



Rizzetta & Company

Copperspring Community Development District

**Board of Supervisors' Meeting
May 12, 2026**

**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

Tamaria Swartzbeck	Chairman
Christina Cruz	Vice Chairman
Uberti Macias	Assistant Secretary
Trevor Singh	Assistant Secretary

District Manager

Sean Craft Rizzetta & Company, Inc.

District Counsel

Kathryn Hopkinson Straley, Robin & Vericker

District Engineer

David Hamstra Pegasus Engineering, LLC

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

May 4, 2026

**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, May 12, 2026 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:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Field Inspection Services ReportTab 1
 - B. Irrigation ReportTab 2
 - i. Ratification of Proposal for Watering TruckTab 3
 - C. District Counsel
 - D. District Engineer
 - E. District ManagerTab 4
 - i. Presentation of Voter Registration StatisticsTab 5
 - ii. Presentation of 1st Quarter Website Compliance Audit ReportTab 6
4. **BUSINESS ITEMS**
 - A. Discussion of Community Towing Policies
 - i. Consideration of Resolution 2026-06; Adopting Updated Parking and Towing PoliciesTab 7
 - B. Ratification of Audit Engagement LetterTab 8
 - C. Presentation of FY 2026-2027 Proposed BudgetTab 9
 - i. Consideration of Resolution 2026-07; Approving FY 2026-2027 Proposed Budget & Setting Public HearingTab 10
 - D. Consideration of Resolution 2026-08; Setting Landowners' Election MeetingTab 11
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting held on April 14, 2026Tab 12

- B. Consideration of the Minutes of the Audit Committee
Meeting held on April 14, 2026Tab 13
- C. Consideration of Operation and Maintenance
Expenditures for March 2026Tab 14
- 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

COMMUNITY ASSET MANAGEMENT REPORT



April 20, 2026

Rizzetta & Company

Dylan Campbell– Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Copperspring Blvd

General Updates, Recent & Upcoming Maintenance Events

- **Fertilization for Bahia:**

April - Soluble nitrogen is to be applied at a rate of 0.5 lbs. N per 1,000 sq. ft., along with a pre-emergent herbicide application, to promote active growth, improve turf color, and support overall turf vigor. This application provides readily available nutrients to encourage healthy development and recovery while maintaining consistent turf performance.

- **Fertilization for St. Augustine:**

April - Soluble nitrogen is applied at a rate of 0.5 lbs. N per 1,000 sq. ft., along with a pre-emergent herbicide application, to promote active turf growth, improve color, and support overall turf vigor while helping to prevent the establishment of seasonal weed growth. This treatment provides readily available nutrients for healthy development while maintaining cleaner, more uniform turf conditions.

- **Fertilization for St. Augustine(Upcoming):**

May - Slow-release nitrogen (SRN) is applied at a rate of 0.5 lbs. N per 1,000 sq. ft., along with a pre-emergent herbicide application, to promote steady turf growth, improve overall color and vigor, and help prevent the establishment of seasonal weed growth. The slow-release nitrogen provides consistent nutrient availability while reducing leaching potential and excessive surge growth, supporting healthier and more uniform turf conditions.

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. **Copperspring Blvd:** Low-hanging tree limbs were observed over the sidewalks on the west side of the roadway near the community entrance; pruning is recommended to maintain safe pedestrian access.(Pic 1>)

2. **Copperspring Blvd:** Multiple ant hills, both newly formed and established, were observed along the roadway easements and behind the sidewalks after entering the community. Treatment is recommended to prevent further activity and potential turf disruption.



Copperspring Blvd, Monument Area

3. **Copperspring Blvd:** A large area of exposed sand and missing turf was observed surrounding a reuse access point on the right-hand side upon entering the community. (Pic 3)



6. **Monument Plant Beds:** Plantings within the monument sign mulch beds, including the annuals along the sign, are well maintained and showing healthy overall condition. (Pic 6)



4. **Copperspring Blvd:** Substantial turf loss was observed in the median at the community entrance; inspection is recommended to determine underlying causes of decline. (Pic 4)



7. **Monument Plant Beds:** Plant beds at the community entryway contained a noticeable amount of debris and trash during inspection. As part of routine detailing and maintenance, removal of debris is recommended to preserve a clean and welcoming entrance appearance.



