

*Copper Creek  
Community Development District*

*June 21, 2017*

# Copper Creek

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

June 14, 2017

**Board of Supervisors  
Copper Creek  
Community Development District**

Dear Board Members:

A **special** meeting of the Board of Supervisors of **Copper Creek Community Development District** is scheduled for **June 21, 2017 at 11:30 a.m. at the offices of Culpepper & Terpening, Inc., 2980 South 25<sup>th</sup> Street, Ft. Pierce, Florida 34981.** Following is the advance agenda for the meeting:

1. Oath of Office for Mr. Mack Vanoverloop
2. Roll Call
3. Approval of the Minutes of the March 21, 2017 Meeting
4. Public Hearing to Adopt the Fiscal Year 2018 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2017-04** Adopting the Final Budget
  - D. Approval of Developer Funding Agreement
  - E. Motion to Close the Public Hearing
5. Acceptance of Audit for Fiscal Year Ending September 30, 2016
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - 1) Number of Registered Voters in the District - 0
    - 2) Consideration of Proposed Fiscal Year 2018 Meeting Schedule
    - 3) Discussion of Financial Disclosure Report from the Commission on Ethics
7. Supervisors Requests and Audience Comments
8. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
9. Adjournment

Enclosed for your review is a copy of the minutes of the March 21, 2017 meeting.

The fourth order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of **Resolution #2017-04** Adopting the Final Budget, the proposed budget, and the developer funding agreement are enclosed for your review.

The fifth order of business is acceptance of audit for fiscal year ending September 30, 2016. A copy of the audit is enclosed for your review.

The sixth order of business is staff reports. Enclosed under the manager's report is a letter from the St. Lucie County Supervisor of Elections office indicating that there are currently 0 registered voters in the District, as well as the proposed fiscal year 2018 meeting schedule, and the financial disclosure report from Commission on Ethics reminding everyone to file their annual disclosure forms.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation we receive will be provided under separate cover or presented at the meeting. I look forward to seeing you at the meeting and in the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Rich Hans". The signature is cursive and includes a long horizontal flourish at the end.

Rich Hans  
Manager

CC: Dennis Lyles      Butch Terpening      Steve Sanford

**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, March 21, 2017 at 11:30 a.m. at the offices of Culpepper & Terpening, Inc., 2980 South 25<sup>th</sup> Street, Fort Pierce, Florida 34891.

Present and constituting a quorum were:

Teresa Baluja	Vice Chairperson
Yadira Monzon	Assistant Secretary
Horacio Moncada	Assistant Secretary

Also present were:

Rich Hans	District Manager
Lisa Derryberry	Governmental Management Services
Ginger Wald	District Counsel (by phone)
Gerry Knight	Billing, Cochran (by phone)
Stef Matthes	District Engineer
Alex Rudolph	Lennar Homes
Fred Raffa	Lennar Homes
Tom Leo	Lennar Homes
Dean Andreozzi	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Oath of Office for Newly Elected  
Supervisors at the Landowners  
Meeting held November 14, 2016 -  
Seat #1, Seat #2 and Seat #5**

Mr. Hans: The first thing we need to do is administer the oath of office for Horacio Moncada so we can have our Board established, so if you would raise your right hand, and after I say the word "I" you would just state your name for the record, and then at the end swear or affirm, so "I".

Mr. Moncada: "Horacio Moncada."

Mr. Hans: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Copper Creek Community Development District and

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, St. Lucie County, Florida.

Mr. Moncada: "I do."

Mr. Hans: Ok, so if you would fill that out I'll notarize it.

**SECOND ORDER OF BUSINESS      Roll Call**

Mr. Hans called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS      Organizational Matters**

**A. Consideration of Resignation(s) and Appointment(s)**

**B. Oath of Office for Newly Appointed Supervisor(s)**

Mr. Hans: Moving on we have some organizational matters, and I know we have some people who need to get off the Board and we have some appointments. So we do have a resignation letter from Carolina Herrera which states, I wish to resign from the Copper Creek CDD Board of Supervisors effective March 21, 2017. So basically what we want to do is get a motion accepting this resignation.

On MOTION by Ms. Baluja seconded by Ms. Monzon with all in favor, accepting the resignation of Carolina Herrera was approved.

Mr. Hans: Alright, now we have a vacancy on the Board and the way those vacancies are filled, the remaining Board members can appoint somebody to fill that vacancy. So if we have somebody you want to appoint to that vacancy the remaining Board members can appoint.

Ms. Baluja: Yes, I'd like to appoint Dean Andreozzi please.

Mr. Hans: Ok.

On MOTION by Ms. Baluja seconded by Ms. Monzon with all in favor, appointing Dean Andreozzi to fill the unexpired term of office was approved.

Mr. Hans: Ok so Dean I need to administer the oath of office to make you official. So it's the same routine, raise your right hand, and after I say "I" you would state your name and swear or affirm at the end, so "I".

Mr. Andreozzi: "Dean Andreozzi."

Mr. Hans: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Copper Creek Community Development District and 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, St. Lucie County, Florida.

Mr. Andreozzi: "I do."

Mr. Hans: Perfect, so just fill yours out and I'll notarize yours and welcome aboard. So we do have a full Board and I think we have some more resignations. We have a resignation from Yadira Monzon stating that she wishes to resign from the Copper Creek CDD Board effective March 21, 2017. Do we have a motion accepting Yadira's resignation?

On MOTION by Ms. Baluja seconded by Mr. Moncada with all in favor, accepting the resignation of Yadira Monzon was approved.

Mr. Hans: And once again we do have a vacancy on the Board and the way we fill that vacancy is by appointment, and so do we have an appointment for a new Board member?

Ms. Baluja: Yes, I'd like to appoint Alex Rudolph.

On MOTION by Ms. Baluja seconded by Mr. Andreozzi with all in favor, appointing Alex Rudolph to fill the unexpired term of office was approved.

Mr. Hans: Alright so again we have a full Board, do we have any other resignations?

Ms. Baluja: Do we want to do his oath?

Mr. Hans: I'm sorry, yes. If you would raise your right hand, and state your name and at the end swear or affirm, so "I".

Mr. Rudolph: "Alex Rudolph."

Mr. Hans: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Copper Creek Community Development District and 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, St. Lucie County, Florida.

Mr. Rudolph: "I do."

