



Rizzetta & Company

Copperstone Community Development District

Board of Supervisors' Regular Meeting October 7, 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**

October 3, 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, October 7, 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
 2. Presentation of Waterway Management Reports.....Tab 2
 3. Presentation of Quarterly Fountain Maintenance Report....Tab 3
 - B.** District Engineer
 - C.** District Counsel
 - D.** District Manager
 1. Review of SharePoint / Action Items.....USC
- 4. BUSINESS ITEMS**
 - A.** Ratification of 2025-2026 Copperstone CDD Insurance Policy....Tab 4
 - B.** Consideration of Resolution 2026-01, Amending 2024-2025 Budget.....Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisor's Meeting Held on September 2, 2025.....Tab 6
 - B.** Consideration of Operations and Maintenance Expenditures for August 2025.....Tab 7
- 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:
9/19/2025

Prepared for:
Copperstone
Community Development District

Prepared by:
Jacob Adams, Project Manager and Biologist

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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

Pond 1 looks good overall. A very minimal amount of algae was observed in a few spots. This will be targeted for treatment during routine maintenance visits. Shoreline weeds, such as Torpedograss, Alligator weed, and Pennywort were previously treated and positive results were observed. The native aquatic plant species are healthy and robust.



Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Although limited, the native aquatic plant species are healthy and robust. Previous treatments for shoreline weeds have shown positive results.



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Site Assessments

Pond 3

Comments:

Treatment In Progress

Pond 3 looks good overall.

Torpedograss treatments have shown a positive results. A minor amount of Torpedograss remains and will be targeted during the upcoming maintenance visits. No issues were observed with algae or submersed weeds. Native aquatic plant species are healthy and robust.



Pond 4

Comments:

Treatment In Progress

Torpedograss treatments are showing positive results. A follow up treatment will be perform to further reduce remaining Torpedograss. No issues were observed with algae or submersed weeds.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Pond 5 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The native vegetation is robust in small patches around the perimeter.



Dry Retention Area 6

Comments:

Site Looks Good

Positive results were observed from previous treatments. Grasses, shoreline weeds, and emergent weeds were treated previously. No issues were observed during this visit.



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Site Assessments

Dry Retention Area 7

Comments:

Site Looks Good

Positive results were observed from previous treatments. Grasses, shoreline weeds, and emergent weeds were treated previously. No issues were observed during this visit.



Pond 8

Comments:

Normal Growth Observed

Pond 8 looks good overall, with a very minimal amount of algae growth observed in just a few spots around the perimeter. No other issues with submersed weeds or shoreline weeds were observed. The algae will be targeted for treatment during the upcoming visits.

Fountain timer was incorrect, so timer was corrected.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 looks great. Shoreline weeds were previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration system was operational.



Pond 10

Comments:

Site Looks Good

Previous treatments for algae were effective and have shown a reduction in growth. Shoreline weeds were also treated previously and positive results were viewed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration system was operational.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were recently treated and positive results were seen.

Aeration system was operational.



Pond 12

Comments:

Site Looks Good

Pond 12 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were observed.

Aeration still down.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Positive results were seen from previous minor algae treatments and shoreline weed treatments. No issues were observed with algae, submersed weeds, or shoreline weeds. The invasive weed growth around native vegetation was treated and looks great. Aeration system was operational.



Pond 14

Comments:

Treatment In Progress

Duckweed treatments have shown a reduction in its growth and only a very minimal amount remains. This will continue to be targeted to further reduce. A minimal amount of previously treated Hydrilla was observed and was in a state of decomposition. Overall pond 14 looks good and is showing a positive improvement from new growths in previous months



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Site Assessments

Pond 15

Comments:

Site Looks Good

Pond 15 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. A minimal amount of shoreline weeds were previously treated and positive results were viewed.



Dry Retention Area 16

Comments:

Site Looks Good

This site looks great and no issues were observed.



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Site Assessments

Pond 17

Comments:

Normal Growth Observed

Overall this pond looks great. There was a very minimal amount of algae and decaying Alligator weed only located on the southern end. These will be targeted during the upcoming maintenance visits. No other issues were observed.



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:

Site Looks Good

Algae treatments have shown positive results in the reduction of algae growth. No algae was present during this visit. No issues were observed with algae, submersed weeds, or shoreline weeds. We will continue to monitor for new algae growth and target for treatment if new growth is seen.



Pond 20

Comments:

Site Looks Good

Pond 20 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments for shoreline weeds have shown positive results.

Aeration system is operational.



