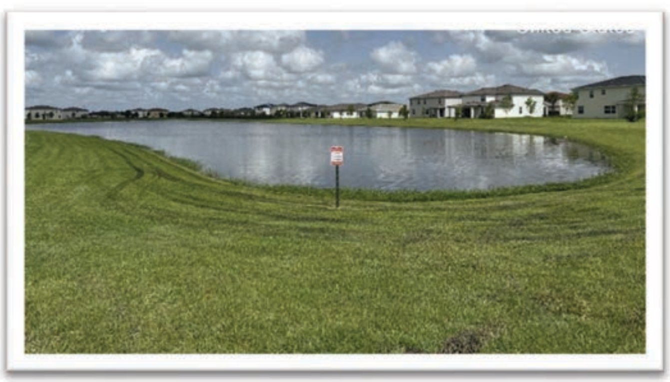
Lake 7:

Water Level: Normal
Invasive plants: None
Algae: None



Lake 8:

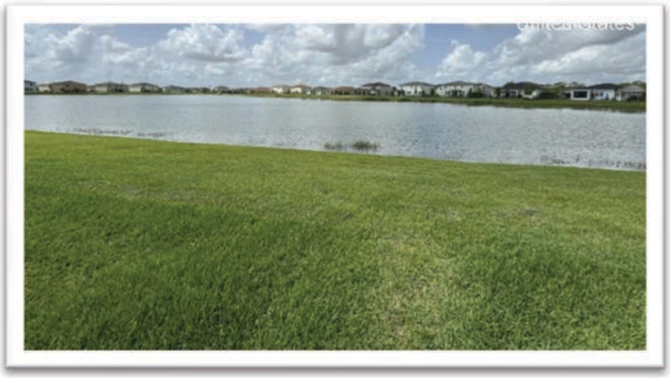
Water Level: Normal
Invasive plants: None
Algae: None



FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

Lake 9:

Water Level: Normal
Invasive plants: None
Algae: None



Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

BOARD OF SUPERVISORS MEETING DATES
COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Copper Creek Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 11:30 AM at the W Executive Suites, LLC. 1860 SW Fountainview BLVD, Suite 100, Port Saint Lucie, FL 34986 on the third Tuesday of each month as follows:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.coppercreekcdd.com***.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Hinz Philippi, Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
280489	2025	Francis Lange	• Copper Creek Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/7/2026	View Filings
309072	2025	Jonathan McKnight	• Copper Creek Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/15/2026	View Filings
307475	2025	Kathy Michelle Menard	• Copper Creek Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/4/2026	View Filings
311315	2025	Nicholas Vito Scalice	• Copper Creek Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/3/2026	View Filings

1-4 of 4 Rows per page: 25 — 1

Back

Memorandum

To: Copper Creek Board of Supervisors

From: District Management

Date: July 14, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Copper Creek 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 three regular Board of Supervisors 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 three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, 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 per Florida 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: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: 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 inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☑ No ☐

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 & 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: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent 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 and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☑ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Copper Creek Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Copper Creek Community Development District

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Memorandum

To: Copper Creek Board of Supervisors

From: District Management

Date: July 14, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Copper Creek Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three 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 three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, 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 per Florida 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: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: 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 inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

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

Achieved: Yes ☐ No ☐

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 & 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: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

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

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent 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 and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:_______________________________
Copper Creek Community Development District

District Manager:___________________________ Date:_______________
Print Name:_______________________________
Copper Creek Community Development District

Per Florida Statute 190.006(3)(a)2.d., the number of registered voters in the Community Development District(s), based on the previous mapping forwarded by your organization, is provided below as of April 15, 2026. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
Bent Creek	**480**
Cooper Creek	**1,056**
Creekside	**420**
Portofino Isles	**1,300**
Portofino Landings	**213**
Portofino Shores	**788**
Reserve	**1,275**
Veranda Landing	**184**
River Place	**736**
Tesoro	**446**
Verano 1	**1,454**
Verano 2	**2,445**
Verano 3	**1,376**
Verano 4	**218**
Verano 5	**0**
Verano Center	**12**
Waterstone	**836**

Copper Creek
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
04/01/26 - 06/30/26

Date	Check #'s		Amount
04/01/26 - 04/30/26	756-761	$	48,090.75
05/01/26 - 05/31/26	762-765	$	8,327.30
06/01/26 - 06/30/26	766-772	$	8,951.01
	TOTAL	**$**	**65,369.06**