Mr. Hans: Alright, so if you would fill that out, I will notarize it. Ok, now we do have a resignation from Horacio wishing to resign from the Copper Creek CDD Board, effective March 21, 2017, so is there a motion to accept that resignation?

On MOTION by Ms. Baluja seconded by Mr. Andreozzi with all in favor, accepting the resignation of Horacio Moncada was approved.

Ms. Baluja: So I'd like to appoint Tom Leo for the open seat.

On MOTION by Ms. Baluja seconded by Mr. Rudolph with all in favor, appointing Tom Leo to fill the unexpired term of office was approved.

Mr. Hans: So Tom, it's your turn for an oath of office. If you would, raise your right hand, state your name and then swear or affirm at the end, so "I".

Mr. Leo: "Tom Leo."

Mr. Hans: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Copper Creek Community Development District and

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, St. Lucie County, Florida.

Mr. Leo: "I will."

Mr. Hans: Alright, so if you would just fill that out and I'll notarize that. So now Tom is officially on board. Someone else is resigning too?

Ms. Baluja: Yes.

Mr. Hans: Alright, so I have a resignation from Tery Baluja wishing to resign from the Copper Creek CDD Board of Supervisors effective March 21, 2017, so we would just need a motion to accept that resignation.

On MOTION by Mr. Andreozzi seconded by Mr. Rudolph with all in favor, accepting the resignation of Tery Baluja was approved.

Mr. Hans: Alright so now we do have one more vacancy on the Board.

Mr. Andreozzi: Right, I'd like to move to appoint Fred Raffa.

On MOTION by Mr. Andreozzi seconded by Mr. Rudolph with all in favor, appointing Fred Raffa to fill the unexpired term of office was approved.

Ms. Baluja: Did anybody bring a resignation for Mack? No. Ok so then I guess that will be the next meeting.

Mr. Hans: Right, Mack can stay on the Board, or he can mail it in.

Ms. Baluja: Ok.

Mr. Hans: So we can do it by mail.

Ms. Baluja: Ok perfect.

Mr. Hans: So we have everybody's resignations, and everyone has their oath of office.

Mr. Rudolph: Does he even have the packet?



Ms. Baluja: He does, I sent it to him twice.

Mr. Hans: So for all our new Board members, everyone just took an oath of office, so now you're officially on the CDD Board.

Mr. Andreozzi: And Fred should be taking it also.

Mr. Hans: Oh I'm sorry, I'm jumping ahead. Ok so we need an oath of office for Fred. So if you would, raise your right hand, state your name for the record and swear or affirm at the end, so "I".

Mr. Raffa: "Fred Raffa."

Mr. Hans: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Copper Creek Community Development District and 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, St. Lucie County, Florida.

Mr. Raffa: "I will."

Mr. Hans: Alright, so now you're officially on board. So everybody is now sworn in.

Ms. Baluja: Ok so that was me who just logged in.

Mr. Hans: Ok.

Ms. Baluja: I'm going to jump in the car and I'll be on the phone, so I'll be listening if you have any questions.

Mr. Hans: Got it.

Ms. Baluja: Ok, thank you guys, bye.

Mr. Hans: Alright so everyone who was just sworn in, now you're official Board members, and you were provided a packet behind you oath of offices, and there's a statement of financial interest form that needs to be filled out. It has the sources of income, there are no numbers required, it's based on percentages, and there's

March 21, 2017

Copper Creek CDD

instructions behind it, and that gets sent to the Supervisor of Elections in the county in which you reside, and it has to be done within 30 days of today.

Mr. Andreozzi: So do you have forms for 2016 and 2017, do they need both?

Mr. Hans: No, it's 2016, it's basically your income as of December 31, 2016.

Mr. Andreozzi: So the 2017 would be for the following year then.

Mr. Hans: Next year, yes. There's also a 1F Form in there, it looks just like the F1 that you have, that's for if and when you do get off the Board, you need to file that form, that's a final form that starts to get you out of their system, but that's for records, so just save that one. Then there's also a guide to the Florida Sunshine Laws packet, so as a Supervisor now you're subject to Florida Sunshine Laws just like any other elected official in the State of Florida. All these meetings are open to the public, all our records are public records, anything that would be coming before the Board for a decision should not be discussed outside of a meeting. So it should be at the publicly advertised meeting, and if you ever do get any type of public records requests, my office serves as the custodian of the public records, we keep everything, all the documents and what goes on at these meetings, minutes and so forth, and so you can just direct that request to our office and we would handle the request, but just keep in mind that all your records are public, CDD related, so it is public record, so if you want to keep copies of these minutes or books in your possession, we just recommend that you segregate them from your personal information just so you don't mix in anything with your public records if someone made a request and you put your personal information in there. Like I said, in most cases you would just refer them to our office for any public records requests and we can handle it. So I think that takes care of everything, kind of an overview of being on the Board.

Mr. Moncada: Question, do you need both the F1 and the 1F from me?

Mr. Hans: Well you're resigned, you're gone now, so you will just file the 1F, which is identical to the other form.

Mr. Moncada: So just the one item?

Mr. Hans: Yes, that's the one that gets you out of the system.

Mr. Moncada: Ok, so I don't need to do the one for the last year?

Mr. Hans: Not today, but what's going to happen is in June or July, you know how you normally each year you get the form. Once you get in the system you'll get these mailed to you each year, so it's anyone basically before December 31st will get it in the mail. So you're still going to get one in the mail because you were in the system as of December 31st, so you're going to have to fill out the 1F and the regular form, both of them. It's a little bit silly but you have to do both.

Mr. Moncada: Right, ok.

Mr. Hans: But make sure when you get it you do send those in.

Mr. Moncada: Right, well I've had them already completed so could I go ahead and send them in?

Mr. Hans: Yes, that would be fine.

Mr. Moncada: Ok.

Mr. Andreozzi: Your mailing address is your personal address or your work address?

Mr. Hans: It's recommended that you use your personal address because what happens is they send it to the office for the renewal, and it sits on someone's desk and you don't get it, and they do fine but they give you a pretty long period, July 1st they're due, and then they give you a grace period but once that grace period is over, they fine \$25 per day, up to \$1,500. So we've had cases where someone never knew they had it and it was sitting at someone else's desk or it went into the garbage can before it got to them, so we recommend the personal address for that reason.

Mr. Moncada: So I take it you guys don't need me anymore right?

Mr. Hans: Right, we're good.