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Site Assessments

Pond 21

Comments:

Site Looks Good

Pond 21 looks good. Torpedograss and Pennywort growths were targeted for treatment and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 22

Comments:

Site Looks Good

A minimal amount of algae and Torpedograss was observed. These were both recently treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

1/2 aeration running.



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Site Assessments

Pond 23

Comments:

Normal Growth Observed

Torpedograss, Primrose, and other shoreline weeds were recently treated and positive results were observed. Water lettuce growth was observed. Treatment for Water Lettuce is scheduled for 9/24. Please allow 7-14days to observe results. No other issues were observed.



Pond 24

Comments:

Site Looks Good

Pond 24 looks great. Torpedograss was recently targeted for treatment around some of the native vegetation and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 25

Comments:

Site Looks Good

Pond 25 looks great. Torpedograss was recently targeted for treatment around some of the native vegetation and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Littoral Area 26

Comments:

Normal Growth Observed

This buffer area was recently treated for Sesbania, Torpedograss, and other invasive weed growth. The invasive growth has been pushed back a few more feet after the most recent treatment.



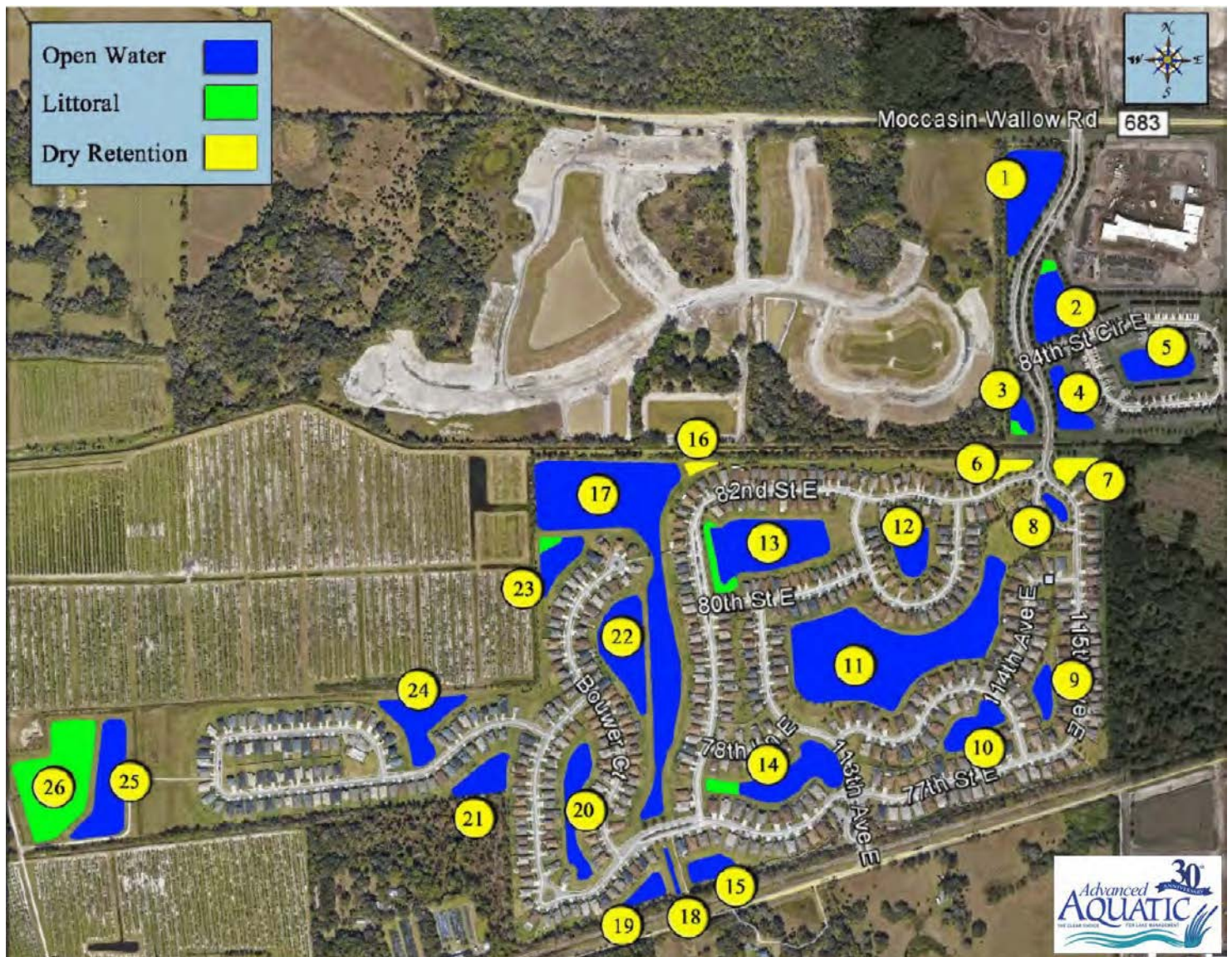
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Map

