

# *Copper Oaks*

*Community Development District*

*Adopted Budget  
FY 2026*

*Presented by:*



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**Copper Oaks**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 114,368	\$ 110,569	\$ 3,798	\$ 114,368	\$ 114,368
Interest income	1,000	2,794	2,842	5,636	4,000
Carry Forward Surplus	36,677	54,398	-	54,398	31,636
<b>TOTAL REVENUES</b>	<b>\$ 152,045</b>	<b>\$ 167,761</b>	<b>\$ 6,640</b>	<b>\$ 174,401</b>	<b>\$ 150,004</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Engineering	\$ 8,500	\$ -	\$ 8,500	\$ 8,500	\$ 8,500
Attorney	6,000	1,915	4,085	6,000	6,000
Annual Audit	4,900	4,900	-	4,900	5,000
Assessment Administration	2,000	2,000	-	2,000	2,000
Dissemination Agent	1,070	535	535	1,070	1,134
Trustee Fees	4,100	-	4,100	4,100	4,100
Management Fees	44,434	22,217	22,217	44,434	47,100
Information Technology	1,070	535	535	1,070	1,134
Website Maintenance	1,070	535	535	1,070	1,134
Telephone	150	-	150	150	150
Postage & Delivery	500	110	390	500	500
Insurance General Liability	8,278	7,826	-	7,826	8,609
Printing & Binding	500	17	484	501	500
Legal Advertising	1,500	212	1,000	1,212	1,500
Other Current Charges	700	797	540	1,337	700
Office Supplies	100	-	100	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 85,047</b>	<b>\$ 41,774</b>	<b>\$ 43,171</b>	<b>\$ 84,945</b>	<b>\$ 88,336</b>
<b>Operations &amp; Maintenance</b>					
<b>Maintenance</b>					
Field Manager	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Utility-Electric	3,000	990	2,010	3,000	3,000
Lake Maintenance	5,328	2,664	2,664	5,328	5,328
Landscape Maintenance	26,424	13,853	13,920	27,773	27,840
Plant Replacement	1,000	-	1,000	1,000	1,000
Irrigation Repairs	8,000	2,318	2,316	4,634	8,000
Pump System Maintenance	6,000	3,743	4,257	8,000	8,000
Repair and Maintenance	1,000	-	1,000	1,000	1,000
Contingency	13,746	-	4,585	4,585	5,000
<b>TOTAL MAINTENANCE</b>	<b>\$ 66,998</b>	<b>\$ 23,567</b>	<b>\$ 34,252</b>	<b>\$ 57,820</b>	<b>\$ 61,668</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 152,045</b>	<b>\$ 65,341</b>	<b>\$ 77,423</b>	<b>\$ 142,764</b>	<b>\$ 150,004</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 102,420</b>	<b>\$ (70,783)</b>	<b>\$ 31,636</b>	<b>\$ -</b>

**Copper Oaks**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**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.

**Interest**

The District earns interest on the monthly average collected balance for their investment account.

**Expenditures - Administrative**

**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

**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-SF, 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 - SF, 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.

**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.

**Copper Oaks**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**Expenditures - Administrative (continued)**

**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.

**Expenditures - Field**

**Field Manager**

Represents costs for the supervision and on-site management of Copper Oaks Community Development District.

**Lake Maintenance**

Represents costs to maintain the water quality in all the lakes in Copper Oaks Community Development District. The HOA has contracted Allstate Resource Management for a monthly fee of \$444.00. The CDD will reimburse the HOA quarterly.

**Landscape Maintenance**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. The HOA has contracted Duval Landscaping for a monthly fee of \$11,601. The CDD will reimburse the HOA 20% of the contracted amounts every quarter.

**Plant Replacement**

Miscellaneous plant replacements.

**Irrigation Repairs**

Miscellaneous irrigation repairs and maintenance. The HOA has contracted Insight Irrigation for a monthly fee of \$386.26. The CDD will reimburse the HOA quarterly.