Mr. Moncada: Ok.

Mr. Hans: Thanks for coming up to the meeting.

Mr. Moncada: It was nice seeing all of you.

**C. Consideration of Resolution #2107-01 Canvassing and Certifying the Results of the Landowners Election**

Mr. Hans: Moving on to our regular agenda, we have resolution #2107-01 canvassing and certifying the results of the landowners election, and basically it shows the result of the landowners election that we had back in November, and Yadira received 576 votes, Mack was 576 votes and Horacio was 575 votes, they would have served 4 years for the two who had the most which was Yadira and Mack and then Horacio was serving a 2 year term. So this resolution is basically just canvassing and showing what happened at that landowners election, but at this point it's irrelevant because they all resigned but we just need to get a motion to accept that resolution.

On MOTION by Mr. Andreozzi seconded by Mr. Rudolph with all in favor, Mr. Moncada and Mr. Vanoverloop were appointed to fill the vacant seats.

**D. Consideration of Resolution #2017-02 Electing Officers**

Mr. Hans: Ok the next resolution is resolution #2017-02 electing officers. So we need to have a chairman, a vice chairman, and treasurer who is typically someone from my office, and Patti Powers usually serves that role from my office, and for secretary, the same thing, myself, Rich Hans and then we would have assistant secretaries basically for the remaining Board members. So we can basically come up with a slate and just do this all in one motion.

Mr. Andreozzi: As far as District business is concerned, would one of us always be on call more than any others to maybe do something? Well does anyone live up here in this area?

Mr. Leo: I live up here.

Mr. Andreozzi: Ok.

Mr. Leo: And Fred lives up here too.

Mr. Andreozzi: Because I drive up from Coral Springs just to get to PGA every day, so I'm pretty far down there, and I'm only going to come up here once a month at best, but if I have to, I have to.

Mr. Raffa: Right, I'm in Port St. Lucie.

Mr. Hans: The main thing is, probably the chairman, there may be documents that need to be signed by the chairman, and that would be the extent but the chairman doesn't have any more authority over decisions than the rest of the Board.

Ms. Baluja: And those documents can always be Fed Ex'd or something right?

Mr. Hans: That's correct.

Mr. Andreozzi: Ok so as long as that's the case, and not that I can't get up here.

Ms. Baluja: Yes, the initial workings of the CDD is usually the land acquisition and land development are usually more involved in the beginning because it has to do with the community and the issuing of the bonds, and then once that is completed then you can usually transition more to a property management.

Mr. Andreozzi: Ok so that's fine.

Mr. Hans: Ok, so then if everyone agrees on Dean for chairman, and then we need vice chairman in his absence.

Mr. Leo: I motion Fred.

Mr. Hans: Ok so you want to put Fred in there, alright. So treasurer as I mentioned would be Patti Powers from my office typically serves for all our Districts. Then secretary would be myself, Rich Hans, and then for our assistant secretaries it would be Tom and Alex and Mack is, we have to wait until we get him sworn in, and then Lisa Derryberry, who is here from my office, typically we put her on as an assistant secretary for signing documents if I'm not around to sign, if that's good with everybody. So then with that slate of officers filled into that resolution then we're just looking for a motion approving that resolution.

On MOTION by Mr. Andreozzi seconded by Mr. Leo with all in favor, Resolution #2017-02 Electing Officers, accepting the slate of officers as stated on the record by Rich Hans was approved.

Mr. Hans: Then typically going forward, the chairman doesn't make motions, they can second motions, and they can motion to adjourn, and they can present motions, so if you want something you would recommend a motion and someone would move it

for you, it's part of Robert's Rules that we follow. So now that you're chairman, you get away from having to do that.

**FOURTH ORDER OF BUSINESS      Approval of the Minutes of the  
May 17, 2016 Meeting**

Mr. Hans: Item No. 4 is the approval of minutes from our May 17, 2016 Meeting. I know that nobody here was there at that meeting but as sitting Board members you have to vote. I don't believe there's anything in these minutes that are objectionable or why you wouldn't approve them.

On MOTION by Mr. Leo seconded by Mr. Rudolph with all in favor, the Minutes of the May 17, 2016 Meeting were approved.

**FIFTH ORDER OF BUSINESS      Consideration of Resolution  
#2017-03 Approving the Proposed  
Fiscal Year 2018 Budget and  
Setting the Public Hearing**

Mr. Hans: Then we have resolution #2017-03 approving the proposed fiscal year 2018 budget and setting a public hearing date. When CDDs adopt their budget it's a two-step process. We're required to present a proposed budget sometime before June 15th and then we have to wait at least 60 days between the time that we propose a budget and we have a public hearing and adopt the final version. So at today's meeting what we would be doing is the proposed budget and setting a public hearing at least 60 days out from today. So we send out packages, these agenda packages get mailed out a week ahead of time before the meetings so you'll have all the documentation for your meetings. Our proposed budget that's attached here is pretty much identical to the prior year's budget and we can take a look at it. It's just an administrative budget.

Ms. Baluja: So nothing has changed Rich?

Mr. Hans: No it hasn't, the only thing is there's a first quarter operating, it's a little higher than it's been in the past and that's just because the way the money comes in from the stormwater, it's just a placeholder.

Ms. Baluja: Right, and we're still under developer funding right?

Mr. Hans: We still are yes.

Ms. Baluja: So this is a budget where we're actually only funding whatever is required.

Mr. Hans: Yes that is correct, and you would pretty much get covered by the stormwater rebate, we're not even budgeting any developer funding for now.

Ms. Baluja: Right, ok.

Mr. Hans: So if there's no comments on the budget, the second part of this is setting a public hearing date that's at least 60 days out from today, and being that today is March 21st, so June 20th because our May meeting is a little bit short. So actually if we do June 20th that would work well for at least 60 days out, so that's more than 60 days out and if everyone is good with June 20th, and the other discussion is the location, which we've typically met at this location. So if that still works for everybody and Culpepper & Terpening is willing to give us a space to continue, so we'll fill in the resolution with June 20th at 11:30 a.m. at 2980 South 25th Street, Fort Pierce, Florida.

Ms. Baluja: Rich I know that for the team that Tuesday has now become an issue, or Tuesdays was fine before but the northern division team now has their weekly division meeting on Tuesdays, so what would be the process for the Board to be able to make a change in the day of the week so they do have so many issues getting people up here?