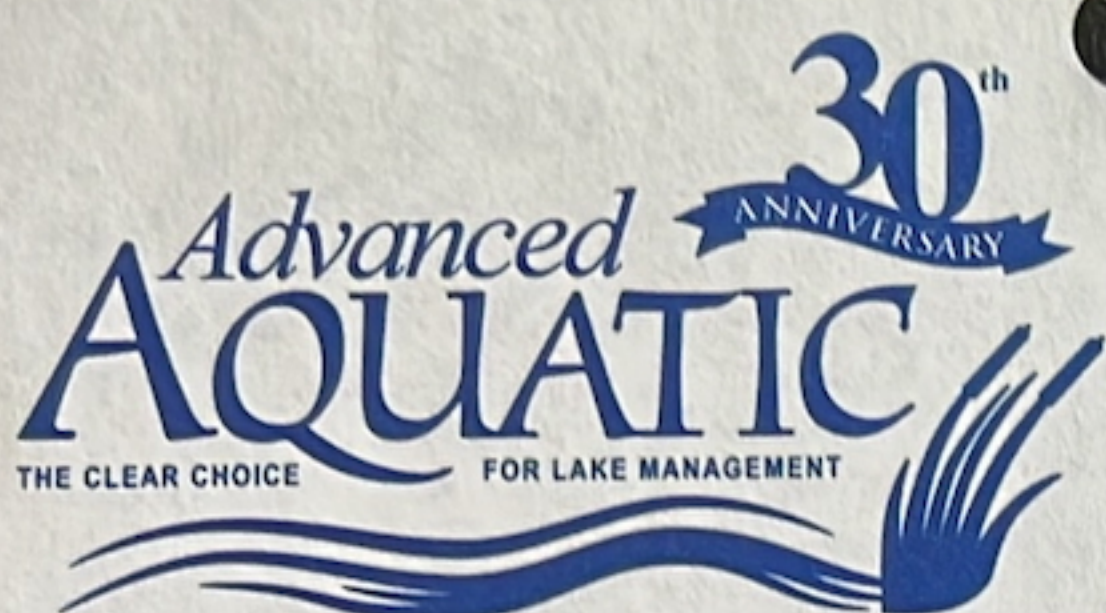


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Tab 2



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CUSTOMER: Coppestone CPD
ACCOUNT #: _____
DATE: 9/3
TECH: B. Martin, John E. Ryan, Jeremy
WEATHER CONDITIONS: Overcast
WATER LEVELS: UP 1-2ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1/2	3/4	5/6	7/8	9/10	11/12	13/14	15/16	17/18	19/20	21	22	23	24	25/26
ALGAE TREATMENT	X	X	X				X	X	X						
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SUBMERSED AQUATICS							X								
FLOATING AQUATICS							X								

SITE OBSERVATIONS: Overall property looks great. Littoral treatment still
results to come. Waterways higher water levels. Great job

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # 1
Lake (s) # 1

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # 1
Lake (s) # 1

FISH/WILDLIFE OBSERVATIONS

SPORT FISH
BIOLOGICAL CONTROL FISH
OTHER WILDLIFE:
REMARKS: _____

- ☒ Largemouth Bass
- ☒ Triploid Grass Carp

- ☒ Bream
- ☐ Mosquitofish

- ☒ Catfish

Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking
Native Planting and Monitoring • Water Quality Analysis



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CUSTOMER: COPPERSTONE CO
ACCOUNT #: 918
DATE: Sept 17, 2025
TECH: John, Ryan
WEATHER CONDITIONS: cldy n warm
WATER LEVELS: Levels Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D. #

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING AQUATICS

26	25	1	2	3	4	5	13	14	18	15	16	21	22	23
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

(# 6, 7, 8, 9, 10, 11, 12) are for grasses

SITE OBSERVATIONS:

Sprayed all lakes for algae + weeds
as needed

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

☒ Largemouth Bass
☐ Triploid Grass Carp

☒ Bream
☐ Mosquitofish

☒ Catfish

Sandhill cranes, Gators, Turtles

Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking
Native Planting and Monitoring • Water Quality Analysis

Tab 3



Quarterly Fountain Maintenance Report

For:

Copperstone

Date:

9/11/2025

Technician(s):

Cody Wylupek, Fountain Tech

FOUNTAIN #1:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Pond 1

5hp, 230v, Single phase, Cascade fountain, Max amps: 29

Fountain cable amperage: Y:20.1A, B: 13.5A, R: 11.9A

Light amperage: 0.64A.

