



Rizzetta & Company

Copperstone Community Development District

Board of Supervisors' Regular Meeting August 5, 2025

**District Office:
2700 Falkenburg Rd. S, Suite 2745
Riverview, Florida 33578
813-533-2950**

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA Copperstone

Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219

Board of Supervisors	Tom Fretz Michael Fondario Adam Bailey Cory Richter Gerard Litrenta	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Attorney	Marisa Powers	Blalock Walters
District Engineer	Kyle L. Thornton, PE	Halff Associates, Inc.

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)-533-2950. 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.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.copperstonecdd.org

**Board of Supervisors
Copperstone Community
Development District**

August 1, 2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, August 5, 2025, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Aquatic Maintenance
 1. Presentation of Waterway Inspection Report Tab 1
 - B.** District Engineer
 - C.** District Counsel
 - D.** District Manager
 1. Review of SharePoint / Action Items..... USC
 2. Consideration of 2024-2025 Goals & Objectives Report
- 4. BUSINESS ITEMS**
 - A.** Ratification of Timber Intentions Proposal #116(D).....Tab 2
 - B.** Public Hearing on Fiscal Year 2025-2026 Final Budget
 1. Consideration of Resolution 2024-04; Adopting Fiscal Year 2025-2026 Final Budget.....Tab 3
 - C.** Public Hearing on Fiscal Year 2025-2026 Assessments
 1. Consideration of Resolution 2025-05; Levying O&M Assessments for Fiscal Year 2025-2026.....Tab 4
 - D.** Consideration of Resolution 2025-06; Setting the Meeting Schedule for Fiscal Year 2025-2026.....Tab 5
 - E.** Acceptance of the Second Quarter Website Audit.....Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisor's Meeting Held on July 1, 2025..... Tab 7
 - B.** Consideration of Operations and Maintenance Expenditures for June 2025..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Stephanie DeLuna
District Manager

Tab 1



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

7/22/2025

Prepared for:

Copperstone
Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Minor amounts of algae and Alligator weed were observed on Pond 1. This regrowth is a normal amount to be expected. The native Gulf Spike Rush is robust and thriving. No other issues were observed.



Pond 2

Comments:

Site Looks Good

The Hydrilla treatments have shown great results. Only a few trace amount of decomposed hydrilla remains. Pond 2 looks great and no issues were observed.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

A minor amount of algae and Torpedograss were observed on pond 3. These will be targeted for treatment on the next visit. No other issues were observed. The native vegetation on this pond looks great and is healthy.



Pond 4

Comments:

Normal Growth Observed

A minor growth of Torpedograss, Alligator weed, and Algae were observed on pond 4. These will be targeted on the upcoming visits.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Pond 5 looks great overall. Only a small patch of Torpedograss was observed around some of the native vegetation. This will be targeted on the upcoming visits. No other issues were observed with shoreline weeds, algae, or submersed weeds.



Dry Retention Area 6

Comments:

Treatment In Progress

Signs of previous treatment were observed on this site. A minor amount of Torpedograss, algae, and Sesbania new growth was observed. Treatments will continue to target these new growths. No other issues were observed.



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Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

New algae and Torpedograss growth was observed. These will be targeted for treatment. No other issues were observed on this dry retention area.



Pond 8

Comments:

Site Looks Good

Pond 8 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously algae treatments have reduced the minimal algae that was previously there.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Only a few shoreline weeds were observed. This new growth was very minimal and will be targeted for treatment. No issues were observed with algae or submersed weeds.



Pond 10

Comments:

Normal Growth Observed

A minor amount of algae was observed on pond 10. This new growth was minimal and will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 looks great. No issues were observed with algae, shoreline weeds, or submersed weeds.



Pond 12

Comments:

Site Looks Good

Pond 12 looks good. Previously treated Planktonic algae is no longer present. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 looks good overall. A minor amount of shoreline weeds including, Torpedograss, Primrose, and Alligator weed were observed. This new minimal growth will be targeted for treatment during the upcoming visits.



Pond 14

Comments:

Normal Growth Observed

A minor amount of algae and Duckweed new growth was observed around the shoreline perimeter. This new growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Pond 15 looks great. The native vegetation is healthy and no issues were observed with algae, submersed weeds, or shoreline weeds.



Dry Retention Area 16

Comments:

Site Looks Good

This dry retention site looks great. No issues were observed and there is nothing new to report.



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Site Assessments

Pond 17

Comments:

Site Looks Good

Pond 17 looks good overall. A minor amount of shoreline weeds were observed. These will be targeted for treatment. No other issues were observed with algae or submersed weeds.



Pond 18

Comments:

Site Looks Good

The ditch looks great. No vegetation growth was observed. Water can flow freely as needed.



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Site Assessments

Pond 19

Comments:

Requires Attention

Pond 19's algae growth has increased again. This new growth will be targeted for treatment. Alternative methods for addressing the underlying issues with this pond may need to happen to improve this ponds condition. No other issues were observed.



Pond 20

Comments:

Site Looks Good

Pond 20 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 21

Comments:

Site Looks Good

A minimal amount of Pennywort was observed around a few of the native plant species. These will be targeted for treatment. No other issues with algae or submersed weeds were observed.



Pond 22

Comments:

Site Looks Good

A minimal amount of new shoreline weed growth was observed. Previous treatments for shoreline weeds have shown positive results. No issues were observed with algae or submersed weeds.



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Site Assessments

Pond 23

Comments:

Normal Growth Observed

A minor amount of Alligator weed, Water Lettuce, and Pennywort were observed on pond 23. This new growth is minimal and will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds.



Pond 24

Comments:

Normal Growth Observed

Pennywort was observed growing around some of the native vegetation. This will be targeted for treatment. No issues were observed with other shoreline weeds, algae, or submersed weeds.



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Site Assessments

Pond 25

Comments:

Site Looks Good

Pond 25 looks fantastic. There are minimal to none invasive plants or weeds and the native vegetation is healthy. No issues were seen with algae, submersed weeds, or shoreline weeds.



Littoral Area 26

Comments:

Normal Growth Observed

A minimal amount of new growth of invasive weeds such as Sesbania and Torpedograss was observed in this buffer. The previous treatments in this buffer have shown positive results in the reduction of invasive species in the buffer area.