*** CHECK DATES 04/01/2026 - 06/30/2026 *** COPPER CREEK - GENERAL
BANK A COPPER CREEK - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
4/16/26	00016	3/31/26	198035	202603	310-51300-31500		*	500.00		
			MAR 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			500.00	000756
4/16/26	00027	4/10/26	04102026	202604	300-10100-10100		*	29,000.00		
			5/1/26 INTEREST&PRINCIPAL							
						COPPER CREEK CDD			29,000.00	000757
4/16/26	00019	4/16/26	04162026	202604	300-20700-10000		*	10,596.34		
			TRANSFER OF TAX RECEIPTS							
						COPPER CREEK CDD			10,596.34	000758
4/16/26	00007	4/07/26	103423	202603	310-51300-31100		*	2,150.00		
			MAR 26 - ENGINEERING FEES							
						CULPEPPER & TERPENING, INC.			2,150.00	000759
4/16/26	00001	4/01/26	261	202604	320-53800-34000		*	178.33		
			APR 26 - FIELD SERVICES							
		4/01/26	262	202604	310-51300-34000		*	3,117.92		
			APR 26 - MGMT FEES							
		4/01/26	262	202604	310-51300-35100		*	100.00		
			APR 26 - COMPUTER TIME							
		4/01/26	262	202604	310-51300-31300		*	445.83		
			APR 26 - DISSEMINATION							
		4/01/26	262	202604	310-51300-35101		*	100.00		
			APR 26 - WEBSITE ADMIN							
		4/01/26	262	202604	310-51300-51000		*	.15		
			APR 26 - OFFICE SUPPLIES							
		4/01/26	262	202604	310-51300-42000		*	9.18		
			APR 26 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES -			3,951.41	000760
4/16/26	00029	4/02/26	PSI25792	202604	320-53800-46250		*	150.00		
			APR 26 - WETLANDS MNG SV							
		4/02/26	PSI25795	202604	320-53800-46800		*	1,275.00		
			APR 26 - LAKE/POND MAINT							
		4/02/26	PSI25820	202604	320-53800-46801		*	468.00		
			APR 26 - MIDGE/MOSQ SERV							
						SOLITUDE LAKE MANAGEMENT			1,893.00	000761
5/13/26	00016	4/30/26	198549	202604	310-51300-31500		*	2,340.00		
			APR 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			2,340.00	000762
5/13/26	00001	5/01/26	263	202605	320-53800-34000		*	178.33		
			MAY 26 - FIELD SERVICES							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/26	264	202605	310-51300-34000	MAY 26 - MGMT FEES	*	3,117.92		
		5/01/26	264	202605	310-51300-35100	MAY 26 - COMPUTER TIME	*	100.00		
		5/01/26	264	202605	310-51300-31300	MAY 26 - DISSEMINATION	*	445.83		
		5/01/26	264	202605	310-51300-35101	MAY 26 - WEBSITE ADMIN	*	100.00		
		5/01/26	264	202605	310-51300-42000	MAY 26 - POSTAGE	*	2.22		
						GOVERNMENTAL MANAGEMENT SERVICES -			3,944.30	000763
5/13/26	00029	5/02/26	PSI26598	202605	320-53800-46800	MAY 26 - LAKE/POND MAINT	*	1,275.00		
		5/02/26	PSI26671	202605	320-53800-46250	MAY 26 - WETLANDS MNG SV	*	150.00		
		5/02/26	PSI26674	202605	320-53800-46801	MAY 26 - MIDGE/MOSQ SERV	*	468.00		
						SOLITUDE LAKE MANAGEMENT			1,893.00	000764
5/18/26	00027	5/18/26	05182026	202605	300-10100-10100	BALANCE TO FOR FINAL PMT	*	150.00		
						COPPER CREEK CDD			150.00	000765
6/12/26	00016	5/31/26	199055	202605	310-51300-31500	MAY 26 - ATTORNEY FEES	*	500.00		
						BILLING COCHRAN, P.A.			500.00	000766
6/12/26	00023	5/31/26	05312026	202605	310-51300-42000	POSTAGE 2025 TAX ROLL	*	40.18		
						CHRIS CRAFT, TAX COLLECTOR			40.18	000767
6/12/26	00007	5/13/26	103620	202604	310-51300-31100	APR 26 - ENGINEERING FEES	*	2,390.00		
						CULPEPPER & TERPENING, INC.			2,390.00	000768
6/12/26	00003	4/28/26	9-273-89	202604	310-51300-42000	DELIVERIES THRU 4/17/26	*	28.53		
		6/02/26	9-720-73	202606	310-51300-42000	DELIVERIES THRU 6/2/26	*	2.82		
						FEDEX			31.35	000769
6/12/26	00001	6/01/26	265	202606	320-53800-34000	JUN 26 - FIELD SERVICES	*	178.33		
		6/01/26	266	202606	310-51300-34000	JUN 26 - MGMT FEES	*	3,117.92		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/01/26	266	202606	310-51300-35100		*	100.00		
			JUN 26 - COMPUTER TIME							
		6/01/26	266	202606	310-51300-31300		*	445.83		
			JUN 26 - DISSEMINATION							
		6/01/26	266	202606	310-51300-35101		*	100.00		
			JUN 26 - WEBSITE ADMIN							
		6/01/26	266	202606	310-51300-42000		*	1.48		
			JUN 26 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES -			3,943.56	000770
6/12/26	00029	6/01/26	PSI27245	202606	320-53800-46250		*	150.00		
			JUN 26 - WETLANDS MNG SV							
		6/02/26	PSI27487	202606	320-53800-46800		*	1,275.00		
			JUN 26 - LAKE/POND MAINT							
		6/02/26	PSI27565	202606	320-53800-46801		*	468.00		
			JUN 26 - MIDGE/MOSQ SERV							
						SOLITUDE LAKE MANAGEMENT			1,893.00	000771
6/12/26	00037	5/31/26	7734584	202605	310-51300-48000		*	152.92		
			GE 2026							
						USA TODAY MEDIA CORP.			152.92	000772

