Copper Creek

Community Development District

Adopted Budget

FY 2027

Table of Contents

Copper Creek

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted 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

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted 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
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone
New internet and Wi-Fi service for Office.

Expenditures - Administrative (continued)

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Capital Outlay
Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Operating Reserves
Funds for expenditures of the District will be incurred before assessments are collected.

Contingencies
A contingency for any unanticipated and unscheduled cost to the District.

Expenditures – Field

Field Management
The District has a contract Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

Stormwater Maintenance/R&R
Represents the maintenance of the stormwater management system.

Stormwater Contingencies
Represents any contingencies of the stormwater management system.

Lake Management
The district has an agreement with Solitude Lake Management which includes monthly cleaning of all District lakes.

Midge Control
The district has an agreement with Solitude Lake Management which includes monthly midge management services.

Littoral Maintenance
The district has an agreement with Solitude Lake Management which includes monthly maintenance of littoral plants.

Copper Creek

Community Development District

Adopted 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	Adopted 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									