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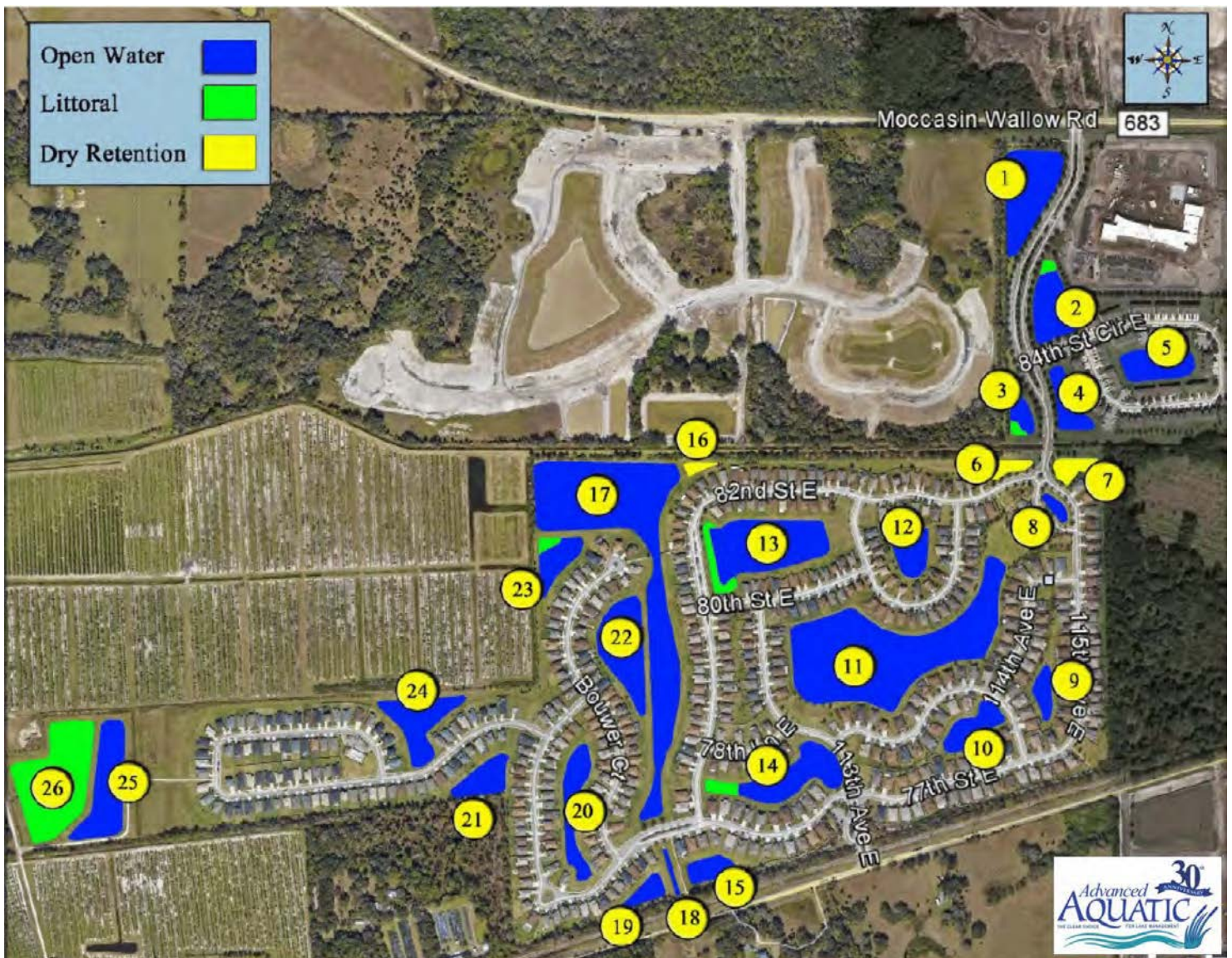
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Map



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Tab 2



12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

PROPOSAL # 116(D)

DATE: Monday, July 7, 2025

PROJECT: COPPERSTONE

TO: Stephanie DeLuna

RE: TIMBER BRIDGE

- REMOVE AND REPLACE (25) 3X8 PEDESTRIAN DECK BOARDS
- REMOVE AND REPLACE (2) #1 PRIME WEAR-DECK 2X6X16' ***NO CHARGE**
- 4" DECK STAINLESS STEEL SCREW FASTENERS
- ALL DECKING TO BE TREATED ACCORDING TO AWPA

All materials, unless otherwise specified, to be CCA treated Southern Yellow Pine (SYP).

Price includes supervision, labor, materials, and equipment necessary for installation.

All old material and hardware removed will be discarded and hauled to approved waste facility.

All site work and access to be provided by client.

Price based on Timber Intentions standard insurance coverages.

Bridge	Quantity	Cost (\$; Per)	Cost (\$; Total)
3X8 PED DECKING	25	\$165.89	\$4,147.25
2X6X16' WEAR-DECK	2	NO CHARGE	
Project Total:			\$4,147.25



12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

Does not include the following:


Any backfilling, finish grading or concrete / asphalt transitions.

Surveying of Bridge locations or elevations.

Locating of any existing or future utilities.

Permitting or any cost, fees, taxes, or other charges as required by state or local agencies, unless otherwise specified.

APPROVAL:

Name	Title	Function	Signature	Date
Mark Winter	President	Submitter		07-07-25
		Approver		

Tab 3

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE 2025/2026 BUDGET PURSUANT TO FLORIDA LAW;
ADDRESSING POSTING REQUIREMENTS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Copperstone Community Development ("District") was established by the Manatee County Commission, Florida; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Copperstone Community Development District (the "Board") the proposed operating budget for the Fiscal Year 2025/2026 ("Proposed Budget"); and

WHEREAS, the Board has considered the Proposed Budget and desires to adopt the budget with amendments, if any, as approved by the Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT:**

1. **BUDGET ADOPTED.** The Budget prepared by the District Manager to provide a budget for the operation, maintenance, and capital improvements of the District for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby adopted with any amendments, if any, as approved by the Board of Supervisors.

2. **POSTING OF THE BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Manager is further directed to post the adopted Budget on the District's website within thirty (30) days after adoption and the adopted Budget shall remain on the website for at least two (2) years. If the District does not have its own website, the District's Manager is directed to transmit the approved budget to the manager or administrator of Manatee County for posting on the County website.