TOTAL FOR BANK A 65,369.06

TOTAL FOR REGISTER 65,369.06

Copper Creek

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Copper Creek

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	*Debt Service Funds*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 68,939	$ -	$ -	$ 68,939
Centennial Bank	-	-	-	-
Due from General Fund	-	1,809	-	1,809
Investments:				
State Board of Administration	486,760	-	-	486,760
Series 2019				
Reserve	-	159,787	-	159,787
Revenue	-	317,970	-	317,970
Interest	-	10	-	10
Sinking	-	81	-	81
Prepayment	-	11,390	-	11,390
Principal	-	12	-	12
Acq & Construction	-	-	208	208
Total Assets	**$ 555,699**	**$ 491,060**	**$ 208**	**$ 1,046,967**
Liabilities:				
Accounts Payable	$ 1,138	$ -	-	$ 1,138
Due to Debt Service	1,809	-	-	1,809
Total Liabilites	**$ 2,947**	**$ -**	**$ -**	**$ 2,947**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 491,060	-	$ 491,060
Capital Project			208	208
Assigned for:				
Unassigned	552,752	-	-	552,752
Total Fund Balances	**$ 552,752**	**$ 491,060**	**$ 208**	**$ 1,044,020**
Total Liabilities & Fund Balance	$ 555,699	$ 491,060	$ 208	$ 1,046,967

Copper Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 144,185	$ 144,185	$ 141,557	$ (2,628)
Stormwater Rebate	76,896	76,896	75,616	(1,281)
Interest Income	9,937	9,937	15,521	5,585
Total Revenues	**$ 231,018**	**$ 231,018**	**$ 232,694**	**$ 1,676**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ 3,000	$ 600	$ 2,400
PR-FICA	306	230	46	184
Engineering	10,000	10,000	14,250	(4,250)
Attorney Fees	15,000	11,250	6,600	4,650
Assessment Roll	4,971	4,971	4,971	-
Annual Audit	5,000	4,200	4,200	-
Arbitrage Rebate	1,200	600	-	600
Dissemination Agent	5,350	4,013	4,012	0
Trustee Fees	6,000	4,000	4,000	-
Management Fees	37,415	28,061	28,061	(0)
Information Technology	1,200	900	900	-
Website Maintenance	1,200	900	900	-
Telephone	50	38	-	
Postage & Delivery	500	375	210	165
Printing & Binding	600	450	5	445
Insurance General Liability	8,900	7,895	7,895	-
Legal Advertising	1,500	1,125	153	972
Other Current Charges	700	525	597	(72)
Office Supplies	100	75	0	75
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	100	75	-	75
Operating Reserve	17,870	13,402	-	13,402
Total General & Administrative	**$ 122,137**	**$ 96,259**	**$ 77,575**	**$ 18,646**
Field Maintenance				
Field Manangement	$ 2,140	$ 1,605	$ 1,605	$ 0
Lake Management	15,500	11,625	11,475	150
Midge Control	5,700	4,275	4,212	63
Littoral/Wetland Maintenance	1,800	1,350	1,350	-
Stormwater Maintenance/ R&R	48,896	48,896	69,750	(20,854)
Stormwater Contingencies	4,860	3,645	4,490	(845)
Subtotal Field Maintenance	**$ 78,896**	**$ 71,396**	**$ 92,882**	**$ (21,486)**