5. **Copperspring Blvd:** Browning and dry turf conditions were observed around the monument sign at the community entryway; request the most recent wet-check results and confirmation of proper irrigation coverage. (Pic 5>)

Copperspring Blvd

8. Copperspring Blvd: A pine tree within the first grouping on the east side of the roadway is exhibiting severe stress and significant foliage loss; inspection for disease and other contributing factors is recommended to determine if recovery is possible. (Pic 8)



10. Copperspring Blvd: A substantial accumulation of turf weeds was observed along the east side of the boulevard approaching the roundabout from the entryway to the community, with some weeds exceeding one foot in height. Treatment and hand removal are recommended to prevent excessive competition with existing turf. Several sections of browning and dead turf were also noted, likely impacted by the significant number of weeds. (Pic 10A & 10B)



9. Copperspring Blvd: Weed growth was observed within the Fakahatchee plantings along the east side of the roadway; detailing should include inspection and hand removal of weeds from within the plantings themselves. (Pic 9)



Copperspring Blvd

11. Copperspring Blvd: Brown and dead turf was observed surrounding a mulched plant bed on the east side of the roadway; inspection for underlying causes is recommended to prevent further spread of decline. (Pic 11)



13. Copperspring Blvd: Yellowing turf was observed in a small area on the east side of the roundabout at the south end of the roadway; inspection for potential fungal activity and development of a recovery plan are recommended. (Pic 13)



12. Copperspring Blvd: Firebush along the east-side roadway plant beds are showing strong recovery from freeze conditions, with healthy green regrowth throughout; no dead or non-performing plants were observed. (Pic 12)



14. Copperspring Blvd: Dry and browning turf was observed in small sections along easements on both sides of the roadway; given current water restrictions, the condition appears consistent with drought stress rather than disease and will be monitored. (Pic 14)



Copperspring Blvd, Roundabout, Mall Kiosk Area

15. Copperspring Roundabout: A tree stump within the roundabout plant bed is exhibiting uneven regrowth and detracts from the overall appearance of the landscape. The board may wish to consider removal through cutting and stump grinding. (Pic 15)



17. Copperspring Mail Kiosk Area: Low-hanging limbs were observed along the sidewalk path surrounding the mail kiosk parking lot; pruning is recommended to maintain required pedestrian clearance. (Pic 17)



16. Copperspring Roundabout: Significant turf weed growth was observed in the easement at the south end of the roundabout on the west side of the roadway near the mail kiosk parking lot; treatment and hand removal are recommended. (Pic 16)



18. Copperspring Mail Kiosk Area: The mulched plant bed at the southwest end of the mail kiosk area is more than half empty; consideration may be given to a replanting proposal after water restrictions are lifted. (Pic 18)



Copperspring Blvd, Gainer Springs Ave, Spider Lily Park

19. Copperspring Mail Kiosk Area: Missing plantings were observed throughout the privacy hedges surrounding the mail kiosk parking lot; consideration may be given to a proposal to restore these areas once water restrictions are lifted. (Pic 19)



20. Copperspring Mail Kiosk Area: Areas of exposed sand and browning turf were observed on the north side of the turfed area surrounding the mail kiosk. Please confirm adequate irrigation coverage and whether a recovery plan has been established. (Pic 20)



21. Spider Lily Park: Throughout the park area, large sections of browning and receding turf were observed. Please provide the most recent wet-check results, confirm that irrigation coverage is efficient under current water restrictions, and inspect for any underlying factors contributing to the turf decline. (Pics 21A & 21B)



22. Spider Lily Park: Active ant mounds were observed within the park area along the edges of the mulched plant beds. Prompt treatment and raking are recommended to minimize potential turf damage and pedestrian hazards. (Next Page, Pic 22>)

Spider Lily Park, Soaring Osprey Way



25. Soaring Osprey Way: Flowering weeds were observed in notable quantity on the north side of the roadway within the plant beds and turf; treatment and removal are recommended. (Pic 25)



23. Spider Lily Park: Dead plant material was observed in notable quantity within the rear park plant beds; pruning and removal are recommended to improve plant health and overall appearance. (Pic 23)



24. Hanover Drive: Damaged turf and exposed sand were observed in the east and west side easements across from the retention area; visible rutting suggests the decline is likely associated with vehicle activity. (Pics 24A> & 24B>)

Copperspring Blvd, Gainer Springs Ave, Emerald Spring Loop

26. Madison Street: A dead tree was observed within the roadway plant beds on the south exterior side of the community. Would the board be interested in removal? (Pic 26)