3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2025.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Tab 4

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Copperstone Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Copperstone Community Development District ("**Assessment Roll**") and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibit "A" and the Assessment Roll**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibit "A" and the Assessment Roll**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5th DAY OF August 2025.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Secretary / Assistant Secretary

Exhibit A: Approved Budget
Exhibit B: Assessment Roll

EXHIBIT A



Rizzetta & Company

Copperstone Community Development District

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Approved Proposed Budget for Fiscal Year 2025/2026

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Rizzetta & Company

Approved Proposed Budget Copperstone Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 703,206	\$ 703,206	\$ 696,279	\$ 6,927	\$ 725,149	\$ 28,870
6							
7	Assessment Revenue Subtotal	\$ 703,206	\$ 703,206	\$ 696,279	\$ 6,927	\$ 725,149	\$ 28,870
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 703,206	\$ 703,206	\$ 696,279	\$ 6,927	\$ 725,149	\$ 28,870
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES - ADMINISTRATIVE						
20							
21	Legislative						
22	Supervisor Fees	\$ 7,600	\$ 13,029	\$ 14,000	\$ 971	\$ 14,000	\$ -
23	Financial & Administrative						
24	Accounting Services	\$ 8,347	\$ 14,309	\$ 14,310	\$ 1	\$ 17,310	\$ 3,000
25	Administrative Services	\$ 2,363	\$ 4,051	\$ 4,050	\$ (1)	\$ 4,050	\$ -
26	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
28	Auditing Services	\$ -	\$ 3,185	\$ 3,185	\$ -	\$ 3,185	\$ -
29	Disclosure Report	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
30	District Engineer	\$ 13,799	\$ 33,655	\$ 25,000	\$ (8,655)	\$ 30,000	\$ 5,000
31	District Management	\$ 11,917	\$ 20,429	\$ 20,430	\$ 1	\$ 22,430	\$ 2,000
32	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -
34	Legal Advertising	\$ 256	\$ 439	\$ 1,500	\$ 1,061	\$ 1,000	\$ (500)
35	Miscellaneous Mailings	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -
36	Public Officials Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,850	\$ 150	\$ 4,200	\$ 350
37	Trustees Fees	\$ 5,051	\$ 7,051	\$ 8,100	\$ 1,049	\$ 10,102	\$ 2,002
38	Website Hosting, Maintenance, Backup	\$ 2,237	\$ 3,835	\$ 5,450	\$ 1,615	\$ 5,000	\$ (450)
39	Legal Counsel						
40	District Counsel	\$ 15,060	\$ 35,817	\$ 35,000	\$ (817)	\$ 35,000	\$ -
41	Litigation Services	\$ 30,091	\$ 200,585	\$ 200,000	\$ (585)	\$ 150,000	\$ (50,000)
42							
43	Administrative Subtotal	\$ 106,296	\$ 349,785	\$ 344,450	\$ (5,335)	\$ 305,852	\$ (38,598)
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Electric Utility Services						
48	Utility Services	\$ 4,397	\$ 8,538	\$ 12,650	\$ 4,112	\$ 12,000	\$ (650)
49	Stormwater Control						
50	Aquatic Maintenance	\$ 16,539	\$ 28,353	\$ 28,944	\$ 591	\$ 30,000	\$ 1,056
51	Fountain Service Repairs & Maintenance	\$ 4,920	\$ 18,434	\$ 5,000	\$ (13,434)	\$ 5,000	\$ -
52	Aeration Repairs & Maintenance	\$ 2,489	\$ 4,267	\$ 3,240	\$ (1,027)	\$ 20,000	\$ 16,760
53	Lake/Pond Bank Maintenance	\$ 5,470	\$ 9,377	\$ 5,000	\$ (4,377)	\$ 40,000	\$ 35,000
54	Midge Fly Treatments	\$ 6,365	\$ 10,911	\$ 13,368	\$ 2,457	\$ 15,000	\$ 1,632
55	Other Physical Environment						
56	General Liability Insurance	\$ 4,267	\$ 4,267	\$ 5,380	\$ 1,113	\$ 5,400	\$ 20
57	Irrigation Management Inspections	\$ 4,686	\$ 8,033	\$ 12,295	\$ 4,262	\$ 12,295	\$ -
58	Irrigation Repairs	\$ 719	\$ 1,233	\$ 22,500	\$ 21,267	\$ 22,500	\$ -
59	Landscape - Mulch	\$ 11,475	\$ 19,671	\$ 17,086	\$ (2,585)	\$ 12,000	\$ (5,086)
60	Landscape Maintenance	\$ 75,625	\$ 132,643	\$ 120,701	\$ (11,942)	\$ 120,701	\$ -
61	Landscape Misc. - Pump Inspection	\$ 7,379	\$ 12,650	\$ 4,104	\$ (8,546)	\$ 4,104	\$ -
62	Property Insurance	\$ 7,078	\$ 7,078	\$ 6,066	\$ (1,012)	\$ 8,600	\$ 2,534
63	Tree Trimming Services - Pruning	\$ -	\$ 5,000	\$ 3,197	\$ (1,803)	\$ 3,197	\$ -
64	Road & Street Facilities						
65	Decorative Street Light Maintenance and Repair	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
66	Contingency						
67	Miscellaneous Contingency	\$ 105	\$ 180	\$ 2,000	\$ 1,820	\$ 15,000	\$ 13,000
68	Promissory Note Payment	\$ 89,996	\$ 89,996	\$ 88,798	\$ (1,198)	\$ 92,000	\$ 3,202
69							
70	Field Operations Subtotal	\$ 241,510	\$ 360,631	\$ 351,829	\$ (8,802)	\$ 419,297	\$ 67,468
71							
72	TOTAL EXPENDITURES	\$ 347,806	\$ 710,416	\$ 696,279	\$ (14,137)	\$ 725,149	\$ 28,870
73							
74	EXCESS OF REVENUES OVER EXPENDITURES	\$ 355,400	\$ (7,210)	\$ -	\$ (7,210)	\$ -	\$ -
75							

Approved Proposed Budget
Copperstone Community Development District
Reserve Fund
Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 85,468	\$ 85,468	\$ 85,468	\$ -	\$ 105,000	\$ 19,532
6							
7	Assessment Revenue Subtotal	\$ 85,468	\$ 85,468	\$ 85,468	\$ -	\$ 105,000	\$ 19,532
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 6,836	\$ 11,719	\$ -	\$ 11,719	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 6,836	\$ 11,719	\$ -	\$ 11,719	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 92,304	\$ 97,187	\$ 85,468	\$ 11,719	\$ 105,000	\$ 19,532
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	<i>Contingency</i>						
22	Bridge Repairs	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
23	Capital Reserves	\$ 49,139	\$ 84,238	\$ 40,468	\$ (43,770)	\$ 60,000	\$ 19,532
24							
25	TOTAL EXPENDITURES	\$ 49,139	\$ 84,238	\$ 85,468	\$ 1,230	\$ 105,000	\$ 19,532
26							
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 43,165	\$ 12,949	\$ -	\$ 12,949	\$ -	\$ -
28							

Copperstone Community Development District		
Debt Service		
Fiscal Year 2025/2026		
Chart of Accounts Classification	Series 2019	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$355,423.27	\$355,423.27
TOTAL REVENUES	\$355,423.27	\$355,423.27
EXPENDITURES		
Administrative		
Debt Service Obligation	\$355,423.27	\$355,423.27
Administrative Subtotal	\$355,423.27	\$355,423.27
TOTAL EXPENDITURES	\$355,423.27	\$355,423.27
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$382,175.56