Motor cable leakage- 0.92mA(good).

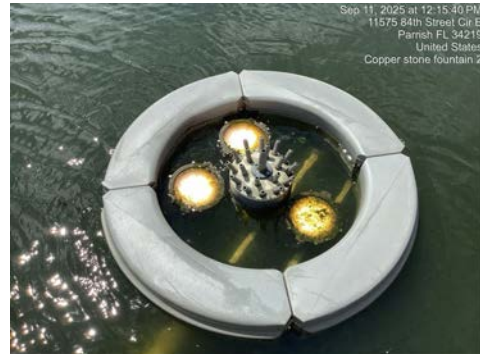
Fountain was cleaned, pressure washed, screen cleaned, lights checked and working, contactors checked, capacitors checked, timers are functional and correct time. Fountain is operational. No issues to report.

FOUNTAIN #2:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Pond 2

5hp, 230v, Single phase, Cascade fountains, max amps: 27.0

Fountains cable amperage: Y:22.3A, B:16.2A, R:11.65A

Light amperage: 0.65A

Motor cable leakage: 0.27mA(very good).

Fountain was cleaned, pressure washed, screen cleaned, lights checked and working, contactors checked, capacitors checked, timers are functional and correct time. Fountain is operational. No issues to report.

FOUNTAIN #3:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Pond 8

1/2Hp, 120v, Airmax fountain.

Fountain was cleaned, pressure washed, screen cleaned, lights checked and working, contactor checked, timers are functional and correct time. Fountain is operational. No issues to report.

Lights were fixed on this visit. The lights had come unplugged and the cable was pulled down into the conduit. Someone fishing may have hooked and pulled it through. Lights were fully operational after this visit was completed.

FOUNTAIN #4:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Pond 14

5hp, 230v, Single Phase, Vertex fountains, max amps: 27.5

Fountains cable amperage: Y:22.7A, B:16.2A, R:12.25A

Light amperage: 0.55A

Motor cable leakage: 0.96mA.

Fountain was cleaned, pressure washed, screen cleaned, lights checked and working, contactors checked, capacitors checked, timers are functional and correct time. Fountain is operational. No issues to report.

Copperstone CDD

Legend

 Copperstone Homeowners Association

 Fountain

 Panel



Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Copperstone Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125609

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$838,657
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$0

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$6,718

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125609

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$6,718
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,523
Public Officials and Employment Practices Liability	\$3,922
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$15,163

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Copperstone Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$838,657	As per schedule attached
☒	Inland Marine	\$0	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Copperstone Community Development District**

Policy No.: 100125609
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
1	Fountain Pumps, Aerator, & Panels		2009	10/01/2025	\$62,013				
	8790 115th Ave E Parrish FL 34219		Fire resistive	10/01/2026			\$62,013		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
2	Street lights		2013	10/01/2025	\$12,403				
	8790 115th Ave E Parrish FL 34219		Electrical equipment	10/01/2026			\$12,403		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
3	Street lights		2013	10/01/2025	\$7,442				
	8790 115th Ave E Parrish FL 34219		Electrical equipment	10/01/2026			\$7,442		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
4	Street lights		2013	10/01/2025	\$14,883				
	8790 115th Ave E Parrish FL 34219		Electrical equipment	10/01/2026			\$14,883		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
5	Street lights		2013	10/01/2025	\$14,883				
	8790 115th Ave E Parrish FL 34219		Electrical equipment	10/01/2026			\$14,883		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
6	Bridge		2008	10/01/2025	\$706,738				
	8790 115th Ave E Parrish FL 34219		Bridges	10/01/2026			\$706,738		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
7	Pedestrian Bridge Wooden		2015	10/01/2025	\$20,295				
	8790 115th Ave E Parrish FL 34219		Bridges	10/01/2026			\$20,295		
			Total:	Building Value \$838,657		Contents Value \$0		Insured Value \$838,657	

Sign: _____

Print Name: _____

Date: _____



Copperstone Community Development District

Policy No.: 100125609
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
Total					\$0	

Sign: _____ Print Name: _____ Date: _____

Tab 5

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AMENDING
THE BUDGET FOR FISCAL YEAR 2024/2025; PROVIDING AN
EFFECTIVE DATE; PROVIDING FOR REPEAL OF RESOLUTIONS IN
CONFLICT.**

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

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors of the Copperstone Community Development District (the “Board”) a proposed operating budget for the Fiscal Year 2024/2025, which was approved by the Board (the “2024/2025 Budget”); and

WHEREAS, it is necessary to amend the 2024/2025 Budget to account for an insurance claim received by the District.