Copper Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Street Lighting Loan				
Series 2021				
Interest - 11/01	$ 707	$ 707	$ 709	$ (2)
Principal - 05/01	28,571	28,571	28,636	(65)
Interest - 05/01	707	707	709	(2)
Subtotal Debt Service	**$ 29,985**	**$ 29,985**	**$ 30,054**	**$ (68)**
Total Expenditures	**$ 231,018**	**$ 197,640**	**$ 200,511**	**$ (2,908)**
Excess (Deficiency) of Revenues over Expenditures	$ 0	$ 33,378	$ 32,183	$ (1,232)
Net Change in Fund Balance	**$ 0**	**$ 33,378**	**$ 32,183**	**$ (1,232)**
Fund Balance - Beginning	$ -		$ 520,569	
Fund Balance - Ending	$ 0		$ 552,752	

Copper Creek

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 323,127	$ 323,127	$ 317,236	$ (5,891)
Special Assessments - Prepaid	-	-	7,462	7,462
Interest Income	10,000	10,000	13,345	3,345
Total Revenues	**$ 333,127**	**$ 333,127**	**$ 338,043**	**$ 4,916**
Expenditures:				
Interest Expense - 11/01	$ 107,281	$ 107,281	$ 107,406	$ (125)
Principal Expense - 11/01	100,000	100,000	100,000	-
Interest Expense - 05/01	105,281	105,281	105,406	(125)
Total Expenditures	**$ 312,563**	**$ 312,563**	**$ 312,813**	**$ (250)**
Excess (Deficiency) of Revenues over Expenditures	$ 20,565	$ 20,565	$ 25,230	$ 4,666
Net Change in Fund Balance	**$ 20,565**	**$ 20,565**	**$ 25,230**	**$ 4,666**
Fund Balance - Beginning	$ 310,400		$ 465,830	
Fund Balance - Ending	$ 330,965		$ 491,060	

Copper Creek

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 6	$ 6
Total Revenues	**$ -**	**$ -**	**$ 6**	**$ 6**
Expenditures:				
Capital Outlay	$ -	$ -	-	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 6**	**$ 6**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 6**	**$ 6**
Fund Balance - Beginning	$ -		$ 203	
Fund Balance - Ending	$ -		$ 208	