Notes:

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$830,149.00		2024/2025 O&M Budget:	\$781,747.00
Collection Costs:	3%	\$26,779.00		2025/2026 O&M Budget:	\$830,149.00
Early Payment Discounts:	4%	\$35,705.33			
2025/2026 Total:		<div><div>\$892,633.33</div></div>		Total Difference:	<div><div>\$48,402.00</div></div>
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhome 20'	Series 2019 Debt Service	\$244.44	\$244.44	\$0.00	0.00%
	Operations/Maintenance	\$1,351.43	\$1,435.10	\$83.67	6.19%
	Total	\$1,595.87	\$1,679.54	\$83.67	5.24%
Single Family 55'	Series 2019 Debt Service	\$672.20	\$672.20	\$0.00	0.00%
	Operations/Maintenance	\$1,351.43	\$1,435.10	\$83.67	6.19%
	Total	\$2,023.63	\$2,107.30	\$83.67	4.13%
Single Family 65'	Series 2019 Debt Service	\$794.41	\$794.41	\$0.00	0.00%
	Operations/Maintenance	\$1,351.43	\$1,435.10	\$83.67	6.19%
	Total	\$2,145.84	\$2,229.51	\$83.67	3.90%

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$830,149.00
COLLECTION COSTS @	3%	\$26,779.00
EARLY PAYMENT DISCOUNT @	4%	\$35,705.33
TOTAL O&M ASSESSMENT		\$892,633.33

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR ⁽²⁾	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2019 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Townhome 20'	118	115	1.00	118.00	18.97%	\$169,342.02	\$1,435.10	\$244.44	\$1,679.54
Single Family 55'	368	366	1.00	368.00	59.16%	\$528,117.47	\$1,435.10	\$672.20	\$2,107.30
Single Family 65'	136	136	1.00	136.00	21.86%	\$195,173.85	\$1,435.10	\$794.41	\$2,229.51
Total	622	617		622.00	100.00%	\$892,633.33			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):	(\$62,484.33)
Net Revenue to be Collected:	\$830,149.00

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

⁽²⁾ This assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2025 Manatee 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:

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.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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.

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 the 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

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

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.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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 - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

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

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

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

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

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.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse



Rizzetta & Company

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

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

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



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EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

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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EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 5

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR THE FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Copperstone Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Parrish County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2025.

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 7, 2025

November 4, 2025

December 2, 2025

January 6, 2026

February 3, 2026

March 3, 2026

April 7, 2026

May 5, 2026

June 2, 2026

July 7, 2026

August 4, 2026

September 1, 2026

All meetings will convene at 6:30 and will be held at:

Copperstone Clubhouse
8145 115th Avenue E.
Parrish, Florida 34219

Tab 6



Quarterly Compliance Audit Report

Copperstone

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus 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**

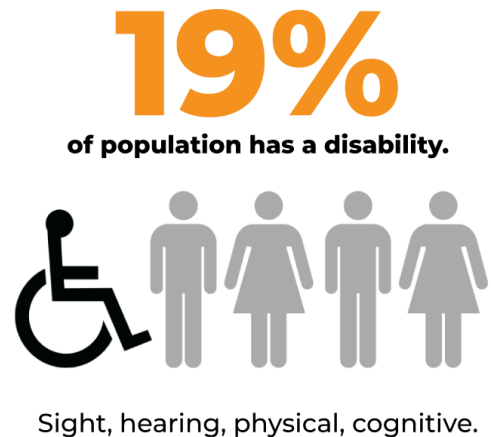
Compliance Criteria

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 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

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 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.

**COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, July 1, 2025, at 6:30 p.m. at Copperstone Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

Tom Fretz	Board Supervisor, Chair
Michael Fondario	Board Supervisor, Vice Chair
Adam Bailey	Board Supervisor, Assistant Secretary
Cory Richter	Board Supervisor, Assistant Secretary
Gerard Litrenta	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Reyna Grundy	District Counsel, Blalock Walters
Kyle Thornton	District Engineer, Halff Associates, Inc. (via phone)
Doug Agnew	Representative, Advanced Aquatics
Jason Jaszczak	Representative, Advanced Aquatics

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

FIRST ORDER OF BUSINESS Call to Order

Mrs. DeLuna called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS Staff Reports**A. Aquatic Maintenance**

1. Presentation of Waterway Inspection Report
Mr. Agnew and Mr. Jaszczak reviewed the grate chain lock inspection. The Board asked for condition definitions on excellent versus ok. Conditions estimate that five may need to be repaired. Mr. Richter inquired how chains become unsecure, so the process was reviewed.
2. Presentation of Quarterly Fountain Report
The Board inquired on surge protection for the District's fountains. Ms. DeLuna

stated the new electrical panel has a surge protector. It was recommended by Advanced Aquatic to have an electrician look at the fountains for protection.

3. Presentation of Aeration Inspection Report
This report was included in the agenda for Board review.

B. District Engineer

1. District Engineer Report

Mr. Thornton was present via phone. There were no updates on the aquatics discussed. Mr. Fretz asked if the storm drains in the road are the responsibility of the CDD, with Mr. Thornton answering that the drain is not but the storm ponds are. A discussion ensued on the responsibilities of the District. Mr. Thornton is to review the blueprints for storm water drains.

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved having Advanced Aquatics provide a proposal to service the road grate inlets, for the Copperstone Community Development District.

C. District Counsel

Ms. Gundry was present. There were no updates.

D. District Manager

The next meeting is scheduled for Tuesday, August 5, 2025, at 6:30 p.m.

1. Review of SharePoint / Action Items

The pool run off item was removed. A discussion ensued on the insurance claim.

FOURTH ORDER OF BUSINESS

Business Items

B. Hurricane Milton Insurance Settlement Discussion

A discussion was had on the insurance claim that was placed after Hurricane Milton. The settlement is reimbursing for all items except erosion. The Board requested the settlement money be deposited to the general fund.

On a Motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved to accept the insurance settlement of Hurricane Milton in the amount of \$29,426.08 and depositing the funds into the general fund, for the Copperstone Community Development District.

THIRD ORDER OF BUSINESS, Continued

Staff Reports

D. District Manager

1. Review of SharePoint / Action Items

Ms. DeLuna asked the EGIS line on the action item list be removed. The Board asked to keep it on the list until the transaction is complete. The midge fly treatment that was completed will be removed from the list.

A discussion ensued on landscaping and the cost share agreement with the HOA.

The remaining items on the action items list were reviewed.