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

1. **Amendment.** The appropriate line item of the 2024/2025 Budget shall be amended as evidenced in the attached **Exhibit A**.
2. **Effective Date.** This Resolution shall take effect immediately upon its passage.
3. **Repeal of Resolutions in Conflict.** All Resolutions and parts of Resolutions in conflict herewith are repealed.

PASSED AND ADOPTED THIS 7TH DAY OF OCTOBER, 2025.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Tab 6

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, September 2, 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

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were audience members present, but no comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

Mr. Jaszczak and Mr. Agnew reviewed the inspection report with the Board. Access to Pond 26 is being blocked by high grass. A discussion ensued on a fish kill in the District. This could have been caused by many different factors. Mr. Agnew educated the Board on oxygen levels.

2. Storm Drain Inspection Proposal

After review of this proposal, the Board agreed to table this item until the next budget.

50
51 **3. Fish Stocking Proposal**

52 After discussion the Board agreed to table this proposal until Spring.

53
54 **B. District Engineer**

55 **1. Discussion of New Development**

56 Mr. Thornton provided input on CDD/HOA responsibility and certification on
57 ponds and reports. Mr. Fretz asked about new development. Mr. Thornton is
58 requested to visit property regarding new development.

59
60 A request will be made to Mr. Thornton for an easement on the townhome
61 roadway to CDD ponds, being it is HOA drainage to CDD ponds.

62 The fire road access was discussed.

63
64
65 **C. District Counsel**

66 Ms. Gundry was present via phone and had no updates.

67
68 **D. District Manager**

69 The next meeting is scheduled for Tuesday, October 7, 2025, at 6:30 p.m. at the
70 Copperstone Clubhouse.

71
72 **1. Review of SharePoint / Action Items**

73 The Board discussed Phoenix Pest Control. The contract is for one year at
74 \$90.00 a quarter, for twice a month visits.

75

On a Motion by Mr. Richter, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved Phoenix Pest on a one year contract at \$90.00 a quarter, for the Copperstone Community Development District.

76
77 **2. Consideration of Goals & Objectives**

78 The goals and objectives were reviewed.

79

On a Motion by Mr. Litrenta, seconded by Mr. Fretz with all in favor, the Board of Supervisors approved the 2024-2025 goals and objectives, for the Copperstone Community Development District.

80
81 **FOURTH ORDER OF BUSINESS**

81 **Business Items**

82
83 **A. Consideration of District Management Services Agreement**

84

On a Motion by Mr. Bailey, seconded by Mr. Richter with all in favor, the Board of Supervisors approved the District Management Services Agreement, for the Copperstone Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Board of Supervisor's Meeting Held on August 5, 2025

On a Motion by Mr. Fondario, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the minutes from the August 5, 2025 Board of Supervisors meeting, as presented, for the Copperstone Community Development District.

B. Consideration of Operations and Maintenance Expenditures for July 2025

On a Motion by Mr. Fretz, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for July 2025 (\$31,881.94), for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bailey requested adding an access road and fence discussion to the action item list. Mr. Thornton will draw a map of the area to update Board members.

Ms. Tran, audience member, asked that a recap of the meeting be sent to the Community via an HOA email. Ms. DeLuna will contact the HOA for information.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bailey, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:53 p.m., for Copperstone Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 7

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,256.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300092	10559963	Monthly Lake & Fountain Maintenance 08/25	\$2,682.00
Blalock Walters, P.A.	300093	44351-000-44	Legal Services 07/25	\$1,716.00
Blalock Walters, P.A.	300093	44351-002-32	Legal Services 07/25	\$310.00
Cepira Landscape, LLC	300098	TPA5877	Landscape Maintenance 08/25	\$10,939.80
DG Morrison, Inc.	300091	SO22860	Signage and Post 04/25	\$1,722.00
DG Morrison, Inc.	300095	SO22860 Deposit	50% Deposit Invoice SO22860 for Signage 07/25	\$986.00
LLS Tax Solutions, Inc.	300094	003844	Arbitrage Services Series 2019 Ending 06/26/25	\$500.00
Peace River Electric Cooperative, Inc.	20250805	Electric Summary 06/25 ACH 155	Electric Summary 06/25	\$780.37
Rizzetta & Company, Inc.	300090	INV0000101177	District Management Fee 08/25	\$3,432.50
Timber Intentions	300096	116 C	Decking Repair 08/25	\$4,147.25
U.S. Bank	300097	7834622	Trustee Fees S2019 07/01/25 - 06/30/26	<u>\$4,040.63</u>
Total Report				<u>\$ 31,256.55</u>