Copper Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	$ -	$ 4,861	$ 129,208	$ 3,336	$ 1,280	$ 523	$ 1,542	$ -	$ 807	$ -	$ -	$ -	$ 141,557
Stormwater Rebate	-	-	-	-	-	-	74,797	818	-	-	-	-	75,616
Interest Income	1,824	1,698	1,834	1,985	1,747	1,726	1,602	1,565	1,542	-	-	-	15,521
Total Income	**$ 1,824**	**$ 6,559**	**$ 131,042**	**$ 5,320**	**$ 3,027**	**$ 2,249**	**$ 77,941**	**$ 2,383**	**$ 2,349**	**$ -**	**$ -**	**$ -**	**$ 232,694**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ 600
PR-FICA	-	-	-	-	-	-	46	-	-	-	-	-	46
Engineering	200	2,888	-	6,023	-	2,150	2,390	600	-	-	-	-	14,250
Attorney Fees	500	500	500	750	500	500	2,340	1,010	-	-	-	-	6,600
Assessment Roll	4,971	-	-	-	-	-	-	-	-	-	-	-	4,971
Annual Audit	-	-	-	-	4,200	-	-	-	-	-	-	-	4,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	446	446	446	446	446	446	446	446	446	-	-	-	4,012
Trustee Fees	-	-	-	4,000	-	-	-	-	-	-	-	-	4,000
Management Fees	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	3,118	-	-	-	28,061
Information Technology	100	100	100	100	100	100	100	100	100	-	-	-	900
Website Maintenance	100	100	100	100	100	100	100	100	100	-	-	-	900
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	10	3	4	49	8	9	2	101	-	-	-	210
Printing & Binding	-	0	-	-	-	5	-	-	-	-	-	-	5
Insurance General Liability	7,895	-	-	-	-	-	-	-	-	-	-	-	7,895
Legal Advertising	-	-	-	-	-	-	-	-	153	-	-	-	153
Other Current Charges	85	85	73	19	65	83	84	60	43	-	-	-	597
Office Supplies	-	-	-	-	-	0	0	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 17,614**	**$ 7,246**	**$ 4,339**	**$ 14,559**	**$ 8,578**	**$ 6,510**	**$ 9,233**	**$ 5,436**	**$ 4,060**	**$ -**	**$ -**	**$ -**	**$ 77,575**
Maintenance													
Field Manangement	$ 178	$ 178	$ 178	$ 178	$ 178	$ 178	$ 178	$ 178	$ 178	$ -	$ -	$ -	$ 1,605
Lake Management	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	-	-	-	$ 11,475
Midge Control	468	468	468	468	468	468	468	468	468	-	-	-	4,212
Littoral/Wetland Maintenance	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Stormwater Maintenance/ R&R	-	-	-	69,750	-	-	-	-	-	-	-	-	69,750
Stormwater Contingencies	2,570	1,920	-	-	-	-	-	-	-	-	-	-	4,490
Subtotal Field Expenditures	**$ 4,641**	**$ 3,991**	**$ 2,071**	**$ 71,821**	**$ 2,071**	**$ 2,071**	**$ 2,071**	**$ 2,071**	**$ 2,071**	**$ -**	**$ -**	**$ -**	**$ 92,882**
Street Lighting Loan													
Interest - 11/01	$ 709	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	709
Principal - 05/01	-	-	-	-	-	-	-	28,636	-	-	-	-	28,636
Interest - 05/01	-	-	-	-	-	-	-	709	-	-	-	-	709
Subtotal Debt Service	**$ 709**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,345**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,054**
Total Expenditures	**$ 22,255**	**$ 11,237**	**$ 6,411**	**$ 86,381**	**$ 10,649**	**$ 8,581**	**$ 11,304**	**$ 7,508**	**$ 6,131**	**$ -**	**$ -**	**$ -**	**$ 200,511**
Excess (Deficiency) of Revenues over Expe	$ (20,431)	$ (4,678)	$ 124,631	$ (81,060)	$ (7,622)	$ (6,333)	$ 66,637	$ (5,124)	$ (3,782)	$ -	$ -	$ -	$ 32,183
Net Change in Fund Balance	**$ (20,431)**	**$ (4,678)**	**$ 124,631**	**$ (81,060)**	**$ (7,622)**	**$ (6,333)**	**$ 66,637**	**$ (5,124)**	**$ (3,782)**	**$ -**	**$ -**	**$ -**	**$ 32,183**

Copper Creek

Community Development District

Long Term Debt Report Series 2019

Special Assessment Bonds, Series 2019		
Original Issue Amount:		$4,740,000.00
Term 1:	$275,000.00	
Interest Rate:	3.875%	
Maturity Date:	November 1, 2024	
Term 2:	$540,000.00	
Interest Rate:	4.000%	
Maturity Date:	November 1, 2029	
Term 3:	$1,315,000.00	
Interest Rate:	4.750%	
Maturity Date:	November 1, 2038	
Term 3:	$2,610,000.00	
Interest Rate:	5.000%	
Maturity Date:	November 1, 2049	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$158,181.25	
Reserve Fund Balance	$159,787.06	
Bonds Outstanding - 10/30/2019		$4,740,000
Less: Principal Payment - 11/1/20		($80,000)
Less: Principal Payment - 11/1/21		($85,000)
Less: Principal Payment - 11/1/22		($90,000)
Less: Principal Payment - 11/1/23		($90,000)
Less: Principal Payment - 11/1/24		($90,000)
Less: Principal Payment - 11/1/25		($100,000)
Current Bonds Outstanding		**$4,205,000**

Copper Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - St. Lucie County

Fiscal Year 2026

	ON ROLL ASSESSMENTS			
Gross Assessments	$ 153,388.80	$ 343,752.25	$ 497,141.05
Net Assessments	$ 144,185.47	$ 323,127.12	$ 467,312.59
allocation in %	30.85%	69.15%	100.00%