FOURTH ORDER OF BUSINESS, Continued **Business Items**

A. Consideration of Timber Intentions Proposal #116 C

The Board approved this proposal with a not to exceed amount of \$4,600.00.

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the Timber Intentions proposal with a not to exceed amount of \$4,600.00, for the Copperstone Community Development District.

C. Review of Letter to HOA on Insurability of Streetlights

The draft of this letter was in the agenda for Board review.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Board of Supervisor's Meeting Held on June 3, 2025

On a Motion by Mr. Bailey, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the minutes from June 3, 2025, Board of Supervisors meeting, as amended, for the Copperstone Community Development District.

B. Consideration of Operations and Maintenance Expenditures for May 2025

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors ratified the operations and maintenance expenditures for May 2025 (\$36,312.35), for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bailey inquired if a record of meeting attendance replies is kept. Can there be only one reply?

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:35 p.m., for Copperstone Community Development District.

Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 8

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures June 2025 For Board Approval

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

The total items being presented: **\$24,513.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam E Bailey	300062	AB070125	Board of Supervisors Meeting 07/01/25	\$200.00
Advanced Aquatic Services, Inc.	300070	10559128	Monthly Lake & Fountain Maintenance 06/25	\$2,682.00
Ameri Solutions, Inc.	300067	INV030	Pressure Washing 06/25	\$1,500.00
Blalock Walters, P.A.	300068	44351-000-42	Legal Services 05/25	\$1,378.00
Blalock Walters, P.A.	300068	44351-002-30	Legal Services 05/25	\$2,104.00
Cepira Landscape, LLC	300071	TPA5694	Landscape Maintenance 06/25	\$10,939.80
Cory Richter	300063	CR00125	Board of Supervisors Meeting 07/01/25	\$200.00
Gerard Litrenta III	300064	GL070125	Board of Supervisors Meeting 07/01/25	\$200.00
Halff Associates, Inc	300069	10143742	District Engineering Services 05/25	\$700.79
Michael Fondario	300065	MF070125	Board of Supervisors Meeting 07/01/25	\$200.00
Peace River Electric Cooperative, Inc.	20250603	Electric Summary 04/25	Electric Summary 04/25	\$776.05
Rizzetta & Company, Inc.	300061	ACH 155 INV0000099635	District Management Fee 06/25	\$3,432.50
Thomas R Fretz	300066	TF070125	Board of Supervisors Meeting 07/01/25	<u>\$200.00</u>
Total Report				<u>\$ 24,513.14</u>

Copperstone CDD
Community Development District
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

Check Request

Amount: \$200

Description: BOS Meeting 7/1/2025

Date: 6/16/25

Make Payable To: Adam E. Bailey

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

RECEIVED
06/16/25

Directions for Check: Inter Office RV

Manager Approval:



Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

6/1/2025
10559128
\$2,682.00

Bill To
Copperstone CDD c/o Rizzetta and Company, Inc. 2700 S. Falkenburg Road, Suite 2745 Riverview, FL 33578

Due Date
Net 30
7/1/2025

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

2,412.00

RECEIVED
05/21/25

Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly.

270.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,682.00



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

INVOICE

INV030

DATE

Jun 16, 2025

DUE

On Receipt

BALANCE DUE

USD \$1,500.00

BILL TO

Copperstone CDD

3434 Colwell Ave.

Tampa , fl 33610

DESCRIPTION	RATE	QTY	AMOUNT
Pressure wash	\$1,500.00	1	\$1,500.00
Brown drive over bridge sidewalk.			
Blue bridge & sidewalk on both sides of bridge.			

TOTAL

\$1,500.00

Payment Info

BY CHECK

Ameri Solutions Inc.

RECEIVED
06/16/25

BALANCE DUE

USD \$1,500.00

Home repairs

Payment terms 20% deposit upon starting remaining balance due upon completion.

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205
ph: 941.748.0100 fx: 941.745.2093

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Page: 1
May 31, 2025
Account # 44351-000
Invoice # 44351-000-42

ATTN: STEPHANIE DELUNA

GENERAL REPRESENTATION

MJP

For Professional Services Rendered Thru 05/31/2025

				HOURS	
05/01/2025	MJP	Review amended agenda.		0.20	52.00
05/06/2025	MJP	Call with District Manager.		0.30	78.00
	MJP	Attend Board of Supervisors meeting.		3.00	780.00
05/07/2025	MJP	Review communication from District Manager regarding security officer incident.		0.20	52.00
05/09/2025	MJP	Review communications from District Manager regarding summary of board of supervisors meeting and to HOA regarding tree trimming issue.		0.20	52.00
05/12/2025	MJP	Review budget workshop agenda.		0.20	52.00
	MJP	Prepare communication to district manager regarding fiscal year budget.		0.20	52.00
05/15/2025	MJP	Review communication from District Manager regarding 2025-25 fiscal year litigation budget.		0.20	52.00
05/16/2025	MJP	Conference with Attorney Liebert regarding budget for litigation question; follow up communication to District Manager.		0.40	104.00
05/20/2025	MJP	Review tentative agenda.		0.20	52.00
05/27/2025	MJP	Review agenda for June 3rd meeting.		0.20	52.00
TOTAL FOR THE ABOVE SERVICES				5.30	1,378.00
TOTAL CURRENT WORK					1,378.00
PREVIOUS BALANCE					\$1,404.00

RECEIVED
06/04/2025

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
GENERAL REPRESENTATION
MJP

Page: 2
May 31, 2025
Account # 44351-000
Invoice # 44351-000-42

PAYMENTS RECEIVED

05/15/2025	Payment received on account. Thank you!	-1,404.00
	AMOUNT DUE (includes Previous Balance if shown above)	<u>\$1,378.00</u>

If you prefer to receive paperless invoices by email, please complete the information below or email billing@blalockwalters.com.