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

8/1/2025
10559963
\$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
8/31/2025

Monthly Lake Maintenance. 2,412.00
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly. 270.00

RECEIVED
07/25/25

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

\$2,682.00



INVOICE #TPA5877

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA5877	08/01/2025	\$10,939.80	Net 15	

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

RECEIVED
08/06/2025

**Contact Information:**

Copperstone CDD, Stephanie Deluna
8145 115th Avenue East
Parrish, 34219

Invoicing Address:

Copperstone CDD, Stephanie Deluna
8145 115th Avenue East
Parrish, 34219
☎ 813-927-4808

Shipping Address:

Copperstone CDD, Stephanie Deluna
8145 115th Avenue East
Parrish, 34219
☎ 813-927-4808

Order # SO22860

Order Date:

04/28/2025

Incoterm:

DAP

Salesperson:

Kevin Flanagan

Image	Description	Quantity	Unit Price	Taxes	Amount
	[HDU Sign] HDU Sign 48" W x 36" H x 1 1/2" HDU Colors: Includes two colors. Additional colors priced per unit	1.000 Unit(s)	890.00		\$ 890.00
	40SPA-DBL (Post Height: 8', Mounting: Double Post, Finial: FN3-4, Post Assembly Color: Black) 4" Square Aluminum Double Post Assembly	1.000 Unit(s)	832.00		\$ 832.00
	[INSTALL] Installation Services Installation	1.000 Unit(s)	0.00	Exempted Tax (Sale)	\$ 0.00

RECEIVED
07/28/2025

Untaxed Amount	\$ 1,722.00
Taxes on \$ 0.00	\$ 0.00
Total	\$ 1,722.00

TERMS AND CONDITIONS: TERMS: This quotation is subject to acceptance within 30 days from the date of the quotation. Arete Industries must approve all changes, deletions or additions to this proposal and any changes therefore will be reflected in the final invoice. Unless otherwise indicated, prices are FOB Odessa, Florida and shipments will be sent once payment is received in full. Unless otherwise indicated, this quotation does not include applicable sales or other taxes, if any. The status of the agreement shall be deemed to Pasco County, Florida and shall be governed by the laws of the State of Florida. If it becomes necessary to institute legal action or use any outside agency to enforce collection of amounts due under this agreement, buyer agrees



Copperstone CDD, Stephanie Deluna
8145 115th Avenue East
Parrish, FL 34219

Deposit Invoice Draft Invoice

Source:
SO22860

Incoterm:
DAP

Description	Quantity	Unit Price	Taxes	Amount
Down Payment	1.000	986.00		\$ 986.00

07/28/25 - Sign - DEPOSIT IS DUE UPON RECEIPT. YOUR ORDER WILL MOVE INTO PRODUCTION ONCE THE DEPOSIT IS PAID.

RECEIVED
08/05/25

Total	\$ 986.00
--------------	------------------

TERMS AND CONDITIONS: TERMS: This quotation is subject to acceptance within 30 days

from the date of the quotation. Arete Industries must approve all changes, deletions or additions to this proposal and any changes therefore will be reflected in the final invoice. Unless otherwise indicated, prices are FOB Odessa, Florida and shipments will be sent once payment is received in full. Unless otherwise indicated, this quotation does not include applicable sales or other taxes, if any. The status of the agreement shall be deemed to Pasco County, Florida and shall be governed by the laws of the State of Florida. If it becomes necessary to institute legal action or use any outside agency to enforce collection of amounts due under this agreement, buyer agrees to reimburse seller for all costs and attorney's fees. **PAYMENT:** Unless otherwise noted above, a deposit of 50% is required with the signed copy of this agreement. Balance due prior to shipping. Late payments will be assessed a late payment fee of 1.5% per month (18 % annual interest rate) on any unpaid balance.



to reimburse seller for all costs and attorney's fees. PAYMENT: Unless otherwise noted above, a deposit of 50% is required with the signed copy of this agreement. Balance due prior to shipping.

Late payments will be assessed a late payment fee of 1.5% per month (18 % annual interest rate) on any unpaid balance.