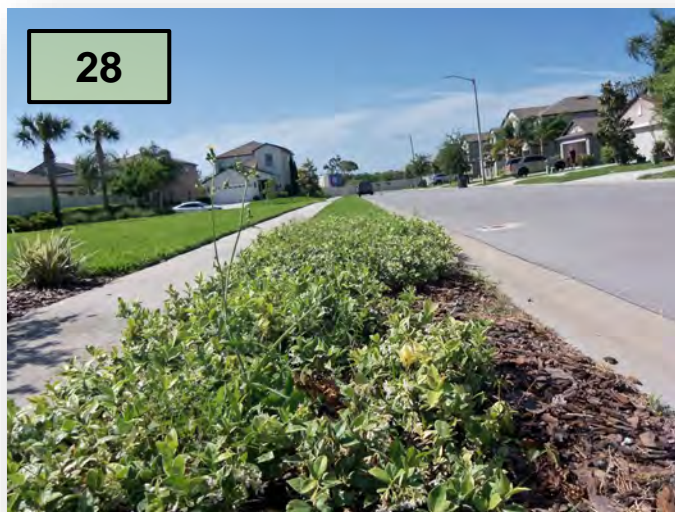


29. Emerald Spring Loop: Browning and receding turf was observed in a large patch on the north side of the park area; request the most recent wet-check results, confirmation of proper irrigation coverage, and inspection for contributing factors. (Pic 29)



27. Madison Street: Loose or unnecessary support straps were observed on multiple trees within the roadway plant beds; evaluation and removal are recommended where appropriate. (Pic 27)

28. Golden Shiner Lane: Significant weed growth was observed within the variegated jasmine in the mulched plant beds across from Soaring Osprey Way, with some weeds exceeding one foot in height.



30. Emerald Spring Loop: Missing turf with exposed sand was observed in the center of the park area; consideration should be given to turf replacement once irrigation restrictions are lifted. (Pic 30)



Copperspring Blvd, Gainer Springs Ave, Moog Road

31. Emerald Spring Loop: A substantial number of turf weeds were observed within the park area. (Pics 31A & 31B)



32. Emerald Spring Loop: Low-hanging limbs were observed encroaching along the sidewalk path surrounding the park area; pruning is recommended to maintain proper pedestrian clearance. (Pic 32)



33. Emerald Spring Loop: Browning and decline were observed in a section of variegated jasmine within a mulched plant bed on the south side of the park area; request confirmation of irrigation coverage, the most recent wet-check results, and inspection for disease or other contributing factors. (Pic 33)



34. Moog Road (Lift Station): Broken irrigation drip lines were observed in two locations within the surrounding plant beds; prompt repair is recommended to reduce water waste and maintain irrigation efficiency under current restrictions. (Pic 34)



Tab 2

Good afternoon, Sunita,

I have attached the irrigation report for April. Unfortunately, we were not able to complete 2 of the clocks in April due to the water restrictions and limited reclaimed water. The past week the county has been repairing one of the reservoirs, and we are expected to have better pressure by the end of the week.

I hope this helps, Thank you for your patience.



Bridget Rowles

Irrigation Support

727-200-1032

irrigation@redtreelandscape.systems

Irrigation Emergencies (Weekends & After 4PM Weekdays) 727-457-3116



powered by SmartLink Network ®

APRIL 2026

Date: Apr 28, 2026 7:32 am
Inspector: Tah'ree Williams

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

Controller	
Name	Copperspring - Main
Location	
Model	
Modules	31
Controller ID	181896

Water Days as of Apr 28, 2026	
Program A	Mon , Wed
Program B	Tue , Wed
Program C	Thur , Sat
Program D	Sun , Fri

	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				1						
13	D-East side of Coppersprings	Fail										

	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	Fail										
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										
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				1						
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										
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	HOA	Pass										
42	HOA	Pass										
43		Pass										
44		Pass										
45	HOA	Pass										
46	HOA	Pass										
47	HOA	Pass										
48	HOA	Pass										
49	HOA	Pass										
50	HOA	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										