Mr. Hans: Well, being that we have to advertise this meeting, we have a special advertisement for the public hearing, we can pick any day we want to, we don't have to follow the schedule that we have and then at the next meeting we can put that on the agenda and figure out what day going forward after our June meeting would work good for everybody and then we'll advertise for the balance of the year.

Mr. Leo: Yes we could go to them on Wednesday, that's going to help. Now that I found out last week, we have those meetings for every division and you guys could get phone calls out of that meeting, I think we all need to be available one way or the other.

Ms. Wald: Are you looking at changing the June meeting?

Mr. Hans: Yes we are and Wednesday sounds like a good day for the Lennar folks.

Mr. Leo: Yes.

Ms. Wald: So the 21st?

Mr. Hans: Yes the 21st, and I'm just looking at my calendar and Wednesdays are usually pretty good. Yes, the 21st works, so if we want to make our public hearing June 21st at 11:30 a.m. at this location we can fill in the resolution with that.

Ms. Wald: Thank you Rich.

Mr. Hans: No problem. So with that being filled in on the resolution for the 21st at 11:30 a.m. we're just looking for a motion approving resolution #2017-03.

On MOTION by Mr. Rudolph seconded by Mr. Raffa with all in favor, Resolution #2017-03 Approving the proposed Fiscal Year 2018 Budget and setting the Public Hearing on June 21, 2017 at 11:30 a.m. at 2980 South 25th Street, Fort Pierce, Florida was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Engagement Letter and Addendum to the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016**

Mr. Hans: Then there's a ratification of the engagement letter and addendum to the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016. We do go through a process of audit selecting and then we get them into like a 5 year annual renewal type process where they give us the price ahead of time. So this is just ratifying the engagement we started and the audit being that it is already



into March and they have to get these done by June. So just a motion ratifying the agreement would be in order, and it's for \$3,300 per year and that's in the budget.

On MOTION by Mr. Rudolph seconded by Mr. Leo with all in favor, ratifying the engagement letter and addendum to the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2016 was approved.

**SEVENTH ORDER OF BUSINESS      Staff Reports**

Mr. Hans: Moving on to staff reports, under attorney, Ginger or Gerry anything?

**A. Attorney**

Mr. Knight: No, I don't think we have anything Rich.

Mr. Hans: Alright, thank you.

**B. Engineer**

Mr. Hans: Stef, anything for us today?

Mr. Matthes: Just that I did circulate a draft public facilities report, it's an update that's done every 5 years or so, and I'm working on a cost to complete report, phase 2 stuff for the CDD, and that should be out in the next couple of weeks.

Mr. Hans: Perfect.

**C. Manager**

Mr. Hans: Under the manager's report, nothing really, we're just getting reorganized. Our next meeting will be June 21st. We do advertise a monthly meeting, but we rarely meet unless we actually have anything that needs to come before the Board, so we probably will not meet again until the 21st unless something out of the ordinary comes up and we have to call a meeting, so June 21st will be our next meeting which will be our public hearing as well for the budget.

**EIGHTH ORDER OF BUSINESS      Supervisors      Requests      and  
Audience Comments**

Mr. Hans: Supervisors requests, anything from our Supervisors today?

Mr. Leo: Nothing.

Mr. Hans: And audience comments, we have no audience here for any comments.

**NINTH ORDER OF BUSINESS      Financial Reports**

- A. Approval of Check Run Summary**
- B. Balance Sheet and Income Statement**

Mr. Hans: Then we have our financial reports, there's a check run summary and a balance sheet and income statement. If there are any questions or discussions we can go over those, and if not, a motion approving those would be in order.

On MOTION by Mr. Leo seconded by Mr. Raffa with all in favor, the Check Run Summary, Balance Sheet and Income Statement were approved.

**TENTH ORDER OF BUSINESS      Adjournment**

Mr. Hans: If there is no other District business to discuss, a motion to adjourn would be in order, and the chairman can make a motion to adjourn.

On MOTION by Mr. Andreozzi seconded by Mr. Leo with all in favor, the Meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

***Proposed Budget  
Fiscal Year 2018***

***Copper Creek Community  
Development District***

***June 21, 2017***



# Copper Creek

## Community Development District

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# Copper Creek

Community Development District

General Fund

FY 2018

Description	Adopted Budget FY2017	Actual Thru 5/31/2017	Projected Next 4 Months	Projected thru 9/30/2017	Proposed Budget FY 2018
<b>Revenues</b>					
Stormwater Rebate	\$49,572	\$48,404	\$0	\$48,404	\$49,572
Carry Forward	\$24,727	\$34,351	\$0	\$34,351	\$39,105
<b>Total Revenues</b>	<b>\$74,299</b>	<b>\$82,755</b>	<b>\$0</b>	<b>\$82,755</b>	<b>\$88,677</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Engineering	\$10,000	\$1,787	\$1,000	\$2,787	\$10,000
Attorney	\$15,000	\$4,688	\$2,003	\$6,691	\$15,000
Annual Audit	\$3,300	\$2,000	\$1,300	\$3,300	\$3,300
Management Fees	\$12,000	\$8,000	\$4,000	\$12,000	\$12,000
Computer Time	\$1,000	\$667	\$333	\$1,000	\$1,000
Telephone	\$50	\$1	\$30	\$31	\$50
Postage	\$500	\$21	\$100	\$121	\$500
Printing & Binding	\$350	\$63	\$250	\$313	\$350
Insurance	\$5,794	\$5,457	\$0	\$5,457	\$6,003
Legal Advertising	\$1,500	\$366	\$426	\$792	\$1,500
Other Current Charges	\$350	\$214	\$135	\$349	\$400
Office Supplies	\$100	\$5	\$30	\$35	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$100	\$0	\$100	\$100	\$100
Website Compliance	\$500	\$333	\$167	\$500	\$500
Operating Reserve	\$13,580	\$0	\$13,580	\$13,580	\$27,699
<b>Total Administrative</b>	<b>\$64,299</b>	<b>\$23,777</b>	<b>\$23,454</b>	<b>\$33,651</b>	<b>\$78,677</b>
<u>Field</u>					
Stormwater Maintenance /R&R	\$10,000	\$0	\$10,000	\$10,000	\$10,000
<b>Total Field</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$74,299</b>	<b>\$23,777</b>	<b>\$33,454</b>	<b>\$43,651</b>	<b>\$88,677</b>
<b>Assigned Fund Balance</b>	<b>\$0</b>	<b>\$58,978</b>	<b>(\$33,454)</b>	<b>\$39,105</b>	<b>(\$0)</b>

**Copper Creek**  
**Community Development District**  
**GENERAL FUND BUDGET**

**REVENUES:**

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.