_____ Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

Please Provide Invoice Number With Payment to:
Blalock Walters P A 802 11th Street West Bradenton, FL 34205
Federal Tax ID # 59-1950976



INVOICE #TPA5694

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

BILL TO

Copperstone CDD
c/o Rizzetta & Company
3434 Colwll Ave
Suite 200
Tampa, FL 33614

RECEIVED
06/24/25

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA5694	06/01/2025	\$10,939.80	Net 15	

DESCRIPTION	PRICE
JUNE BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$10,939.80
BALANCE DUE	\$10,939.80

Copperstone CDD
Community Development District
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

Check Request

Amount: \$200

Description: BOS Meeting 7/1/2025

Date: 6/16/25

Make Payable To: Corey Ritcher

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

RECEIVED
06/16/25

Directions for Check: Inter Office

Manager Approval:



Copperstone CDD
Community Development District
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

Check Request

Amount: \$200

Description: BOS Meeting 7/1/2025

Date: 6/16/25

Make Payable To: Gerard Litrenta III

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

RECEIVED
06/16/25

Directions for Check: Inter Office

Manager Approval:





Copperstone Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Invoice Date: 06/05/2025
Invoice: 10143742
Project: 045847.001

Attention: Stephanie DeLuna, sdeluna@rizzetta.com
Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: April 14 to May 18, 2025

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000200 - Field Services	2,000.00	100.00	2,000.00	2,000.00	0.00
Total Hourly Not To Exceed Services:	2,000.00	100.00	2,000.00	2,000.00	0.00

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	62,946.68	62,245.89	700.79
000300 - Legal Support - CC	0.00	0.00	0.00
000999 - Reimbursable Expenses	648.55	648.55	0.00
Total Hourly Services:	63,595.23	62,894.44	700.79

Remaining Fee: 0.00

Total Earned to Date: 65,595.23
Less Previous Billed: 64,894.44

Amount Due this Invoice: 700.79

Notes from Project Manager:

CDD mtg by phone (5/6), mtg prep and coordination items with DM.

RECEIVED
06/05/2025

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 045847.001 and Invoice 10143742
Contact Sandra Charles at scharles@halff.com with any billing questions.

Halff Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

Stephanie DeLuna
Copperstone Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

June 05, 2025
Project No: 045847.001
Invoice No: 10143742
Invoice Total: \$700.79

045847.001 Copperstone CDD/District Engineering
Professional Services thru May 18, 2025

Phase	000100	District Engineering Services			
Professional Personnel					
			Hours		Amount
Engineer V - Civil			2.00		670.10
Administrative III			.25		30.69
	Totals		2.25		700.79
	Total Labor				700.79
Phase	000200	Field Services			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	2,000.00	2,000.00
Limit					2,000.00
Phase	000300	Legal Support – CC			
Phase	000999	Reimbursable Expenses			
				Total this Invoice	\$700.79

Copperstone CDD
Community Development District
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

Check Request

Amount: \$200

Description: BOSMeeting 7/1/2025

Date: 6/16/25

Make Payable To: Michael Fondario

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

RECEIVED
06/16/25

Directions for Check: Inter Office RV

Manager Approval:



COPPERSTONE CDD
Peace River Electric Cooperative, Inc.
April 2025

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
93668001	05/13/25	06/03/25	\$ 270.94	04/09/25 - 05/09/25	11237 78th Street E Fountain	53100-4301
93668002	05/13/25	06/03/25	\$ 136.58	04/09/25 - 05/09/25	8790 115th Avenue East SL	53100-4307
93668003	05/13/25	06/03/25	\$ 185.27	04/09/25 - 05/09/25	11595 84th St Cir E Fountain	53100-4301
93668004	05/13/25	06/03/25	\$ 71.67	04/09/25 - 05/09/25	7615 113th Ave E	53100-4301
93668005	05/13/25	06/03/25	\$ 111.59	04/09/25 - 05/09/25	8415 115th Ave E Fountain	53100-4301
Total			\$ 776.05			

RECEIVED
06/16/25

*	53100-4301	\$639.47
	53100-4307	\$136.58
		<u>\$776.05</u>



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop

COPPERSTONE COMM DEV DIST

Bill Date 05/13/2025
 Account # 93668001
 Member # 93668

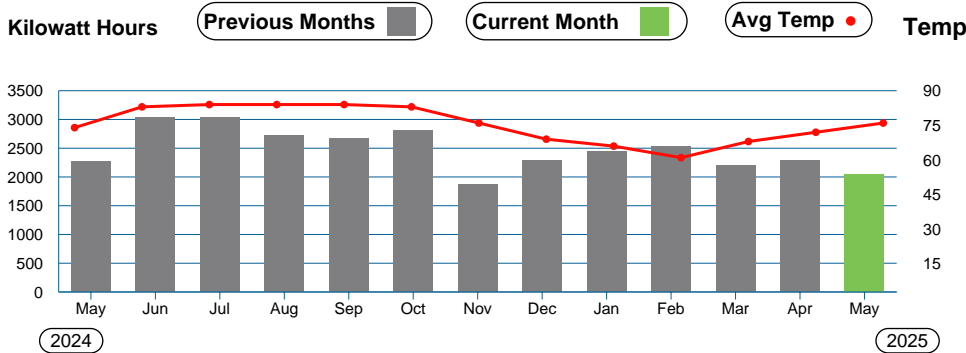
**TOTAL
AMOUNT DUE**

\$270.94

Bank Draft is
scheduled for
06/03/2025

RECEIVED
06.03.25

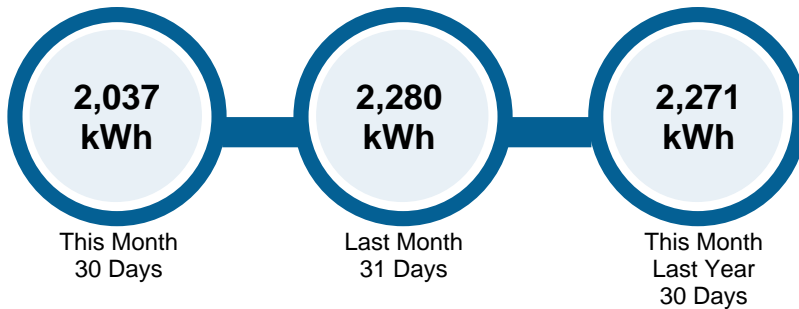
Monthly Energy Use



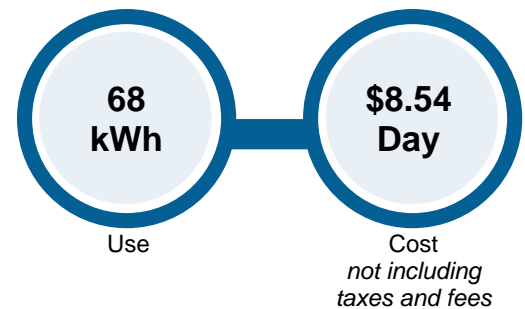
Detailed usage information is available on the SmarHub App or www.precio.coop

Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2024, \$965.36 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$14,062.24.