Zone #1 - 04-28-26 7:32 am CDT



Zone #2 - 04-28-26 7:35 am CDT



Zone #3 - 04-28-26 7:37 am CDT



Zone #4 - 04-28-26 8:10 am CDT



Zone #5 - 04-28-26 8:11 am CDT



Zone #6 - 04-28-26 8:12 am CDT



Zone #7 - 04-28-26 8:14 am CDT



Zone #8 - 04-28-26 8:17 am CDT



Zone #9 - 04-28-26 8:18 am CDT



Zone #10 - 04-28-26 8:19 am CDT



Zone #11 - 04-28-26 8:20 am CDT



Zone #12 - 04-28-26 8:26 am CDT



Zone #14 - 04-28-26 8:25 am CDT



Zone #16 - 04-28-26 8:30 am CDT



Zone #17 - 04-28-26 8:32 am CDT



Zone #18 - 04-28-26 8:34 am CDT



Zone #21 - 04-28-26 8:39 am CDT



Zone #22 - 04-28-26 8:45 am CDT



Zone #23 - 04-28-26 8:44 am CDT



Zone #24 - 04-28-26 8:46 am CDT



Zone #25 - 04-28-26 8:48 am CDT



Zone #26 - 04-28-26 8:48 am CDT



Zone #27 - 04-28-26 8:51 am CDT



Zone #28 - 04-28-26 8:52 am CDT



Zone #29 - 04-28-26 8:53 am CDT



Zone #30 - 04-28-26 8:54 am CDT



Zone #31 - 04-28-26 8:56 am CDT



Zone #33 - 04-28-26 8:58 am CDT



Zone #34 - 04-28-26 9:00 am CDT



Zone #35 - 04-28-26 9:02 am CDT



Zone #37 - 04-28-26 9:14 am CDT





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APRIL 2026

Date: Apr 27, 2026 9:56 am
 Inspector: Tah'ree Williams

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 Apr 27, 2026	
Program A	Wed
Program B	
Program C	
Program D	

	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										
5	B-Madison Street	Pass										
6	D-Timer bed	Pass										
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										

Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

IRRIGATION PROPOSAL
for
COPPERSPRING CDD

Water Truck Services

Attention: Sunita Brijmohan

April 21, 2026

Target Area:

- Areas are experiencing dryness during the irrigation audit. Supplemental watering will be provided to support and revive stressed plant material and turf.

Scope of Work:

- Provide 8 hours of watering service per day using a 2,000-gallon water truck at a rate of \$250.00 per hour.
- Labor and fuel included

Cost Per Day: \$2,000.00 (*plus water fees*)

- If the district cannot supply water, then the water will need to be metered.

Tamaria Swartzbeck

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

Tab 4



UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 9th, 2026 @ 11AM

District Manager's Report

May 12

2026

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<u>FINANCIAL SUMMARY</u>		<u>3/31/2026</u>
General Fund Cash & Investment Balance:		\$524,097
Reserve Fund Cash & Investment Balance:		\$61,795
Debt Service Fund Investment Balance:		\$836,958
Total Cash and Investment Balances:		\$1,422,850
General Fund Expense Variance:	\$43,833	Under Budget

Tab 5



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

APR 20 2026
BY: [Signature]

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Sean Craft
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Sean Craft:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

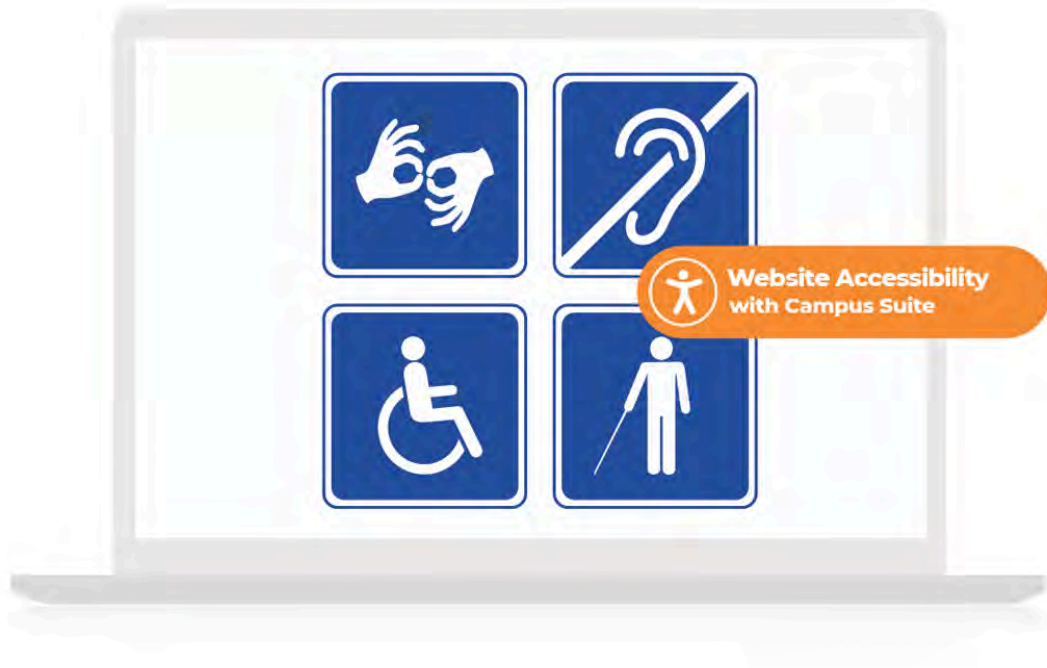
- Copperspring Community Development District 713
- Mithcell Ranch Community Development District 913
- Talavera Community Development District 1,459
- The Verandahs Community Development District 1,000
- Wiregrass Community Development District 2,445
- Wiregrass II Community Development District 1,099