Date	Distribution	Gross Amount	Discount/ Penalty	Property Appraisal	Commission	Interest	Net Receipts	O&M Portion	2019 Debt Service	Total
11/17/25	10/01/25 - 10/31/25	$1,974.06	$0.00	$0.00	$39.48	$0.00	$ 1,934.58	$ 596.90	$ 1,337.68	$ 1,934.58
11/14/25	11/01/25 - 11/06/25	$9,125.19	$0.00	$0.00	$182.51	$0.00	8,942.68	2,759.19	6,183.49	8,942.68
11/21/25	11/07/25 - 11/13/25	$4,977.38	$0.00	$0.00	$99.54	$0.00	4,877.84	1,505.02	3,372.82	4,877.84
12/01/25	11/14/25 - 11/20/25	$4,147.82	$0.00	$0.00	$82.96	$0.00	4,064.86	1,254.18	2,810.68	4,064.86
12/05/25	11/21/25 - 11/27/25	$414,207.40	$0.00	$0.00	$8,284.15	$0.00	405,923.25	125,244.29	280,678.96	405,923.25
12/09/25	INV-1393	$0.00	$0.00	$9,942.82	$0.00	$0.00	(9,942.82)	(3,067.78)	(6,875.04)	(9,942.82)
12/11/25	11/28/25 - 12/04/25	$14,111.25	$0.00	$0.00	$282.22	$0.00	13,829.03	4,266.83	9,562.20	13,829.03
12/18/25	12/05/25 - 12/11/25	$4,156.47	$0.00	$0.00	$83.13	$0.00	4,073.34	1,256.80	2,816.54	4,073.34
12/30/25	12/12/25 - 12/18/25	$838.21	$0.00	$0.00	$16.77	$0.00	821.44	253.45	567.99	821.44
01/05/26	12/19/25 - 12/25/25	$1,676.42	$0.00	$0.00	$33.53	$0.00	1,642.89	506.90	1,135.99	1,642.89
01/08/26	12/25/25 - 12/30/25	$1,085.05	$0.00	$0.00	$21.70	$302.22	1,365.57	421.34	944.23	1,365.57
01/08/26	01/01/26 - 01/08/26	$838.21	$0.00	$0.00	$16.76	$0.00	821.45	253.45	568.00	821.45
01/16/26	01/01/26 - 01/08/26	$3,387.40	$0.00	$0.00	$67.75	$0.00	3,319.65	1,024.25	2,295.40	3,319.65
01/23/26	01/09/26 - 01/15/26	$2,889.91	$0.00	$0.00	$57.80	$0.00	2,832.11	873.82	1,958.29	2,832.11
01/29/26	01/16/26 - 01/22/26	$846.85	$0.00	$0.00	$16.93	$0.00	829.92	256.07	573.85	829.92
02/05/26	01/23/26 - 01/29/26	$846.85	$0.00	$0.00	$16.94	$0.00	829.91	256.06	573.85	829.91
02/12/26	01/30/26 - 02/05/26	$2,540.54	$0.00	$0.00	$50.81	$0.00	2,489.73	768.19	1,721.54	2,489.73
02/20/26	02/06/26 - 02/12/26	$846.85	$0.00	$0.00	$16.94	$0.00	829.91	256.06	573.85	829.91
03/12/26	02/27/26 - 03/05/26	$864.13	$0.00	$0.00	$17.29	$0.00	846.84	261.29	585.55	846.84
03/27/26	03/13/26 - 03/19/26	$864.13	$0.00	$0.00	$17.28	$0.00	846.85	261.29	585.56	846.85
4/1/2022	03/20/26 - 03/26/26	$2,243.03	$0.00	$0.00	$44.87	$0.00	2,198.16	678.22	1,519.94	2,198.16
4/7/2022	01/01/26 - 03/31/26	$1,118.61	$0.00	$0.00	$22.36	$9.81	1,106.06	341.27	764.79	1,106.06
4/9/2022	03/27/26 - 04/02/26	$1,728.26	$0.00	$0.00	$34.56	$0.00	1,693.70	522.58	1,171.12	1,693.70
6/22/2022	06/01/26 - 06/15/26	$2,670.15	$0.00	$0.00	$53.40	$0.00	2,616.75	807.38	1,809.37	2,616.75
	TOTAL	**$ 477,984.17**	**$ -**	**$ 9,942.82**	**$ 9,559.68**	**$ 312.03**	**$ 458,793.70**	**$ 141,557.05**	**$ 317,236.65**	**$ 458,793.70**

96.15%	**Percent Collected**
$ 19,156.88	**Balance Remaining to Collect**