---

**EXPENDITURES:**

**Administrative:**

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Per Section 218.39 of the Florida Statutes, each special district with total revenues or expenditures in excess of \$100,000 OR any special district with revenue or expenses between \$50,000 and \$100,000 that has not been subject to a financial audit in the 2 preceding fiscal years must perform an independent annual audit.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Computer Time

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.

Telephone

Telephone and fax machine.

**Copper Creek**  
**Community Development District**  
**GENERAL FUND BUDGET**

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

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.

Website Compliance

Per Section 189.069 F.S, all District must have a website by October 1, 2015 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 as required by the Statute.

Operating Reserves

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

**Field:**

Stormwater Maintenance/R&R

Represents the maintenance of the stormwater management system.

**RESOLUTION 2017-04**

**A RESOLUTION ADOPTING THE FINAL BUDGET OF  
THE COPPER CREEK COMMUNITY  
DEVELOPMENT DISTRICT FOR FISCAL YEAR  
2018**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for **Fiscal Year 2018**; and

**WHEREAS**, a public hearing has been held on **this 21<sup>st</sup> day of June, 2017** at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

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

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the **2018 Fiscal Year**.

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted this **21<sup>st</sup> day of June 2017**.

---

Chairman / Vice Chairman

---

Secretary / Assistant Secretary



## DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this **21<sup>st</sup> day of June, 2017** (the "Effective Date"), by and between:

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Port St. Lucie in St. Lucie County, Florida, and whose mailing address is 5385 N. Nob Hill Rd. Sunrise, Florida 33351 (the "District"); and

**MS RIALTO COPPER CREEK FL, LLC**, a Delaware limited liability company and a landowner in the District (hereinafter "Property Owner")

### RECITALS

**WHEREAS**, the Developer owns or controls 100% of the lands within the District; and

**WHEREAS**, the District pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation **certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, roadway improvements, and related improvements**, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as the "Improvements"); and

**WHEREAS**, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

**WHEREAS**, the Developer is agreeable to funding the operations of the District as called for in the fiscal year budget approved by the Board of Supervisors as governing body of the District (herein the "Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time for the fiscal year that it covers; and

**WHEREAS**, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. Developer agrees to make available to the District the moneys necessary for the operation of the District during all or a portion of the fiscal year as called for in the Budget, monthly, within fifteen (15) days of written request by the District. The funds shall be placed in the District's general checking account.

3. The parties hereto recognize that payments not part of the Budget may be made by the Developer to the District, or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with the special assessment bonds, in one or more series, (the "Bonds") and as such, the payments may be considered to be reimbursable advances. The District agrees to use best efforts such that upon the issuance of its Bonds that there will be included an amount sufficient to repay the Developer for the payments advanced to the District by the Developer prior to the issuance of the Bonds in accordance with this Agreement and in connection with the cost of the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds. The parties further agree that any repayments will not include any interest charge.

4. Developer shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising during the fiscal year covered by the Budget, as set forth in the Budget, as such Budget may be amended from time to time.

5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

7. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

8. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

9. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

13. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns.

14. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

15. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice-Chairman

\_\_\_\_\_ day of \_\_\_\_\_, 2017

STATE OF FLORIDA     }  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, as Chairman/Vice-Chairman of the Board of Supervisors for **COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

\_\_\_\_\_  
Notary Public  
Commission:

STATE OF FLORIDA     }  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, as Secretary/Assistant Secretary of the Board of Supervisors for **COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

\_\_\_\_\_  
Notary Public  
Commission:

**MS RIALTO COPPER CREEK FL, LLC,**  
a Delaware limited liability company

By: MS RIALTO RESIDENTIAL  
HOLDINGS, LLC, a Delaware limited  
liability company, its member

By: MSR HOLDING COMPANY, LLC,  
a Delaware limited liability company, its  
member

By: U.S. HOME CORPORATION, a  
Delaware corporation, its manager

Witnesses:

\_\_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_

\_\_\_\_\_

Print Name

(CORPORATE SEAL)

STATE OF FLORIDA    }  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_. He or she is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best knowledge of him or her.

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_ 2017

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_

**Exhibit "A" - Budget**

**COPPER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2016**



**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA**

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**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 • (800) 299-4728  
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www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Copper Creek Community Development District  
St. Lucie County, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major fund of Copper Creek Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2016, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 6, 2017, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 6, 2017, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

*B. H. & Associates*

June 6, 2017

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Copper Creek Community Development District, St. Lucie County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2016. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$24,563).
- The change in the District's total net position in comparison with the prior fiscal year was \$15,831, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2016, the District's governmental funds reported combined ending fund balances of \$34,470, an increase of \$15,831 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, assigned for subsequent years expenditures and the remainder is unassigned general fund balance.
- During fiscal year 2016, the District implemented Governmental Accounting Standards Board ("GASB") Statement No. 72, *Fair Value Measurement and Application*, GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, and GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. Please see New Accounting Standards Adopted in Note 2 of the financial statements for additional information.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Stormwater fees. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2016	2015
Current and other assets	\$ 34,470	\$ 19,256
Total assets	34,470	19,256
Current liabilities	-	617
Long-term liabilities	59,033	59,033
Total liabilities	59,033	59,650
Net position		
Unrestricted	(24,563)	(40,394)
Total net position	\$ (24,563)	\$ (40,394)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the costs of operations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2016	2015
Revenues:		
Program revenues		
Charges for services	\$ 46,871	\$ 46,871
Total revenues	46,871	46,871
Expenses:		
General government	31,040	28,759
Total expenses	31,040	28,759
Change in net position	15,831	18,112
Net position - beginning	(40,394)	(58,506)
Net position - ending	\$ (24,563)	\$ (40,394)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2016 was \$31,040. The costs of the District's activities were paid by program revenues. As in the prior year, program revenues consisted solely from stormwater fees remitted by the city of Port St. Lucie. Expenses increased slightly from the prior fiscal year as the District incurred greater legal fees during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2016.

Actual general fund expenditures for the fiscal year ended September 30, 2016 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Copper Creek Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida 33351.