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 6



Quarterly Compliance Audit Report

Copperspring

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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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**

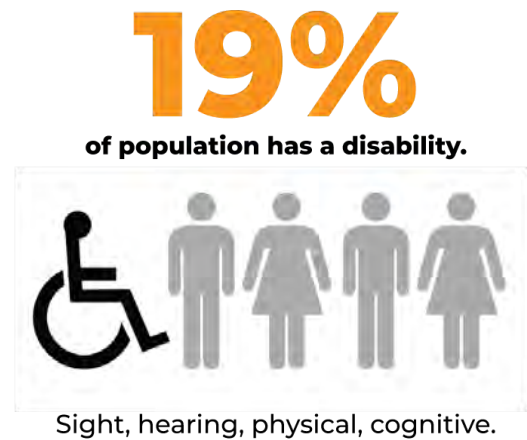
Compliance Criteria

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
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	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 7

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED POLICY REGARDING DISTRICT PROPERTY PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Copperspring Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida;

WHEREAS, the District owns and maintains certain District-owned roads, parking spaces/lots, and common areas throughout its boundaries (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads and other District-owned property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Pasco County, Florida, to tow unauthorized vehicles from District Property;

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Property Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of District Parking and Towing Policies**. The Board hereby adopts the District Parking and Towing Policy attached hereto as **Exhibit A**.
3. **Authorizing the Engagement of an Approved Towing Operator**.
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the District Parking and Towing Policy.

- b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).
- 4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions, or any portion or content included therein in conflict with this resolution.
- 5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 12th day of May, 2026.

Attest:

**Copperspring
Community Development District**

Name: _____
Title: Assistant Secretary

Name: Tamara Swartzbeck
Title: Chair of the Board of Supervisors

Exhibit A

Copperspring Community Development District

District Property Parking Policies and Towing Policies

The Copperspring Community Development District (“**District**”) has adopted the following policies (“**Policies**”) regarding the parking and towing of Vehicles and/or Vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District-owned roads, parking spaces/lots, and/or common areas throughout the District boundary (“**District Property**”).

The term District Property includes all District-owned roads, parking spaces/lots, and/or common areas located within the District’s boundary. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There shall be no parking of Vessels on any District Property at any time.
2. No automobiles, motorcycles, trailers, recreational vehicles, or vehicles of any kind or nature (“**Vehicles**”), except District, State, and/or County vehicles, may be parked from 11:00 p.m. until 5:00 a.m. at the mail kiosk parking area or the District property located at the corner of Copperspring Boulevard and Moog Road within the boundaries of the District (Parcel Identification Number 21-26-16-0160-0P300-0000).
 - a. On certain dates throughout the year, Towing for this Parcel will be suspended. A yearly list of these dates will be on file with the District Manager as well as the Towing Operator.
3. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land at the North end of Hanover Drive (Parcel Identification Numbers 21-26-16-0170-0B500-000 and 21-26-16-0170-0B500-0000).
4. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land at the East end of the school located off Madison Street (Parcel Identification Number 21-26-16-0170-0B800-0000).
5. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land across Hanover Drive from the above Section 4 Parcel which continues North and East onto the South side of Spider Lily Way (Parcel Identification Number 21-26-16-0170-0P400-0000).
6. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the open land positioned East of River Otter Lane and surrounded by Emerald Spring Loop (Parcel Identification Number 21-26-16-0160-0P100-0000).
7. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the

common area located at the Eastern end of Water Hemlock Way along Gainer Springs Avenue in between Emeral Spring Loop and Mineral Springs Road (Parcel Identification Number 21-26-16-0160-0B300-0000).