**Pump System Maintenance**

The District has a contract with Hoover Pumping Systems for the annual maintenance of the pump system.

**Repair and Maintenance**

Represents repairs and maintenance of projects.

**Contingency**

Includes any miscellaneous expense related to the maintenance of the common areas.

**Copper Oaks**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Series 2021 Special Assessment Refunding Bonds**

Description	Adopted Budget FY2024	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 251,091	\$ 242,752	\$ 8,339	\$ 251,091	\$ 251,091
Interest Earnings	3,500	2,947	3,053	6,000	3,500
Carry Forward Surplus <sup>(1)</sup>	62,405	62,483	-	62,483	66,164
<b>TOTAL REVENUES</b>	<b>\$ 316,996</b>	<b>\$ 308,183</b>	<b>\$ 11,391</b>	<b>\$ 319,574</b>	<b>\$ 320,755</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 35,205	\$ 35,205	\$ -	\$ 35,205	\$ 32,460
Interest - 5/1	35,205	-	35,205	35,205	32,460
Principal - 5/1	183,000	-	183,000	183,000	188,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 253,410</b>	<b>\$ 35,205</b>	<b>\$ 218,205</b>	<b>\$ 253,410</b>	<b>\$ 252,920</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 63,586</b>	<b>\$ 272,978</b>	<b>\$ (206,814)</b>	<b>\$ 66,164</b>	<b>\$ 67,835</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26                      \$     29,640

**Copper Oaks**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2021 Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/21	\$ 2,864,000	3.000%	\$ -	\$ 26,969	\$ 26,969
05/01/22	2,864,000	3.000%	167,000	42,960	
11/01/22	2,697,000	3.000%	-	40,455	250,415
05/01/23	2,697,000	3.000%	172,000	40,455	
11/01/23	2,525,000	3.000%	-	37,875	250,330
05/01/24	2,525,000	3.000%	178,000	37,875	
11/01/24	2,347,000	3.000%	-	35,205	251,080
05/01/25	2,347,000	3.000%	183,000	35,205	
11/01/25	2,164,000	3.000%	-	32,460	250,665
05/01/26	2,164,000	3.000%	188,000	32,460	
11/01/26	1,976,000	3.000%	-	29,640	250,100
05/01/27	1,976,000	3.000%	194,000	29,640	
11/01/27	1,782,000	3.000%	-	26,730	250,370
05/01/28	1,782,000	3.000%	200,000	26,730	
11/01/28	1,582,000	3.000%	-	23,730	250,460
05/01/29	1,582,000	3.000%	206,000	23,730	
11/01/29	1,376,000	3.000%	-	20,640	250,370
05/01/30	1,376,000	3.000%	212,000	20,640	
11/01/30	1,164,000	3.000%	-	17,460	250,100
05/01/31	1,164,000	3.000%	219,000	17,460	
11/01/31	945,000	3.000%	-	14,175	250,635
05/01/32	945,000	3.000%	226,000	14,175	
11/01/32	719,000	3.000%	-	10,785	250,960
05/01/33	719,000	3.000%	232,000	10,785	
11/01/33	487,000	3.000%	-	7,305	250,090
05/01/34	487,000	3.000%	240,000	7,305	
11/01/34	247,000	3.000%	-	3,705	251,010
05/01/35	247,000	3.000%	247,000	3,705	250,705
<b>Total</b>			<b>\$2,864,000</b>	<b>\$670,259</b>	<b>\$3,534,259</b>

**Copper Oaks**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
		FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family	129	<b>\$416.67</b>	\$416.67	<b>\$0.00</b>	<b>\$936.00</b>	\$936.00	\$0.00	<b>\$1,352.67</b>	\$1,352.67	\$0.00
Multi Family	163	<b>\$416.67</b>	\$416.67	<b>\$0.00</b>	<b>\$898.00</b>	\$898.00	\$0.00	<b>\$1,314.67</b>	\$1,314.67	\$0.00
Total	292									