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668001
 Service Address 11237 78TH ST E

Bank Draft Amount \$270.94
 is scheduled for 06/03/2025

COPPERSTONE COMM DEV DIST
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

4 502

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547

110260093668001000027094000028094051320256

Account
93668001

Service Address
11237 78TH ST E

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31779012	04/09/2025	05/09/2025	387,428	389,465	1.0	2,037	11.268
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102600936680018

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date 05/13/2025
 Account # 93668002
 Member # 93668

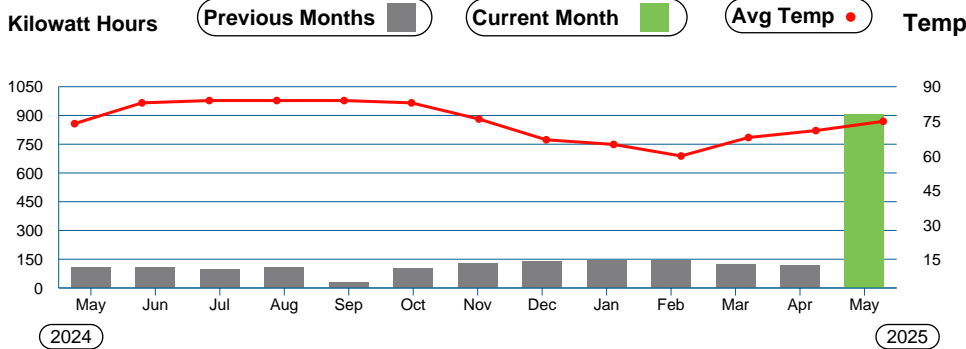
**TOTAL
AMOUNT DUE**

\$136.58

Bank Draft is
scheduled for
06/03/2025

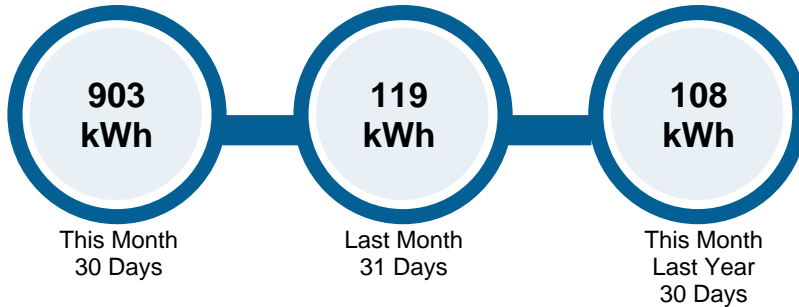
RECEIVED
06.03.25

Monthly Energy Use

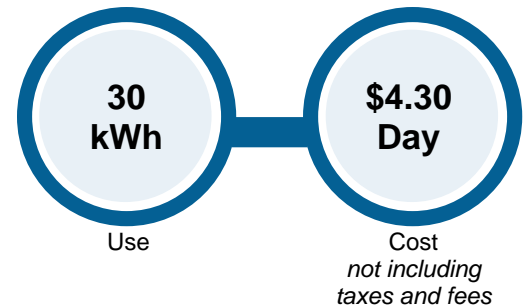


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668002
 Service Address 8790 115TH AVE E

Bank Draft Amount \$136.58
 is scheduled for 06/03/2025

COPPERSTONE COMM DEV DIST
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

4 503

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547

110260093668002000013658000014658051320257

Account
93668002

Service Address
8790 115TH AVE E

Service Description
LIGHTS

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	04/09/2025	05/09/2025	241,739	242,642	1.0	903	4.856
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102600936680026

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date 05/13/2025
 Account # 93668003
 Member # 93668

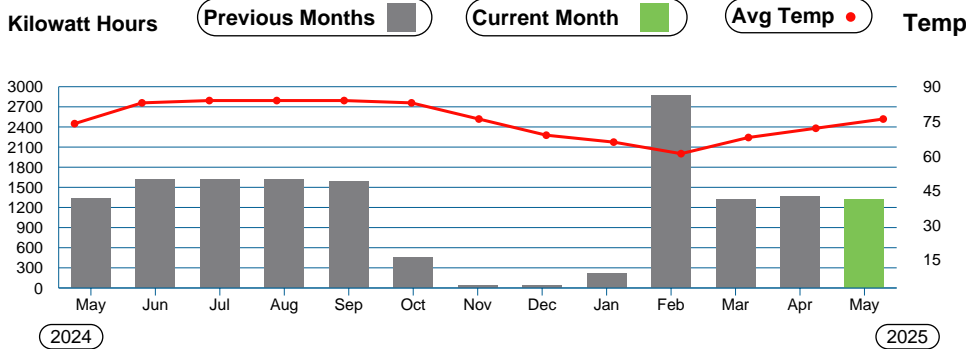
**TOTAL
AMOUNT DUE**

\$185.27

Bank Draft is
scheduled for
06/03/2025

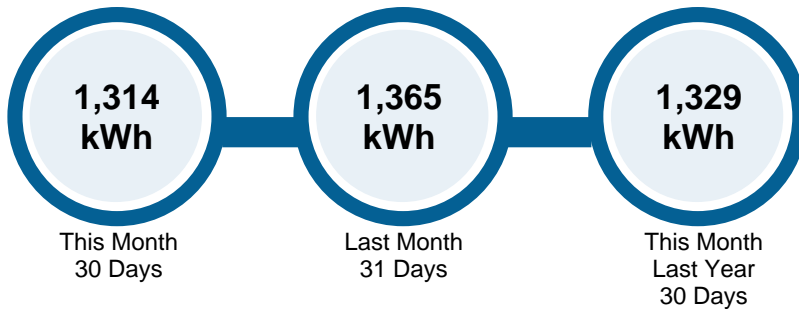
RECEIVED
06.03.25

Monthly Energy Use

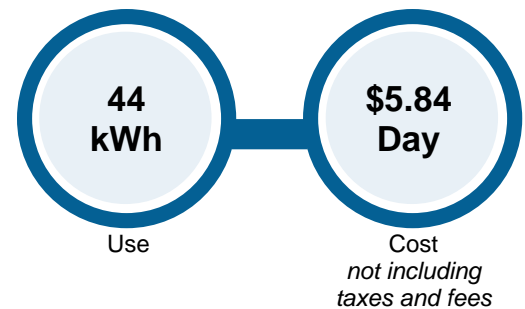


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668003
 Service Address 11595 84TH ST CIR E

Bank Draft Amount \$185.27
 is scheduled for 06/03/2025

COPPERSTONE COMM DEV DIST
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

4 504

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547

110260093668003000018527000019527051320254

Account
93668003

Service Address
11595 84TH ST CIR E

Service Description
FOUNTAIN

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778820	04/09/2025	05/09/2025	242,520	243,834	1.0	1,314	5.502
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102600936680034

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date 05/13/2025
 Account # 93668004
 Member # 93668