8. No Vehicles, except District, State, and/or County vehicles, may be parked at any time on the common area located at the Eastern end of Soaring Osprey Way along Golden Shiner Lane in between Apple Snail Avenue and Spring Crayfish Avenue (Parcel Identification Number 21-26-16-0180-0B700-0000).
9. There shall be no parking of vehicles in District-owned parking lots/spaces except during permitted hours in accordance with this Policy.
 - a. Vehicles must not be parked in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. Unless authorized in writing, by the District, only vehicles that can fit in a standard parking space are permitted to park in District-owned Parking Spaces. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted at any time.
10. There shall be no parking of vehicles on District-owned roads or on District-owned common areas at any time.
11. The District does not provide any security or monitoring for the District Property and assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property and/or to such vehicles.
- 12. No overnight (between 11:00 pm and 5:00 am) parking is permitted.**
13. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
14. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Property in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District Roads.

4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District parking areas in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. take a picture evidencing the failure to move the vehicle or vessel;
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian;
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.
6. Vehicles and/or Vessels in violation of the Parking Policies will be towed at the owner's expense.

These policies were adopted by Resolution No. 2026-06 on May 12, 2026.

Tab 8



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

April 16, 2026

To Board of Supervisors
Copperspring Community Development District
3434 Colwell Ave, Suite 200
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Copperspring Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Copperspring Community Development District as of and for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed \$3,700, \$3,800, \$3,900 and \$4,000 respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. Any changes to the fees specified in this paragraph will be mutually agreed upon by Grau & Associates and the District.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Grau & Associates acknowledges that the designated public records custodian for the District is Sean Craft ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, INFO@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Copperspring Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Copperspring Community Development District.

By: Tamara Swartzbeck

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

Tab 9



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Copperspring Community Development District

Copperspringcdd.org

**Proposed Budget for
Fiscal Year 2026/2027**

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Proposed Budget
Copperspring Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
61	Landscape & Irrigation Maintenance	\$ 68,563	\$ 137,126	\$ 140,000	\$ 2,874	\$ 143,550	\$ 3,550
62	Landscape - Annuals	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,650	\$ (850)
63	Landscape - Mulch	\$ 12,000	\$ 24,000	\$ 30,000	\$ 6,000	\$ 30,000	\$ -
64	Landscape Inspection Services	\$ 5,100	\$ 10,200	\$ 9,000	\$ (1,200)	\$ 11,400	\$ 2,400
65	Landscape Replacement Plants, Shrubs, Trees	\$ 3,637	\$ 7,274	\$ 10,000	\$ 2,726	\$ 10,000	\$ -
66	Property Insurance	\$ 12,869	\$ 12,869	\$ 14,323	\$ 1,454	\$ 12,226	\$ (2,097)
67	Common Area Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
68	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
69	Street Sign Repair & Replacement	\$ 225	\$ 450	\$ 1,500	\$ 1,050	\$ 1,500	\$ -
70	Parks & Recreation						
71	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 15,500	\$ 9,500
72	Contingency						
73	Miscellaneous Contingency	\$ 6,605	\$ 13,210	\$ 32,275	\$ 19,065	\$ 13,902	\$ (18,373)
74							
75	Field Operations Subtotal	\$ 163,464	\$ 310,233	\$ 354,120	\$ 43,887	\$ 354,937	\$ 817
76							
77	TOTAL EXPENDITURES	\$ 225,242	\$ 416,116	\$ 496,115	\$ 79,999	\$ 496,115	\$ -
78							
79	EXCESS OF REVENUES OVER EXPENDITURES	\$ 274,156	\$ 83,282	\$ -	\$ 83,282	\$ -	\$ -
80							

Contracted Rate as of Jan. '27: \$133,350 + \$10,200 for Section #12
Contracted Rate w/Red Tree: \$412.50/per rotation
Contracted Rate w/Red Tree
Increase in costs for FY 26/27
Egis Estimate
New for FY 26/27
Anticipated project installing paved walkway to kayak launch site
Road/Pavillion/Deck Repairs/Unanticipated Expenses

Copperspring Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$491,009.83	\$491,009.83
TOTAL REVENUES	\$491,009.83	\$491,009.83
EXPENDITURES		
Administrative		
Debt Service Obligation	\$491,009.83	\$491,009.83
Administrative Subtotal	\$491,009.83	\$491,009.83
TOTAL EXPENDITURES	\$491,009.83	\$491,009.83
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS:

\$521,906.71

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County are a total 6% of Tax Roll.