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2016**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 29,013
Prepaid items	5,457
Total assets	34,470
<b>LIABILITIES</b>	
Non-current liabilities:	
Due in more than one year	59,033
Total liabilities	59,033
<b>NET POSITION</b>	
Unrestricted	(24,563)
Total net position	\$ (24,563)

See notes to the financial statements

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**ST. LUCIE COUNTY, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Charges for Services</u>	<u>Net (Expense) Revenue and Changes in Net Position</u> <u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 31,040	\$ 46,871		\$ 15,831
Total governmental activities	<u>31,040</u>	<u>46,871</u>		<u>15,831</u>
				15,831
				(40,394)
				<u>\$ (24,563)</u>

See notes to the financial statements



**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016**

	Major Fund General	Total Governmental Funds
<b>ASSETS</b>		
Cash	\$ 29,013	\$ 29,013
Prepaid items	5,457	5,457
Total assets	\$ 34,470	\$ 34,470
 Fund balances:		
Nonspendable:		
Prepaid items	5,457	5,457
Assigned for:		
Subsequent years expenditures	24,727	24,727
Unassigned	4,286	4,286
Total fund balances	34,470	34,470
 Total liabilities and fund balances	\$ 34,470	\$ 34,470
Fund balance - governmental funds		\$ 34,470

Amounts reported for governmental activities in the statement of net position are different because:

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Developer advances	(59,033)
Net position of governmental activities	\$ (24,563)

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**ST. LUCIE COUNTY, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	Major Fund General	Total Governmental Funds
<b>REVENUES</b>		
Stormwater rebate	\$ 46,871	\$ 46,871
Total revenues	46,871	46,871
<b>EXPENDITURES</b>		
Current:		
General government	31,040	31,040
Total expenditures	31,040	31,040
Excess (deficiency) of revenues over (under) expenditures	15,831	15,831
Fund balances - beginning	18,639	18,639
Fund balances - ending	\$ 34,470	\$ 34,470

See notes to the financial statements

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Copper Creek Community Development District ("the District") was created on April 23, 2007 pursuant to Ordinance No. 07-51 enacted by the City Council of the City of Port St. Lucie, Florida, under the "Uniform Community Development District Act of 1980", otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2016, all of the Board members are affiliated with Lennar Homes, LLC ("Developer"). MS Rialto Copper Creek FL, LLC ("Landowner") is the landowner in the District.

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

During the fiscal year ended September 30, 2016, there were no assessments.

The District reports the following major governmental fund:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **New Accounting Standards Adopted**

During fiscal year 2016, the District adopted three new accounting standards as follows:

#### *GASB 72, Fair Value Measurement and Application*

The Statement improves financial reporting by clarifying the definition of fair value for financial reporting purposes, establishing general principles for measuring fair value, providing additional fair value application guidance, and enhancing disclosures about fair value measurements. These improvements are based in part on the concepts and definitions established in Concepts Statement No. 6, *Measurement of Elements of Financial Statements*, and other relevant literature.

#### *GASB 76 - The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*

The Statement identifies—in the context of the current governmental financial reporting environment—the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with generally accepted accounting principles (GAAP) and the framework for selecting those principles.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **New Accounting Standards Adopted (Continued)**

#### *GASB 79 - Certain External Investment Pools and Pool Participants*

This Statement establishes accounting and financial reporting standards for qualifying external investment pools that elect to measure for financial reporting purposes all of their investments at amortized cost. This Statement also establishes accounting and financial reporting standards for state and local governments that participate in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost.

### **Assets, Liabilities and Net Position or Equity**

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.)

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## **NOTE 5 – CAPITAL ASSETS**

The Developer completed certain components of the infrastructure identified in the Improvement Plan, including but not limited to Phase I Water, Wastewater & Re-Use Utilities and associated engineering services. In order to provide for the timely, efficient, and orderly development of land within the District, the Developer executed a Bill of Sale conveying the Phase I Utilities to the District in advance of receiving proceeds from any Bonds to be issued. At the time of conveyance, the Developer and the District anticipated that the District would shortly issue Bonds to pay for some of the improvements, including the Phase I Utilities, but due to market conditions and other factors, the District decided not to issue the Bonds at that time. The Phase I Utilities were conveyed to the City of Port St. Lucie.

## **NOTE 5 – CAPITAL ASSETS (Continued)**

In accordance with the Promissory Payment Agreement, the District has promised to pay the Developer the sum of \$3,460,372 ("Principal") representing the cost for the acquisition of the Phase I Utilities. No interest shall accrue under the agreement. The District may later issue Bonds that would generate proceeds to repay the obligation contained in the Promissory Payment Agreement.

During a prior fiscal year, the District and the Developer entered into agreement whereby the Developer will have the right to require reconveyance of all or a portion of the District's improvements and/or any real property conveyed by Developer to the District if the purchase price for those District's improvements and/or the real property so conveyed remains unpaid as the result of proceeds from Bond financing being unavailable at the time of such reconveyance and 1) the current development plan for lands within the District is amended such that District improvements are reconfigured and replatted, 2) the Developer receives an offer from a third party to purchase the development comprising the District, or 3) the District has initiated dissolution procedures.

## **NOTE 6 – LONG TERM LIABILITIES**

### **Developer Advances**

According to the terms of the Bond Financing Team Funding Agreement, funds provided by the Developer related to the issuance of Bonds may be reimbursable upon the issuance of Bonds in the future. However, in the event that Bonds are not issued within two years of the date of the agreement (May 22, 2007), all funds provided by Developer pursuant to this agreement shall be deemed paid in lieu of taxes or assessments. During a prior fiscal year, the First Amendment to the Bond Financing Team Funding Agreement was approved whereby the term of two years was extended to five years as the period of time the District has to issue Bonds or funds provided by the Developer pursuant to this agreement shall be deemed paid in lieu of taxes or assessments. During a prior fiscal year, the Second Amendment to the Bond Financing Team Funding Agreement was approved whereby the term of five years was extended to eight years as the period of time the District has to issue Bonds or funds provided by the Developer pursuant to this agreement shall be deemed paid in lieu of taxes or assessments. During the current fiscal year, the Third Amendment to the Bond Financing Team Funding Agreement was approved whereby the term of eight years was extended to eleven years as the period of time the District has to issue Bonds or funds provided by the Developer pursuant to this agreement shall be deemed paid in lieu of taxes or assessments. Additionally, as of the report date, Bonds have not been issued.

## **NOTE 7 – RELATED PARTY TRANSACTIONS**

The Landowner has agreed to finance the general operations of the District. There were no contributions during the current fiscal year.

## **NOTE 8 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer and Landowner, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## **NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.



**NOTE 11 – INTERLOCAL AGREEMENT**

The District entered into an Interlocal Agreement with the City of Port St. Lucie where the District will be fully responsible for maintaining a stormwater management system within the District that is owned by the City. The City of Port St. Lucie will provide a rebate to the District in the amount of 75% of the funds collected on property within the District for stormwater fees. Any excess of expenditures over funds received pursuant to the agreement will be covered by the Developer. In connection to this agreement; the City remitted \$46,871 to the District during the current fiscal year.

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Developer contributions	\$ 11,247	\$ -	\$ (11,247)
Stormwater rebate	49,572	46,871	(2,701)
Total revenues	60,819	46,871	(13,948)
<b>EXPENDITURES</b>			
Current:			
General government	60,819	31,040	29,779
Total expenditures	60,819	31,040	29,779
Excess (deficiency) of revenues over (under) expenditures	\$ -	15,831	\$ 15,831
Fund balance - beginning		18,639	
Fund balance - ending		\$ 34,470	

See notes to required supplementary information

**COPPER CREEK COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2016.

Actual general fund expenditures for the fiscal year ended September 30, 2016 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Copper Creek Community Development District  
St. Lucie County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Copper Creek Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 6, 2017.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Bhav & Associates*

June 6, 2017



**Grau & Associates**  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Copper Creek Community Development District  
St. Lucie County, Florida

We have examined Copper Creek Community Development District, St. Lucie County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2016. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2016.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Copper Creek Community Development District, St. Lucie County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 6, 2017



**Grau & Associates**  
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**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Copper Creek Community Development District  
St. Lucie County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Copper Creek Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated June 6, 2017.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 6, 2017, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Copper Creek Community Development District, St. Lucie County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Copper Creek Community Development District, St. Lucie County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

June 6, 2017

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2015.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2016.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2016.

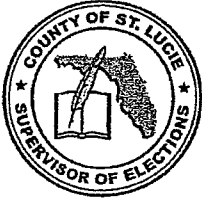
4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2016 financial audit report.

6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2016. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.





*Gertrude Walker*  
Supervisor of Elections  
St. Lucie County

4132 Okeechobee Road • Fort Pierce, Florida 34947 • (772) 462-1500 • Fax (772) 462-1439

April 17, 2017

Jennifer McConnell  
5385 N. Nob Hill Road  
Sunrise, FL 33351

Dear Jennifer McConnell:

This letter is in response to your request for the number of registered voters in the Community Development Districts listed below as of April 15, 2017. Based on the information provided in your letter of request, our office staff has researched the mapping system and voter record files and found the following:

<u>NAME</u>	<u>VOTERS</u>
Celebration Pointe	0
Copper Creek	0
Creekside	3
Portofino Isles	1149
Portofino landings	149
Portofino Shores	746
Reserve	1042
Reserve 2	714
River Place on the St. Lucie	501
Verano #1	636
Verano #2	0
Verano #3	0
Verano #4	0
Verano #5	0
Verano Center	0
Villa Vizcaya	0
Waterstone	9

Please contact my office if you require any further information.

Sincerely,

Gertrude Walker  
St. Lucie County Supervisor of Elections

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**NOTICE OF MEETINGS  
COPPER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Copper Creek Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2018 at 11:30 AM at** \_\_\_\_\_ on the third Wednesday of each month as follows:

October 18, 2017  
November 15, 2017  
December 20, 2017  
January 17, 2018  
February 21, 2018  
March 21, 2018  
April 18, 2018  
May 16, 2018  
June 20, 2018  
July 18, 2018  
August 15, 2018  
September 19, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact Rich Hans at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings 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.

Rich Hans  
Manager



## Search for Financial Disclosure Filers

### Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State](#) website before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Your Search for "Copper Creek Community Development District - Board of Supervisors" returned the following results:

#### Coordinator:

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd

Sunrise, FL, 33351

(954) 721-8681

[rhans@gmsf.com](mailto:rhans@gmsf.com)

#### Narrow results to a particular suborg:

[All Suborganizations](#)

[Board of Supervisors](#)

[Employees](#)


Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
222343	2016	Baluja, Teresa A.	<ul style="list-style-type: none"> <li>Baywinds Community Development District-Board of Supervisors</li> <li>Bellagio Community Development District-Board of Supervisors</li> <li>Bonterra Community Development District-Board of Supervisors</li> <li>Centre Lake Community Development District-Board of Supervisors</li> <li>Century Gardens at Tamiami Community Development District-Board of Supervisors</li> <li>Coco Palms Community Development District-Board of Supervisors</li> <li>Copper Creek Community Development District-Board of Supervisors</li> <li>Crestview West Community Development District-Board of Supervisors</li> <li>Grand Bay at Doral Community Development District-Board of Supervisors</li> <li>Interlaken Community Development District-Board of Supervisors</li> <li>Landmark at Doral Community Development District-Board of Supervisors</li> <li>Palm Glades Community Development District-Board of Supervisors</li> <li>Venetian Parc Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	05/09/2017	<a href="#">View Filing History</a>
222275	2016	Herrera, Maria Carolina	<ul style="list-style-type: none"> <li>Centre Lake Community Development District-Board of Supervisors</li> <li>Bonterra Community Development District-Board of Supervisors</li> <li>Century Gardens at Tamiami Community Development District-Board of Supervisors</li> <li>Coco Palms Community Development District-Board of Supervisors</li> <li>Copper Creek Community Development District-Board of Supervisors</li> <li>Crestview West Community Development District-Board of Supervisors</li> <li>Grand Bay at Doral Community Development District-Board of Supervisors</li> <li>Interlaken Community Development District-Board of Supervisors</li> <li>Landmark at Doral Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	05/09/2017	<a href="#">View Filing History</a>
251450	2016	Moncada, Horacio	<ul style="list-style-type: none"> <li>Copper Creek Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Broward County SOE</a>	04/19/2017	<a href="#">View Filing History</a>
249490	2016	Monzon, Yadira	<ul style="list-style-type: none"> <li>Baywinds Community Development District-Board of Supervisors</li> <li>Centre Lake Community Development District-Board of Supervisors</li> <li>Century Gardens at Tamiami Community Development District-Board of Supervisors</li> <li>Coco Palms Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	01/26/2017	<a href="#">View Filing History</a>

- Copper Creek Community Development District-Board of Supervisors
- Crestview West Community Development District-Board of Supervisors
- Grand Bay at Doral Community Development District-Board of Supervisors
- Interlaken Community Development District-Board of Supervisors
- Landmark at Doral Community Development District-Board of Supervisors
- Palm Glades Community Development District-Board of Supervisors
- Venetian Parc Community Development District-Board of Supervisors

259768 2016 Vanoverloop , Mack

- Copper Creek Community Development District-Board of Supervisors

Form 1 with [Palm Beach County SOE](#)

 Form Receipt Not Recorded

[View Filing History](#)

[Search Again](#)

#### General Information about Filing Financial Disclosure

- [Brochure: A Guide to the Sunshine Amendment and Code of Ethics](#) (PDF)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at [disclosure@leg.state.fl.us](mailto:disclosure@leg.state.fl.us) or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

# Copper Creek Community Development District

## Summary of Invoices

June 21, 2017

Date	Check #'s	Amount
5/26/2017	244-248	\$ 8,098.51
<b>Total Invoices</b>		<b>\$ 8,098.51</b>

\*\*\* CHECK DATES 03/11/2017 - 06/12/2017 \*\*\*

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	CHECK #
5/26/17	00016	2/28/17	140257	FEB 2017 - LEGAL SERVICES	201702	310-51300-31500	BILLING COCHRAN LYLES MAURO	*	925.00		
		3/31/17	140774	MAR 2017 - LEGAL SERVICES	201703	310-51300-31500		*	562.20		
		4/30/17	141281	APR 2017 - LEGAL SERVICES	201704	310-51300-31500		*	500.00		
										1,987.20	000244
5/26/17	00007	4/13/17	78869	MAR 2017 - ENGINEER SVCS	201703	310-51300-31100	CULPEPPER & TERPENING, INC.	*	697.90		
		5/09/17	79116	APR 2017 - ENGINEER SVCS	201704	310-51300-31100		*	1,088.95		
										1,786.85	000245
5/26/17	00003	3/28/17	57520116	DELIVERIES THRU 03/28/17	201703	310-51300-42000	FEDEX	*	12.77		
										12.77	000246
5/26/17	00001	4/03/17	127	APR 2017 - MGMT FEES	201704	310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES -	*	1,000.00		
		4/03/17	127	APR 2017 - COMPUTER TIME	201704	310-51300-35100		*	83.33		
		4/03/17	127	APR 2017 - WEBSITE ADMIN	201704	310-51300-35101		*	41.67		
		4/03/17	127	APR 2017 - OFFICE SUPPLY	201704	310-51300-51000		*	5.00		
		4/03/17	127	APR 2017 - COPIES	201704	310-51300-42500		*	52.05		
		5/01/17	128	MAY 2017 - MGMT FEES	201705	310-51300-34000		*	1,000.00		
		5/01/17	128	MAY 2017 - COMPUTER TIME	201705	310-51300-35100		*	83.33		
		5/01/17	128	MAY 2017 - WEBSITE ADMIN	201705	310-51300-35101		*	41.67		
		5/01/17	128	MAY 2017 - POSTAGE	201705	310-51300-42000		*	2.84		
		5/01/17	128	MAY 2017 - COPIES	201705	310-51300-42500		*	1.80		
										2,311.69	000247
5/26/17	00012	4/03/17	15330	FY 2016 AUDIT FEES	201703	310-51300-32200	GRAU & ASSOCIATES	*	2,000.00		
										2,000.00	000248
TOTAL FOR BANK A									8,098.51		

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**COPPER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**BALANCE SHEET**

May 31, 2017

	<u>General Fund</u>
<b><u>ASSETS:</u></b>	
CASH	\$58,978
<b>TOTAL ASSETS</b>	<u><u>\$58,978</u></u>
 <b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$0
 <b><u>FUND EQUITY AND OTHER CREDITS:</u></b>	
ASSIGNED	\$24,727
UNASSIGNED	\$34,251
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u><u>\$58,978</u></u>

**COPPER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending May 31, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 05/31/2017</u>	<u>ACTUAL THRU 05/31/2017</u>	<u>VARIANCE</u>
<b><u>Revenue</u></b>				
Developer Contributions	\$0	\$0	\$0	\$0
Stormwater Rebate	\$49,572	\$48,404	\$48,404	\$0
<b>Total Revenue</b>	<b>\$49,572</b>	<b>\$48,404</b>	<b>\$48,404</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
<b><u>Administrative</u></b>				
Engineering	\$10,000	\$6,667	\$1,787	\$4,880
Attorney	\$15,000	\$10,000	\$4,688	\$5,312
Annual Audit	\$3,300	\$2,200	\$2,000	\$200
Management Fees	\$12,000	\$8,000	\$8,000	\$0
Computer Time	\$1,000	\$667	\$667	\$0
Website Compliance	\$500	\$333	\$333	(\$0)
Telephone	\$50	\$33	\$1	\$32
Postage	\$500	\$333	\$21	\$313
Printing & Binding	\$350	\$233	\$63	\$170
Insurance	\$5,794	\$5,794	\$5,457	\$337
Legal Advertising	\$1,500	\$1,000	\$366	\$634
Other Current Charges	\$350	\$233	\$214	\$20
Office Supplies	\$100	\$67	\$5	\$62
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$100	\$67	\$0	\$67
Operating Reserves	\$13,580	\$9,053	\$0	\$9,053
<b>Total Administrative</b>	<b>\$64,299</b>	<b>\$44,856</b>	<b>\$23,777</b>	<b>\$21,079</b>
<b><u>Field</u></b>				
Stormwater Maintenance/ R&R	\$10,000	\$6,667	\$0	\$6,667
<b>Total Field</b>	<b>\$10,000</b>	<b>\$6,667</b>	<b>\$0</b>	<b>\$6,667</b>
<b>Total Expenditures</b>	<b>\$74,299</b>	<b>\$51,522</b>	<b>\$23,777</b>	<b>\$27,746</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$24,727)</b>		<b>\$24,627</b>	
<b>Beginning Fund Balance</b>	<b>\$24,727</b>		<b>\$34,351</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$58,978</b>	