Infill: Aztec Copper

Item Description:

Quantity: 1

HDU Sign

48" w x 36" h x 1.5" d

1- 40SPA-DBL

8' h x 4" w

Post Assembly: Black



13209 Byrd Drive, Odessa, FL 33556
813.865.0208 • Fax: 813.926.2691

The data in this document incorporate proprietary rights of Arete Industries. Any party accepting this document does so in confidence and agrees that it shall not be duplicated, in whole or in part, nor disclosed to others, without the written consent of Arete Industries.

96"

This is a visual representation of the product you are inquiring about. Final size and color of product may vary

Copperstone CDD

Account Rep: Kevin

Drawn By: Ethan

Order #: so22860

Digital file name:

so22860 sample.ai

7/16/25 1st Sample

This is a visual representation of the product you are inquiring about. Final size and color of product may vary

24"

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

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

INVOICE # 003844

DATE 08/07/2025

DUE DATE 09/06/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$5,209,000 Copperstone Community Development District Capital Improvement Revenue Refunding Bond, Series 2019 – Rebatable Arbitrage Calculation for the period ended June 26, 2025.	500.00
BALANCE DUE	\$500.00

RECEIVED
08/07/2025

Thank You For Your Business

COPPERSTONE CDD
Peace River Electric Cooperative, Inc.
June 2025

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
93668001	07/15/25	08/05/25	\$ 269.38	06/08/25 - 07/08/25	11237 78th Street E Fountain	53100-4301
93668002	07/15/25	08/05/25	\$ 165.04	06/08/25 - 07/08/25	8790 115th Avenue East SL	53100-4307
93668003	07/15/25	08/05/25	\$ 185.84	06/08/25 - 07/08/25	11595 84th St Cir E Fountain	53100-4301
93668004	07/15/25	08/05/25	\$ 71.57	06/08/25 - 07/08/25	7615 113th Ave E	53100-4301
93668005	07/15/25	08/05/25	\$ 88.54	06/08/25 - 07/08/25	8415 115th Ave E Fountain	53100-4301
Total			\$ 780.37			

* 53100-4301	\$615.33
53100-4307	\$165.04
	<u>\$780.37</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.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date 07/15/2025
 Account # 93668001
 Member # 93668

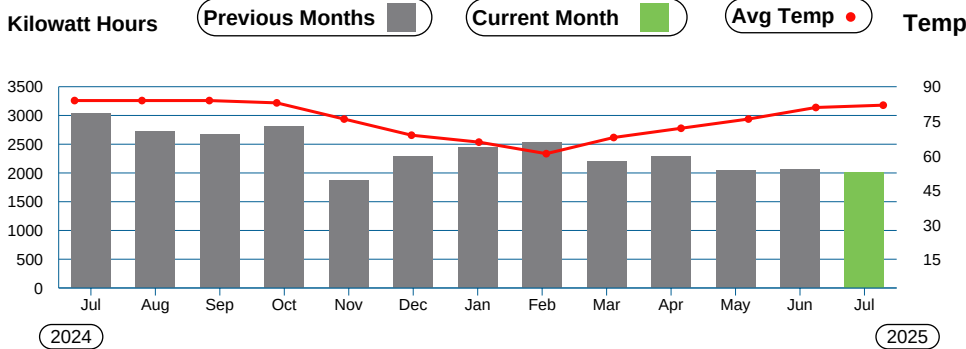
**TOTAL
AMOUNT DUE**

\$269.38

Bank Draft is
scheduled for
08/05/2025

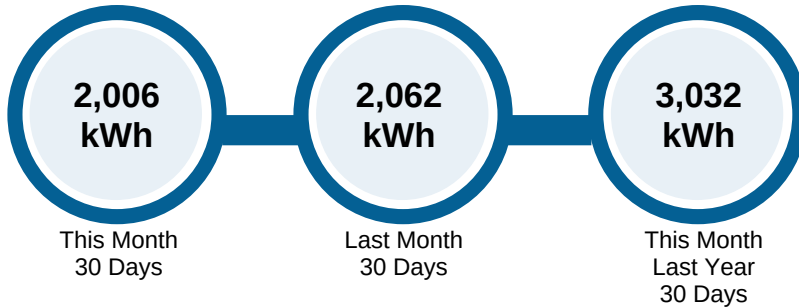
RECEIVED
07/16/25

Monthly Energy Use

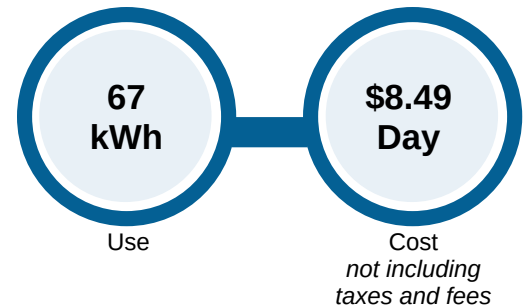


Detailed usage information is available on the SmartHub App or www.preco.coop

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 # 93668001
 Service Address 11237 78TH ST E