Budgeted net of tax roll assessments. See Assessment Table.

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$516,115.00	2025/2026 O&M Budget:	\$516,115.00
Collection Costs:	2%	\$10,981.17	2026/2027 O&M Budget:	\$516,115.00
Early Payment Discounts:	4%	\$21,962.34		
2026/2027 Total:		\$549,058.51	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 45'	Series 2019 Debt Service	\$1,195.51	\$1,195.51	\$0.00	0.00%
	Operations/Maintenance	\$1,258.73	\$1,258.73	\$0.00	0.00%
	Total	\$2,454.24	\$2,454.24	\$0.00	0.00%
Single Family 55'	Series 2019 Debt Service	\$1,461.18	\$1,461.18	\$0.00	0.00%
	Operations/Maintenance	\$1,535.65	\$1,535.65	\$0.00	0.00%
	Total	\$2,996.83	\$2,996.83	\$0.00	0.00%

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$516,115.00
COLLECTION COSTS @	2.0%	\$10,981.17
EARLY PAYMENT DISCOUNT @	4.0%	\$21,962.34
TOTAL O&M ASSESSMENT		<u><u>\$549,058.51</u></u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾
Single Family 45'	241	241
Single Family 55'	160	160
Total Community	<u><u>401</u></u>	<u><u>401</u></u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	241.00	55.25%	\$303,354.20
1.22	195.20	44.75%	\$245,704.31
	<u><u>436.20</u></u>	<u><u>100.00%</u></u>	<u><u>\$549,058.51</u></u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,258.73	\$1,195.51	\$2,454.24
\$1,535.65	\$1,461.18	\$2,996.83

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%): (\$32,943.51)

Net Revenue to be Collected: \$516,115.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



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Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



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EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance/Dry Pond Mowing: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Wall and Fence Maintenance: The District will incur expenditures to maintain the wall and the fencing.

Entry Maintenance: The District will incur expenditures to maintain the entry monuments.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Mulch: Expenditures related to mulch replacement.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 10

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Copperspring Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday July 14, 2026, at 11:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, FL 33558.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 12, 2026.

Attest:

**Copperspring Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: Tamaria Swartzbeck
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 11

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING 1 MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Copperspring Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on March 26, 2019, by Ordinance No. 19-11 of the Pasco County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board **Seat 4** is set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 1 member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 1 member of the Board, to Board **Seat 4** will be held on Tuesday, November 12, 2026, at 11:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 12, 2026.

Attest:

Copperspring Community Development District

Print Name: _____
Secretary/ Assistant Secretary

Print Name: Tamaria Swartzbeck
Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Copperspring Community Development District**

Notice is hereby given to the public and all landowners within the Copperspring Community Development District (the "**District**"), comprised of approximately 168.1 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 10, 2026
Time: 11:00 a.m.
Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33588

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Sean Craft, District Manager
Run Date(s): October _____ and _____, 2026

**Instructions Relating to Landowners' Meeting
of the Copperspring Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 10, 2026
Time: 11:00 a.m.
Location: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33588

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Copperspring Community Development District Landowners' Meeting – November 10, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Copperspring Community Development District to be held at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33588, on November 10, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner _____
Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Copperspring Community Development District Landowners' Meeting – November 10, 2026 (Election of 1 Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the _____ Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 4	_____	_____

Date: _____ Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Copperspring Community Development District

Landowners' Meeting – November 10, 2026

(Election of 1 Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Copperspring Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 4	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 12

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, April 14, 2026, at 11:18 a.m.** at the Hilton Garden Inn, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Tamara Swartzbeck	Board Supervisor, Chairman
Christina Cruz	Board Supervisor, Vice-Chairman
Trevor Singh	Board Supervisor, Assistant Secretary
Uberti Macias	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

Audience	Present
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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 comments from the audience present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Inspection Services Report

Ms. Brodeen reviewed her report with the Board.

i. Consideration of Proposal to Straighten Tree

113 Mr. Craft stated that there were no other matters to come before the Board of
114 Supervisors at this time.
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On a Motion by Mr. Swartzbeck, seconded by Mr. Macias, with all in favor, the Board of Supervisors adjourned the meeting at 12:16 p.m. for the Copperspring Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 13

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 audit committee meeting of Copperspring Community Development District was held on **Tuesday, April 14, 2026, at 11:06 a.m.** at the Hilton Garden Inn, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Trevor Singh	Audit Committee Member
Christina Cruz	Audit Committee Member
Tamaria Swartzbeck	Audit Committee Member
Uberty Macias	Audit Committee Member

Also Present were:

Sean Craft	District Manager, Rizzetta & Company
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Kathryn Hopkinson	District Counsel, Straley Robin Vericker

Audience	Present
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FIRST ORDER OF BUSINESS **Call to Order**

The Audit Committee Meeting was called to order and Mr. Craft conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS **Ranking of Auditing Proposals**

The Audit Committee members considered the audit services proposals from Berger Toombs, Elam, Gaines & Frank, Grau & Associates, DiBartolomeo, McBee, Hartley & Barnes and McIntosh CPA. The Audit Committee Members scored the proposals according to the weighted criteria.