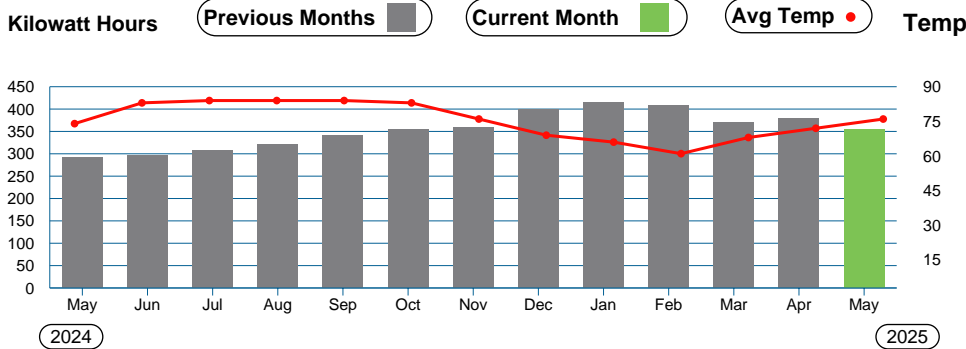
**TOTAL
AMOUNT DUE**

\$71.67

Bank Draft is
scheduled for
06/03/2025

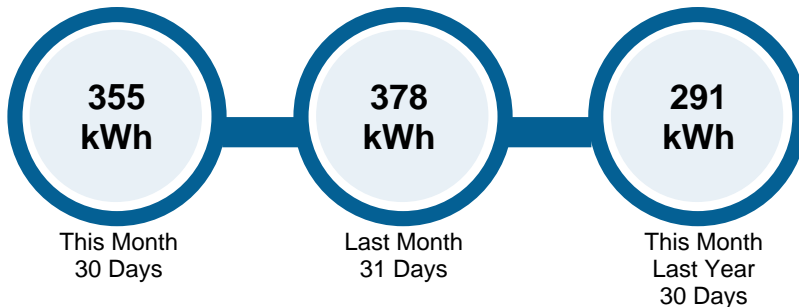
RECEIVED
06.03.25

Monthly Energy Use

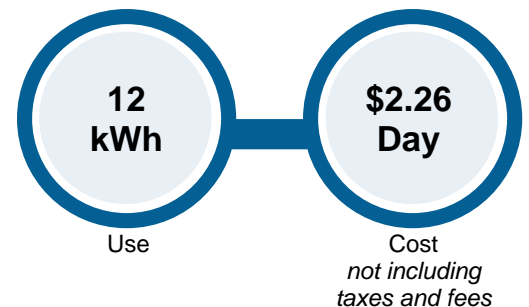


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Monthly Energy Use Comparison



Your Average Daily Use



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**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668004
 Service Address 7615 113TH AVE E

Bank Draft Amount \$71.67
 is scheduled for 06/03/2025

COPPERSTONE COMM DEV DIST
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

4 505

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547

110260093668004000007167000008167051320255

Account
93668004

Service Address
7615 113TH AVE E

Service Description
GATES

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778993	04/09/2025	05/09/2025	77,620	77,975	1.0	355	0.806
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.precio.coop

COPPERSTONE COMM DEV DIST

Bill Date 05/13/2025
 Account # 93668005
 Member # 93668

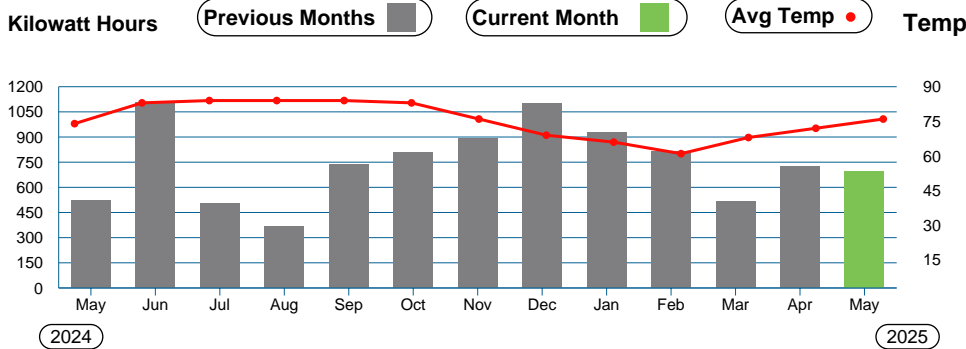
**TOTAL
AMOUNT DUE**

\$111.59

RECEIVED
06.03.25

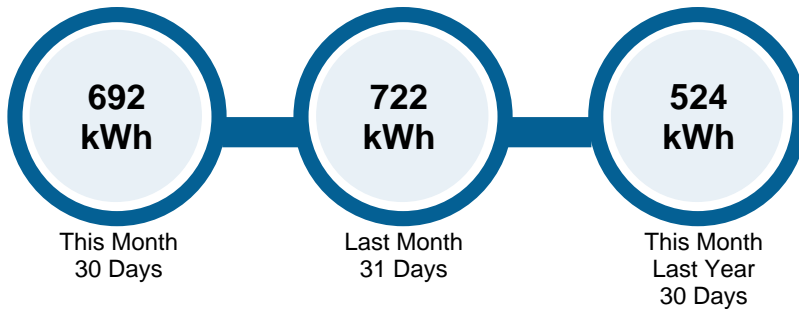
Bank Draft is
scheduled for
06/03/2025

Monthly Energy Use

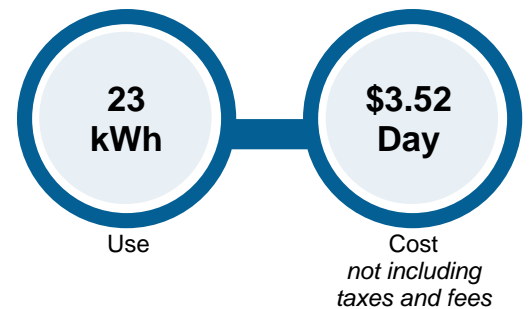


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668005
 Service Address 8415 115TH AVE E

Bank Draft Amount \$111.59
 is scheduled for 06/03/2025

COPPERSTONE COMM DEV DIST
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

4 506

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547

110260093668005000011159000012159051320256

Account
93668005

Service Address
8415 115TH AVE E

Service Description
POOL/PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
16342658	04/09/2025	05/09/2025	329,286	329,978	1.0	692	5.538
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099635

Bill To:

COPPERSTONE CDD (Former Valencia Groves)
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
05/28/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00155

[illegible]

Copperstone CDD
Community Development District
District Office - 3434 Colwell Avenue - Suite 200 - Tampa, Florida 33614

Check Request

Amount: \$200

Description: BOS Meeting 7/1/2025

Date: 6/16/2025

Make Payable To: Tom Fretz

Address: 2700 S. Falkenburg Rd. Suite 2745

City, State & Zip: Riverview, FL 33578

Requested By: Stephanie DeLuna

RECEIVED
06/16/25

Directions for Check: Inter Office RV

Manager Approval: