



Rizzetta & Company

Copperspring Community Development District

Board of Supervisors' Meeting November 11, 2025

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.994-1001**

www.copperspringcdd.org

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Hilton Garden Inn, Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, FL 33588
www.copperspringcdd.org

District Board of Supervisors

Trevor Singh	Chairman
Christina Cruz	Vice Chairman
Uberty Macias	Assistant Secretary
Tamaria Swartzbeck	Assistant Secretary
Kelly Evans	Assistant Secretary

District Manager	Sean Craft	Rizzetta & Company, Inc.
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District Counsel	Kathryn Hopkinson	Straley, Robin & Vericker
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District Engineer	David Hamstra	Pegasus Engineering, LLC
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All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.copperspringcdd.org

November 3, 2025

**Board of Supervisors
Copperspring Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, November 11, 2025 at 11:00 a.m.**, at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Field Inspection Services ReportTab 1
 - i. Consideration of Proposal for Removal of
Brazilian Pepper TreeTab 2
 - ii. Consideration of Proposal for Installation of MulchTab 3
 - iii. Consideration of Proposal for Landscape Enhancement
at Water Hemlock MedianTab 4
 - B.** Irrigation ReportTab 5
 - C.** District Counsel
 - D.** District Engineer
 - E.** District ManagerTab 6
 - i. Presentation of 3rd Quarter Website Compliance
Audit Report.....Tab 7
- 4. BUSINESS ITEMS**
 - A.** Consideration of Proposal for Monuments Restoration.....Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Regular
Meeting held on October 14, 2025Tab 9
 - B.** Consideration of Operation and Maintenance
Expenditures for September 2025.....Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

COPPERSPRING

LANDSCAPE INSPECTION REPORT



October 17, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Copperspring Blvd

General Updates, Recent & Upcoming Maintenance Events

- The turf throughout the property is extremely dry and crispy. Please implement a recovery plan in the event of turf loss and provide recommendations to help restore overall turf health.
- Please stay on top of weedy growth during these dry months, as Florida's climate creates ideal conditions for unwanted plant material to thrive.

The following are action items for Redtree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. This was added to my last months report, near the Copperspring sign there are still some weedy plants growing within the Coontie palms. During the next detailing visit, please have a crew member remove the unwanted growth from within the coontie's. (Pic 1)



4. Along the bed edge, it appears the crew trimmed back the turf that was creeping into the bed. Please have the crew remove the dead debris during the next visit to maintain a clean appearance, as this current state looks unfinished. (Pic 4>)



2. I have a proposal to rejuvenate the mulch in the front planting beds. In the meantime, please have the crews continue to remove any trash debris and weedy plant material to keep the area maintained. Still, lots of torpedo grasses growing in the Bufford hollies.
3. I've reached out to RedTree regarding the annuals, and replacements will be needed. When should we expect the change-out of the dead annuals to the new plant material? (Pic 3a>, 3b>)



Copperspring Blvd, Water Hemlock Way

5. It's difficult to see in the photo, but turf clippings are being blown into the planting beds. Please ensure the mowing crews direct the mower discharge away from the beds to prevent debris buildup and maintain a clean appearance. (Pic 5)



6. Along the corner beds of Copperspring and Water Hemlock, there are dead weeds within the mulch that need to be removed. When should we expect this detailing to be completed?
7. Along Water Hemlock, Torpedo grass has begun growing through the viburnum shrubs and will require a targeted control process to prevent further spread. The crew should begin by manually pulling the grass at the base, removing as much of the root system as possible to weaken the infestation....

.... Once the area is cleared, Fusilade should be carefully applied directly onto the torpedo grass blades to avoid contact with the viburnum. This treatment may need to be repeated as new growth appears.

8. In the bed along Water Hemlock, the creeping turf has died off. Please have the crew remove the dead material, as it currently gives the bed an unfinished appearance. (Pic 8)



9. In the same area as #8, the flax lilies are being crowded by torpedo grass. Please have the crew manually remove the grass at the base, and then treat the area with either Fusilade or a Pre-M herbicide to help control the remaining weeds and prevent further encroachment. (Pic 9)



Gainer Springs Ave, River Otter Ln, Emerald Springs Loop

10. Along the Muhly grasses, several varieties of vines are growing within the planting. Please have the crew remove these during the next detailing event to maintain a clean and healthy appearance. (Pic 10)



11. When are the palms going to be on the schedule? Please provide a date to perform palm tree maintenance throughout the property. This should include limbing up, trimming out dead fronds, and removing spent flowers and fruit.

12. It appears the crew soft-edged this bed but did not complete the detailing on the other side of the edge. Please provide this feedback to the crew and have them finish detailing the bed completely. (Pic 12)



13. Along the Gainer Springs green space, the turf is recovering nicely. Just a few patches still need some attention. Thank you, Red Tree, for the quick recovery. (Pic 13a, 13b)



14. In the corner park at River Otter and Emerald Spring, the turf is turning brown and becoming patchy, while turf weeds remain. Is a treatment plan being implemented to address this? Additionally, is the irrigation system functioning properly in this area? (Pic 14>)

15. Additionally, please have the crew limb up the branch hanging over the walkway on the corner of Emerald Springs. It is approximately 5 feet from the ground and could pose a hazard. (Pic 15>)

16. In the same park as #14, the flax lilies need to be cleaned out to remove any.... (next pg)

Emerald Springs Loop, Water Hemlock Way, Mail Kiosk

(cont.).... weedy material growing within them. Please also remove any turf debris from the mulched areas to maintain a tidy appearance. (Pic 16)



17. At the same park as #14, there appears to be an underlying issue with the sycamore tree. The base is producing water shoots, and the leaves are turning a "fall color" prematurely. Please have someone from the AG team investigate the cause. (Pic 17)



18. At the mail kiosk garden beds, the Jasmine minima are still struggling. I was informed this has been an ongoing issue — has RedTree developed a plan to address it? If a replacement is necessary, please provide a proposal.

19. During the next detailing visit, please ensure the lilies are cleaned out and all dead growth is removed. Additionally, redefine the bed edge and prepare the area for mulch installation. Refer to the proposal on the last page for details. (Pic 19)



Mail Kiosk, Spider Lily Way

20. Along the resident's fence on the northwest side of the mail kiosk, there is a bare spot in the hedge. Please have the crew inspect this area and determine the cause of the missing shrub. May need to replace. (Pic 20)



21. We are losing more turf in field behind the mail kiosk, likely due to the recent dry conditions. Please confirm whether the irrigation is reaching this section. If not, what are the plans in place for turf recovery? (Pic 21)



22. The pampas grass is growing into the pine tree branches above. I have a couple of suggestions: Either remove the pampas grass and propose an alternative plant species that will not encroach into the pine trees. Or Clean up the grasses by trimming and thinning out the leaves, and leave them in place. (Pic 22>)

23. A few items to note at Spider Lily Park: the warm-season turf weeds are dying off, resulting in browning patches; the oaks require trimming of epicormic growth; and there is weedy material within the tree rings. Please treat accordingly and provide a follow-up report. (Pic 23)



24. That pesky torpedo grass is starting to take over the Buford hollies. Please have the crew remove as much as possible by hand and treat the remaining growth accordingly. (Pic 24>)

25. While I was sitting at the park bench in the Spider Lily park, I noticed a few ant hills beginning to form. Please treat for fire ants as soon as possible. (Pic 25>)

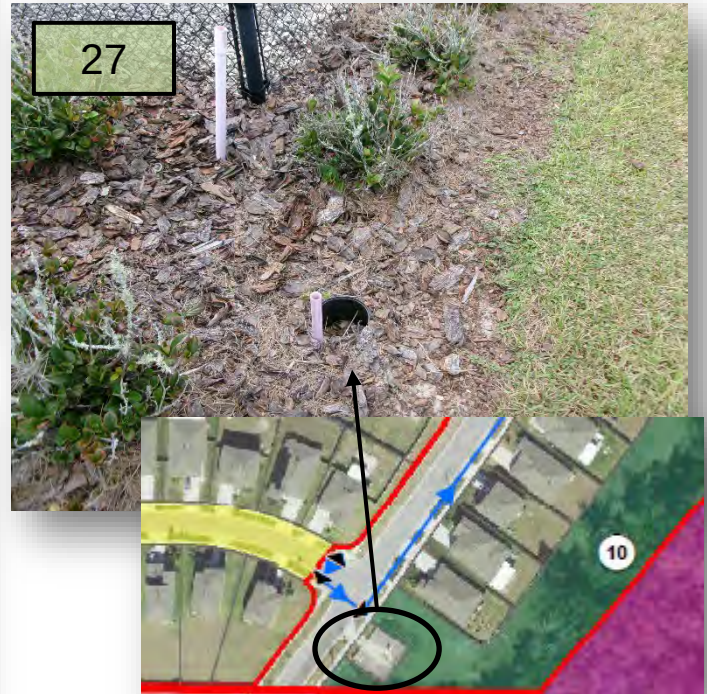


Spider Lily Way, Emerald Springs Loop

26. Same park as #25: The bamboo tree stake is ready to be removed. Please have the crew cut the straps and remove the stake during the next visit. (Pic 26)



27. A couple of items to note: the pump station on Emerald Springs is still missing an irrigation lid (approximately 6" in diameter). Please have the crew bring one at the next mowing event. Additionally, it appears the crew is facing the mowers toward the planting beds—please remind them to mow facing away from the beds to prevent further weedy growth. (Pic 27)

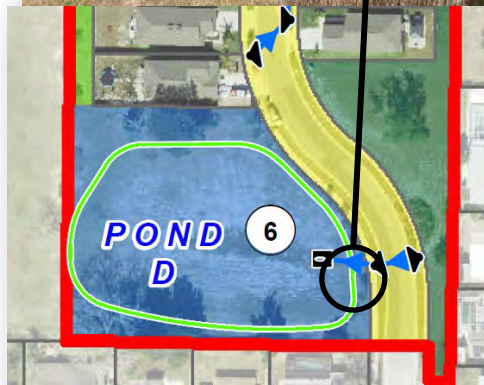


28. Around the backside of the pump station, the Caesar's weed is still present and growing much taller than the intended plants. Please have the crew remove these, as they can reach up to 15' under ideal conditions. (Pic 28)



Hanover Dr, Pond D,

29. At the end of the CDD area on Hanover, at least one of the palms still has the brace wrapped around its trunk. Please have the crew remove the brace during the next visit. (Pic 29)



30. Please provide the scheduled date for palm trimming, specifically for the removal of spent fruits and fronds. (Pic 30)



31. Along the south side of Pond D on Hanover, there is a large patch of weedy debris that needs to be cleaned up and removed. Once cleared, the tree growing in this area should be showcased as the focal point. (Pic 31)



32. The backside of the residents' fences needs attention. A large Brazilian pepper tree is growing in this area and encroaching into the pine tree, and should be removed. Once cleared, the area will also need to be mowed underneath. (Pic 32)



Hanover Dr, Pond D

33. Just a reminder: if the crew notices any tree straps or ropes wrapped around the trunks, they should always be cut out carefully without harming the tree. (Pic 33)



37. Along the ROW on Hanover, work is still needed. The weedy material is dying off, leaving the bed looking unfinished. Please have the crew focus on removing the dead plant material and weeding out any remaining weeds. (Pic 37)



34. Not sure who is responsible, but please have the crew remove the dead debris from underneath the tree canopy north of Pond D. (Pic 34)



35. Two cypress trees have straps and broken bamboo stake that are no longer needed. These trees are located on the east side of the berm at Pond D. (Pic 35>)



36. It looks like the crew cleaned up the small pocket park east of Hanover. At the next detailing event, please have the crew trim out the dead trunks. These trees are young enough that they may recover if the larger dead wood is removed. (Pic 36>)



Madison St, Golden Shiner Way

38. Outside the property along Madison, there are areas that need detailing. One holly, in particular, is being crowded out by torpedo grass. Please have the crew detail these beds and remove the weedy debris from around the hollies. (Pic 38)



39. On Golden Shiner, along the ROW, nutsedge, torpedo grass, and a few other small weeds are starting to grow taller than the variegated jasmine in this bed. Please treat accordingly and maintain regular control, as these are very aggressive weeds. (Pic 39)

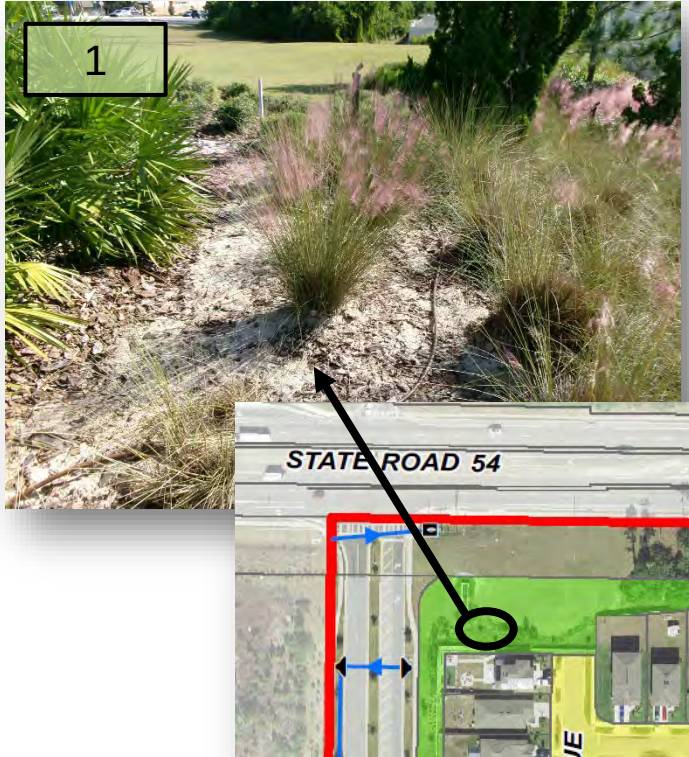


40. Parallel to #39, along the residents' fence, this bed requires attention. The palm tree is dropping spent fruit and fronds, torpedo grass has grown to about 5 feet tall, there is trash in the beds, and the Spanish moss needs to be cleared from the trees. Please address all these issues. (Pic 40a>, 40b>, 40c>)



Proposals

1. RedTree, please provide a proposal to replace the mulch at the entrance. The area will require approximately 8–10 bags to achieve a 2–3" depth. Before installing the new mulch, have the crew clean out the beds thoroughly, removing any trash and weedy plant material. (Pic 1)



2. The variegated jasmine in the Water Hemlock median bed is dying off. I propose replacing it with *Liriope spicata*, a creeping lily turf that spreads via rhizomes to fill in the beds. This would include removing the dead plants and adding a light top layer of mulch. Please verify if the area is irrigated; if not, I recommend temporary supplemental watering until the plants are established. *If the board is ready to move forward with this idea, we would still need a final count of how many plants to order. (Pic 2a>, 2b>)

3. RedTree, please provide a proposal to add mulch in the lily bed near the mail kiosk area. I recommend applying a light layer only in the bare spots to refresh the appearance, rather than mulching the entire bed. (Pic 3)



Tab 2



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

AT: FENCE LINE - Behind 3590 Hanover Dr.

TREE REMOVAL PROPOSAL

for

COPPERSPRING CDD

Attention: Sean Craft, District Manager.

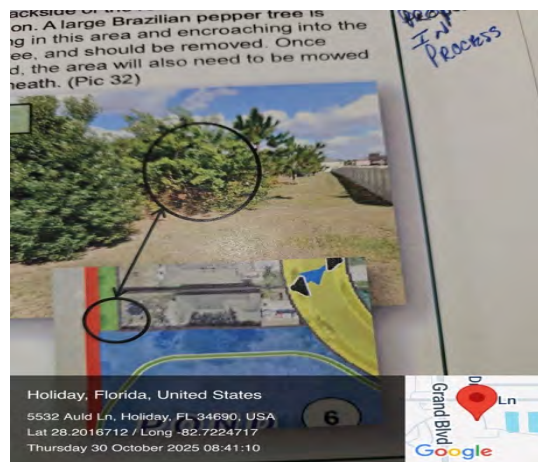
Date: October 30th, 2025.

Scope of Work:

This proposal includes the flush cut and removal of specified Pepper Tree at the designated site listed below.

Work includes:

- (1) Flush cut Brazilian Pepper Tree located at 3590 Hanover Dr. (behind residents' fence)
- Remove debris from the property.
- All labor, equipment, materials and dumping fees.



Total Cost: \$650.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett, Account Manager
jburkett@redtreelandscape.com / Cell phone: (727)-267-2059

Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

At: Various Locations

**FALL MULCH INSTALLATION PROPOSAL
FOR
COPPERSPRINGS, CDD.**

Attention: Sean Craft, District Manager.

Date: October 31st, 2025.

Scope of Work:

This project includes the installation of mulch in designated landscape beds to enhance appearance, improve soil moisture retention, and suppress weed growth.

Work includes:

- Install 200 cubic yards of medium pine bark to all plant beds through out Coppersprings, CDD.

Price: \$12,000.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett, Client Services Manager
jburkett@redtreelandscapesystems / Cell phone: (727) 267-2059

Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

At: Water Hemlock Median
LANDSCAPE ENHANCEMENT PROPOSAL
FOR
Copperspring, CDD.

Attention: Sean Craft, District Manager.

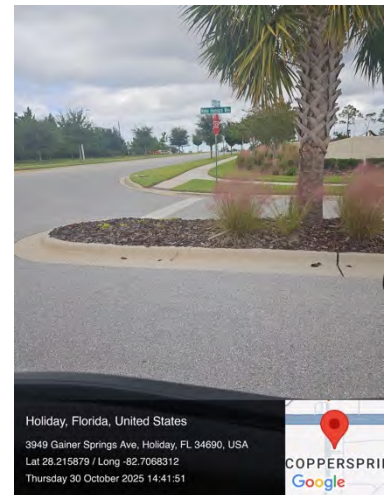
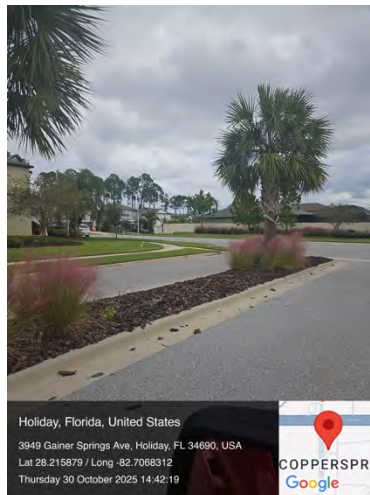
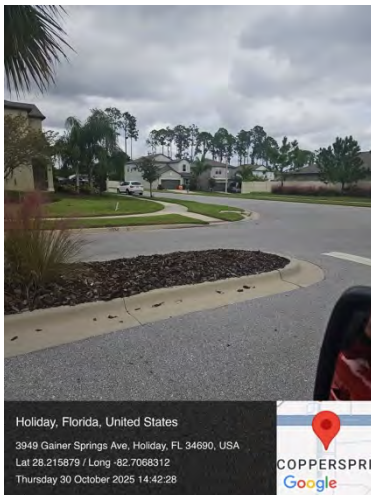
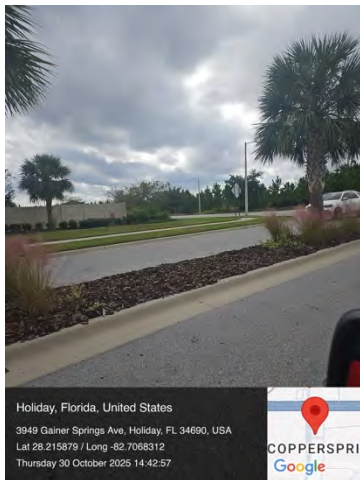
Date: October 31st, 2025.

Scope of Work:

This project includes the removal of existing vegetation and installation of new plant material and mulch.

Work includes:

- Remove existing Variegated Jasmines.
- Install (165) 1- Gallon Liriope Spicata.
- Install 3 cubic yards of medium pine bark.
- All labor, equipment, materials, and dumping fees.



Price: \$2,260.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett, Account Manager
jburkett@redtreelandscapesystems / Cell phone: (727) 267-2059

Tab 5



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October Inspection 2025

Date: Oct 01, 2025 9:18 am
Inspector: Norbet Webb

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Spider Lily Way
Location	
Model	
Modules	6
Controller ID	181887

Water Days as of Oct 01, 2025	
Program A	Every day of the week
Program B	Every day of the week
Program C	
Program D	

Notes
Adjusted sprinkler heads and unclogged nozzles as needed.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D-East side of park	Pass										
2	B-Trees & Hanover Dr.	Pass	2									
3	S-Along road	Pass										
4	S-Along sidewalk	Pass										
5	R-Along sidewalk	Pass					1					
6	R-Park	Pass										
7	R-Park	Pass										
8	R-Park	Pass										
9	R-East perimeter	Pass										
10	D-Along fence	Pass	1									
11	D-Along sidewalk and timer bed	Pass										
12		Pass										



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October Inspection 2025

Date: Oct 01, 2025 10:33 am

Inspector: Norbet Webb

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Emerald Spring Loop Park
Location	
Model	
Modules	5
Controller ID	181891

Water Days as of Oct 01, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
No issues found. Adjustments made as needed.

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S-Northside park	Pass										
2	S-East perimeter	Pass										
3	D-East side	Pass										
4	R-Northside park	Pass										
5	R-Middle park	Pass										
6	R-Park	Pass										
7	R-By timer	Pass										
8	S-Along Road	Pass										
9	B-Trees	Pass										
10	D-Beds	Pass										
11		Pass										



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October Inspection 2025

Date: Oct 02, 2025 8:04 am

Inspector: Norbet Webb

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Copperspring - Main
Location	
Model	
Modules	37
Controller ID	181896

Water Days as of Oct 02, 2025	
Program A	Mon , Fri
Program B	Tue , Thur
Program C	Tue , Sat
Program D	

Notes
Checked dry turf along Boulevards and made adjustments as needed. Controller programming checked, and increased running time.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-Around monument @ SR 54	Pass										
2	D / MJ - Monument sign & plant beds	Pass										
3	B-Trees near SR 54	Pass										
4	D-By timer and bed along	Pass										
5	S-cl off SR 54	Pass										
6	S-Exit side to SR 54	Pass										
7	S-Entry side SR 54	Pass										
8	S-Water Hemlock to SR 54	Pass										
9	S- Northside of Water Hemlock Way	Pass										
10	S-Gainer Springs off West Side Water	Pass										
11	D-Northside of Water Hammock Way	Pass										
12	R- East side of Coppersprings	Pass										
13	D-East side of Coppersprings	Pass						2				

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S-Between SW & RD Coppersprings	Pass										
15	D- East side Coppersprings Boulevard	Pass										
16	S-Between SW & RD Coppersprings	Pass										
17	R-West side, along palm trees	Pass										
18	B-Coppersprings Boulevard, east side	Pass										
19	B-Coppersprings Boulevard	Pass						1				
20	D-East side of Coppersprings	Pass										
21	R-East side, Coppersprings Boulevard	Pass										
22	D-Coppersprings Boulevard	Pass										
23	R-East side - Coppersprings Boulevard	Pass										
24	D- Coppersprings Boulevard	Pass										
25	D-copper springs	Pass										
26	S-Northeast side Coppersprings	Pass										
27	D-Coppersprings Boulevard, east side	Pass										
28	R- Along Coppersprings Boulevard,	Pass										
29	S-Along Coppersprings Boulevard,	Pass										
30	D-Coppersprings Boulevard, east side	Pass										
31	S-Coppersprings Boulevard, by	Pass										
32		Pass										
33	S-Emerald Springs Loop	Pass										
34	R-Emerald Springs Loop	Pass										
35	D-Roundabout island and walkway to	Pass										
36	S-Coppersprings Boulevard by	Pass										
37	S- Coppersprings Road roundaabout	Pass				1						
38	D-SE corner mail boxes	Pass										
39	S-Moog Road	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										
51		Pass										
52		Pass										
53		Pass										
54		Pass										
55		Pass										
56		Pass										
57		Pass										
58		Pass										
59		Pass										
60	B-Lift station Moog Road	Pass										
61	D-Lift station Moog Road	Pass										
62		Pass										
63		Pass										
64		Pass										
65		Pass										



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October Inspection 2025

Date: Oct 01, 2025 7:49 am

Inspector: Norbet Webb

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Madison Street & 6019 Soaring Osprey Way
Location	
Model	
Modules	6
Controller ID	181910

Water Days as of Oct 01, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
Checked coverage and made adjustments as needed.

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	No wire	Pass										
2	R-School side	Pass										
3	S-Soaring Osprey Way	Pass										
4	D-School side bed	Pass						1				
5	B-Madison Street	Pass										
6	D-Timer bed	Pass						2				
7	R-Timer side	Pass										
8	S-Soaring Osprey Way	Pass										
9	D-Golden Shiner Lane	Pass										
10	R-Golden Shiner Lane	Pass										
11	S-Golden Shiner Lane	Pass										
12		Pass										



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October Inspection 2025

Date: Oct 22, 2025 11:07 am

Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Copperspring - Main
Location	
Model	
Modules	37
Controller ID	181896

Water Days as of Oct 22, 2025	
Program A	Mon , Fri
Program B	Tue , Thur
Program C	Tue , Sat
Program D	

Notes
Adjustments made as needed to rotors and sprays. Repaired missing rotor on zone 17.
Note: Upon arrival found controller door wide open
Removed grow in program from new sod installed last month.
Zone 38 -nozzle

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-Around monument @ SR 54	Pass										
All good												
2	D / MJ - Monument sign & plant beds	Pass										
Minor adjustments												
3	B-Trees near SR 54	Pass										
All good												
4	D-By timer and bed along	Pass										
All good												
5	S-cl off SR 54	Pass										
Minor adjustments												
6	S-Exit side to SR 54	Pass										
All good												
7	S-Entry side SR 54	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
All good												
8	S-Water Hemlock to SR 54	Pass										
All good												
9	S- Northside of Water Hemlock Way	Pass										
All good												
10	S-Gainer Springs off West Side Water	Pass										
All good												
11	D-Northside of Water Hammock Way	Pass										
All good												
12	R- East side of Coppersprings	Pass										
All good												
13	D-East side of Coppersprings	Pass										
All good												
14	S-Between SW & RD Coppersprings	Pass										
Minor adjustments												
15	D- East side Coppersprings Boulevard	Pass										
All good												
16	S-Between SW & RD Coppersprings	Pass										
17	R-West side, along palm trees	Pass			1							
1-broken rotor												
18	B-Coppersprings Boulevard, east side	Pass										
19	B-Coppersprings Boulevard	Pass										
20	D-East side of Coppersprings	Pass										
All good												
21	R-East side, Coppersprings Boulevard	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
22	D-Coppersprings Boulevard	Pass										
All good												
23	R-East side - Coppersprings Boulevard	Pass										
All good												
24	D- Coppersprings Boulevard	Pass										
All good												
25	D-copper springs	Pass										
All good												
26	S-Northeast side Coppersprings	Pass										
All good												
27	D-Coppersprings Boulevard, east side	Pass										
28	R- Along Coppersprings Boulevard,	Pass										
All good												
29	S-Along Coppersprings Boulevard,	Pass										
All good												
30	D-Coppersprings Boulevard, east side	Pass										
31	S-Coppersprings Boulevard, by	Pass										
All good												
32		Pass										
33	S-Emerald Springs Loop	Pass										
All good												
34	R-Emerald Springs Loop	Pass										
All good												
35	D-Roundabout island and walkway to	Pass										
36	S-Coppersprings Boulevard by	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
37	S- Coppersprings Road roundabout	Pass										
All good												
38	D-SE corner mail boxes	Pass										
1-nozzle												
39	S-Moog Road	Pass										
All good												
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										
51		Pass										
52		Pass										
53		Pass										
54		Pass										
55		Pass										
56		Pass										
57		Pass										
58		Pass										
59		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
60	B-Lift station Moog Road	Pass										
All good												
61	D-Lift station Moog Road	Pass										
All good												
62		Pass										
63		Pass										
64		Pass										
65		Pass										
66		Pass										
67		Pass										
68		Pass										
69		Pass										
70		Pass										
71		Pass										
72		Pass										
73		Pass										
74		Pass										
75		Pass										



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October Inspection 2025

Date: Oct 22, 2025 10:14 am

Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Madison Street & 6019 Soaring Osprey Way
Location	
Model	
Modules	6
Controller ID	181910

Water Days as of Oct 22, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
Minor adjustments as needed.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	No wire	Pass										
2	R-School side	Pass										
All good												
3	S-Soaring Osprey Way	Pass										
Minor adjustments												
4	D-School side bed	Pass										
All good												
5	B-Madison Street	Pass										
All good												
6	D-Timer bed	Pass										
All good												
7	R-Timer side	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	S-Soaring Osprey Way	Pass										
Minor adjustments												
9	D-Golden Shiner Lane	Pass										
All good												
10	R-Golden Shiner Lane	Pass										
All good												
11	S-Golden Shiner Lane	Pass										
Minor adjustments												
12		Pass										



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October Inspection 2025

Date: Oct 22, 2025 9:53 am

Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Emerald Spring Loop Park
Location	
Model	
Modules	5
Controller ID	181891

Water Days as of Oct 22, 2025	
Program A	Every day of the week
Program B	
Program C	
Program D	

Notes
Note: Battery timer giving issues when running zones manually. Minor adjustments on zone 8

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S-Northside park	Pass										
All good												
2	S-East perimeter	Pass										
All good												
3	D-East side	Pass										
4	R-Northside park	Pass										
All good												
5	R-Middle park	Pass										
All good												
6	R-Park	Pass										
All good												
7	R-By timer	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	S-Along Road	Pass										
Minor adjustments												
9	B-Trees	Pass										
All good												
10	D-Beds	Pass										
All good												
11		Pass										



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October Inspection 2025

Date: Oct 22, 2025 7:30 am

Inspector: John Moylan

Site	
Name	Copperspring CDD
Address	6610 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Spider Lily Way
Location	
Model	
Modules	6
Controller ID	181887

Water Days as of Oct 22, 2025	
Program A	Every day of the week
Program B	Every day of the week
Program C	
Program D	

Notes
Repairs made after inspection on zones- 7 and 11.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D-East side of park	Pass										
All good												
2	B-Trees & Hanover Dr.	Pass										
3	S-Along road	Pass										
Minor adjustments												
4	S-Along sidewalk	Pass										
5	R-Along sidewalk	Pass										
6	R-Park	Pass										
7	R-Park	Pass			1							
Missing rotor												
8	R-Park	Pass										
9	R-East perimeter	Pass										
10	D-Along fence	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
11	D-Along sidewalk and timer bed	Pass						1				
Drip leak under the sod												
12		Pass										

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 9th, 2025 @ 11AM

District Manager's Report

November 11

2025

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FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment
Balance: \$224,323

Reserve Fund Cash & Investment
Balance: \$40,874

Debt Service Fund Investment
Balance: \$680,058

**Total Cash and Investment
Balances: \$945,255**

General Fund Expense Variance: \$58,666 Under Budget

Tab 7



Quarterly Compliance Audit Report

Copperspring

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

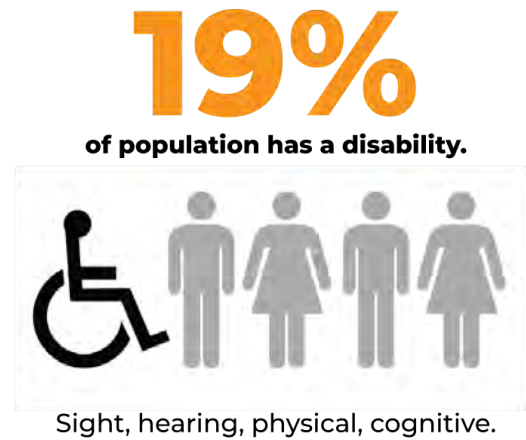
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8



American Metal Restoration

INVOICE

Treasure Island, FL 33706
Phone: (888)359-6787
Email: Info@AMR500.com
Website: www.AmericanMetalRestoration.com

DATE	5/12/2025
INVOICE #	#1567
DUE DATE	

BILL TO

Company: Rizzetta & Company
Address: 3777 Golden Shiner Lane
City-ST-ZIP: New Port Richey FL 34653
Phone: 813.994.1001

DESCRIPTION	AMOUNT	
(2) Brushed Copper Signs Double Sides Top, Front & Back:		
Remove Rust & Tarnish		
Remove Light Scratches-		
Refinish Brushed Finish-		
Buff-		
Polish-		
Apply 3 Coats of Industrial/Marine Grade Clear Coat		
Letters are includes		
	TOTAL:	\$ 4,250.00
TERMS AND CONDITIONS	Discount:	
Deposit due 50%	DEPOSIT:	\$ 2,157.50
Full payment due upon completion of service	TRIP CHARGE:	\$ 65.00
Credit card payments 4% service charge	BALANCE DUE	\$ 2,157.50
Restorations can be subjective on certain items and areas.	Total:	\$ 4,315.00
Agree To Terms and Conditions located on website		
Authorized Signature _____		
Date: _____		

Tab 9

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Copperspring Community Development District was held on **Tuesday, October 14, 2025, at 11:00 a.m.** at the Hilton Garden Inn, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Trevor Singh	Board Supervisor, Chairman
Christina Cruz	Board Supervisor, Vice-Chairman
Tamaria Swartzbeck	Board Supervisor, Assistant Secretary

Also Present were:

Sean Craft	District Manager, Rizzetta & Company
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
John Burkett	Representative, Red Tree Landscaping
Peter Lucadano	Representative, Red Tree Landscaping

Audience	None
----------	------

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Craft called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS**Audience Comments on Agenda Items**

There were no audience members present for comments.

THIRD ORDER OF BUSINESS**Staff Reports****A. Field Inspection Services Report**

Ms. Brodeen reviewed her report, and Mr. Burkett provided his responses.

B. Irrigation Report

Mr. Lucadano reviewed the report.

C. District Counsel

Ms. Hopkinson presented Resolution 2026-01, updating the parking and towing policies. She stated that she would revise #2 to reflect the suspension of towing the dates.

On a Motion by Ms. Cruz, seconded by Mr. Singh, with all in favor, the Board of Supervisors adopted Resolution 2026-01, updating the parking and towing policies, as discussed, for the Copperspring Community Development District.

D. District Engineer

Not present. No report.

E. District Manager

Mr. Craft reviewed the District Manager's report and reminded the Board that the next regular meeting is scheduled for November 11, 2025, at 11:00 a.m. at the Hilton Garden Inn, 2155 Northpointe Drive, Lutz, FL 33588.

FOURTH ORDER OF BUSINESS

**Ratification FY 2025-2026 EGIS Insurance
Renewal**

It was stated that two tables had been removed and a request made to ask EGIS for a revised replacement coverage quote based on the reduction.

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors ratified the fiscal year 2025/2026 insurance renewal, as discussed, for the Copperspring Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on September 9,
2025**

On a Motion by Ms. Swartzbeck, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on September 9, 2025, as presented, for the Copperspring Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for August
2025**

A brief discussion was held regarding the district no longer needing bush hogging.

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the August 2025 (\$26,475.05) Operation and Maintenance Expenditures, for the Copperspring Community Development District.

On a Motion by Mr. Singh, seconded by Ms. Cruz, with all in favor, the Board of Supervisors directed District Counsel to send Sitex a 30-day termination notice for the bush hogging, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Cruz inquired if there were other options for holiday lighting in the same price range.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Craft stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Ms. Cruz, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors adjourned the meeting at 11:31 a.m. for the Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 10

Copperspring Community Development District

District Office · Wesley Chapel, Florida · (813) 944-1001
Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614
www.copperspringcdd.org

Operations and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$66,291.92**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina M Cruz	100599	CC090925	Board of Supervisors Meeting 09/09/25	\$ 200.00
Duke Energy	20250905-1	9100 9446 7027 08.25 ACH	6019 Soaring Osprey Way 08/25	\$ 11.58
Duke Energy	20250908-1	9100 8753 4911 08/25 ACH	6575 Moog Road Mailbox 08/25	\$ 30.80
Duke Energy	20250912-1	9100 9446 4850 07/25 ACH	00 Copperspring Blvd Lite PH 3 07/25	\$ 233.82
Egis Insurance Advisors, LLC	100606	29363	Policy #100125428 10/01/2025-10/01/2026	\$ 19,825.00
Festive Glow	100592	7531	50 % deposit for Holiday Lighting 08/25	\$ 3,363.75
Kelly Evans	100600	KE090925-249	Board of Supervisors Meeting 09/09/25	\$ 200.00
Pasco County Utilities	20250924-1	22853023 07/25 ACH	3980 Soaring Osprey Way 07/25	\$ 73.71
Pasco County Utilities	20250924-1	23005652 08/25 ACH	3950 River Otter Lane 08/25	\$ 106.11
Pasco County Utilities	20250924-1	23005654 08/25 ACH	6557 Water Hemlock Way 08/25	\$ 5.67
Pasco County Utilities	20250924-1	23005802 08.25 ACH	6258 Spider Lily Way 08/25	\$ 68.04
Pasco County Utilities	20250924-1	23006015 08 25 ACH	3980 Soaring Osprey way 08/25	\$ 98.01
Pasco Sheriff's Office	100590	I-20259-12151	Community Security 08/25	\$ 464.00
Pegasus Engineering, LLC	100611	227974	Engineering Services 05/04/2 - 07/26/25	\$ 2,525.06

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pinnacle Holdings - XIV, LLC	100607	08/21/2025 Pinnacle	09/9/2025 BOS Meeting 08/25	\$ 203.33
RedTree Landscape Systems, LLC	100593	30207	General Grounds Maintenance 06/25	\$ 12,137.50
RedTree Landscape Systems, LLC	100595	31270	General Grounds Maintenance 09/25	\$ 12,137.50
RedTree Landscape Systems, LLC	100596	31335	Cut Fallen Tree and Remove from Property 09/25	\$ 1,500.00
RedTree Landscape Systems, LLC	100601	31371	Irrigation repairs 08/25	\$ 68.50
RedTree Landscape Systems, LLC	100601	31384	Irrigation repairs 08/25	\$ 16.75
RedTree Landscape Systems, LLC	100610	31600	Irrigation repairs 09/25	\$ 52.70
Rizzetta & Company, Inc.	100591	INV0000102239	District Management Fees 09/25	\$ 5,600.09
Rizzetta & Company, Inc.	100598	INV0000099790	Landscape Serices - March and May 06/25	\$ 1,500.00
Romaner Graphics	100608	22839	Replace Damage Fence 09/25	\$ 470.00
Straley Robin Vericker	100602	27116	Legal Services 08/25	\$ 815.00
Tamaria A Swartzbeck	100603	TS090925	Board of Supervisors Meeting 09/09/25	\$ 200.00
The Observer Group, Inc.	100604	25-01894P	Legal Advertising 09/25	\$ 85.31
The Observer Group, Inc.	100609	25-02081P	Legal Advertising 09/25	\$ 59.06

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Trevor Singh	100605	TS090925	Board of Supervisors Meeting 09/09/25	\$ 200.00
U.S. Bank	100597	7869176	Trustee Administration Fees S2019 09/25	<u>\$ 4,040.63</u>
Report Total				<u>\$ 66,291.92</u>