Grau & Associates received the highest total score of 243 points and was ranked as number One (1) proposer. DiBartolomeo, McBee, Hartley & Barnes was ranked number Two (2) with 140 points. Berger, Toombs, Elam, Gaines & Frank was ranked number Three (3) with 132 points and McIntosh CPA was ranked number Four (4) with 129 points.

On a Motion by Mr. Macias, seconded by Mr. Swartzbeck, with all in favor, the Audit Committee unanimously recommended that Grau & Associates to the Copperspring CDD Board of Supervisors as the highest ranked proposer for auditing services.

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THIRD ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Swartzbeck, seconded by Mr. Macias, with all in favor, the Audit Committee adjourned the meeting at 11:17 a.m. for the Copperspring Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 14

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 March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$42,226.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christina M Cruz	100663	CC03102026	Board of Supervisors Meeting 03/10/2026	\$ 200.00
Duke Energy	20260304-1	9100 8753 4531-021026	3980 Copperspring BLVD 01/26	\$ 30.80
Duke Energy	20260309-1	9100 8753 4713	000 Copperspring Blvd Lights 02/26	\$ 591.70
Duke Energy	20260311-1	9100 8753 4911-021626	6575 Moog Road Mailbox 01/26	\$ 30.80
Duke Energy	20260323-1	9100 8756 3073-022626	6258 Spider Lily Way 02/26	\$ 30.80
Duke Energy	20260326-1	9100 8756 3263-030426	000 States Road 54 Lite 02/26	\$ 839.14
Duke Energy	20260304-1	9100 9446 4850-020926	00 Copperspring Blvd Lite PH 3 01/26	\$ 228.45
Duke Energy	20260304-1	9100 9446 7027-021126	6019 Soaring Osprey Way 01/26	\$ 21.98
Element Environmental, LLC	100667	1309	Storm/Sewer System Maintenance 03/26	\$ 25,260.00
Grau & Associates, P.A.	100661	28760	Audit Services FYE 09/30/25	\$ 3,900.00
Pasco County Property Appraiser	100660	26058	Non-Ad Valorem Annual Fees 03/26	\$ 150.00
Pasco County Utilities	20260325-1	24101508	3950 River Otter Lane 01/26	\$ 43.43
Pasco County Utilities	20260325-1	24101509	6557 Water Hemlock Way 01/26	\$ 34.34
Pasco County Utilities	20260325-1	24101511	3707 Copperspring BLVD 01/26	\$ 70.70

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260325-1	24101656	6258 Spider Lily Way 01/26	\$ 64.64
Pasco County Utilities	20260325-1	24101869	3980 Soaring Osprey Way 01/26	\$ 202.00
Pinnacle Holdings - XIV, LLC	100671	031826 Pinnacle	4/14/2026 BOS Meeting	\$ 203.33
RedTree Landscape Systems, LLC	100662	33426	Irrigation repairs 03/26	\$ 33.00
RedTree Landscape Systems, LLC	100668	33583	Irrigation repairs 03/26	\$ 202.44
RedTree Landscape Systems, LLC	100669	33609	Irrigation repairs 03/26	\$ 130.00
Rizzetta & Company, Inc.	100659	INV0000107443	Accounting Services 03/26	\$ 5,987.33
Straley Robin Vericker	100672	27609	Legal Services 11/25	\$ 2,600.00
Straley Robin Vericker	100666	27991	Legal Services 02/26	\$ 910.00
Tamaria A Swartzbeck	100664	TS031026	Board of Supervisors Meeting 03/10/2026	\$ 200.00
The Observer Group, Inc.	100670	26-00669P	Legal Advertising 03/26	\$ 61.25
Trevor Singh	100665	TS031026	Board of Supervisors Meeting 03/10/2026	\$ <u>200.00</u>
Report Total				\$ <u>42,226.13</u>