Bank Draft Amount \$269.38
 is scheduled for 08/05/2025

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

4 520

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

110260093668001000026938000027938071520250

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	06/08/2025	07/08/2025	391,527	393,533	1.0	2,006	10.958
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			

Too much mail? Let us help you clear the clutter.
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!

Grand Prize Drawing – August 30

Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.



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

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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 07/15/2025
 Account # 93668002
 Member # 93668

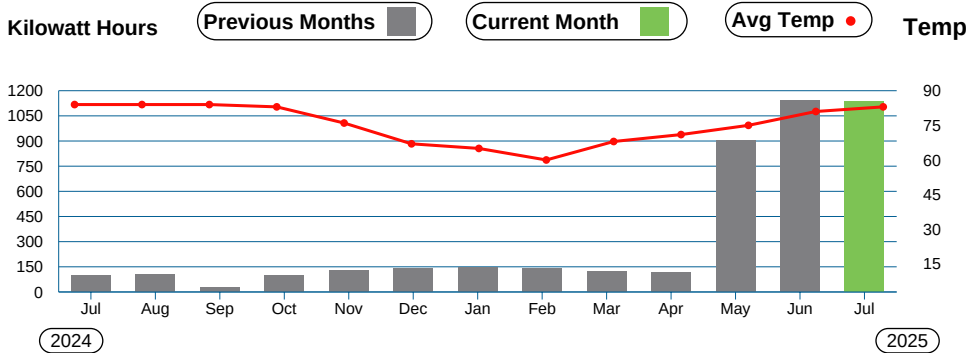
**TOTAL
AMOUNT DUE**

\$165.04

Bank Draft is
scheduled for
08/05/2025

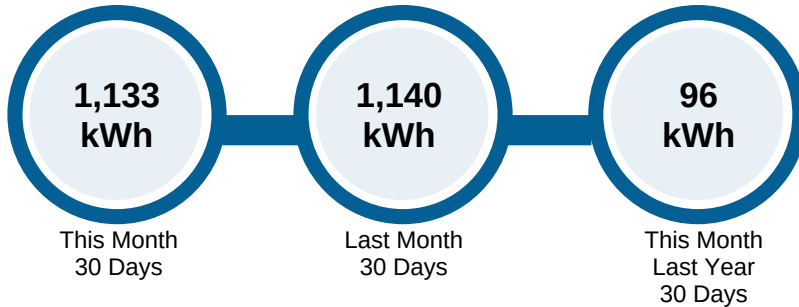
RECEIVED
07/16/25

Monthly Energy Use

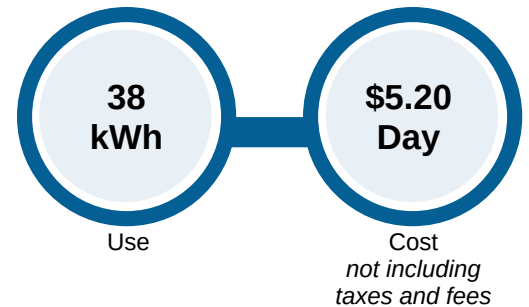


Detailed usage information is available on the SmartHub App or www.preco.coop

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 \$165.04
 is scheduled for 08/05/2025

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

4 521

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

110260093668002000016504000017504071520255

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	06/08/2025	07/08/2025	243,782	244,915	1.0	1,133	4.816
Account Summary				Current Charges			
Previous Balance			\$164.67	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$164.67	Energy Charge			1,133 kWh @ 0.121 \$137.09
Balance Forward			\$0.00	CPA			1,133 kWh @ -0.008 -\$9.06
Current Charges			\$165.04	Property Tax Recovery Fee			\$4.88
Total Amount Due			\$165.04	Gross Receipts Tax			\$4.13
				Total Current Charges			\$165.04
				Bank Draft Amount			\$165.04

Too much mail? Let us help you clear the clutter.
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Grand Prize Drawing – August 30
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799366433650001102600936680026

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**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 07/15/2025
 Account # 93668003
 Member # 93668

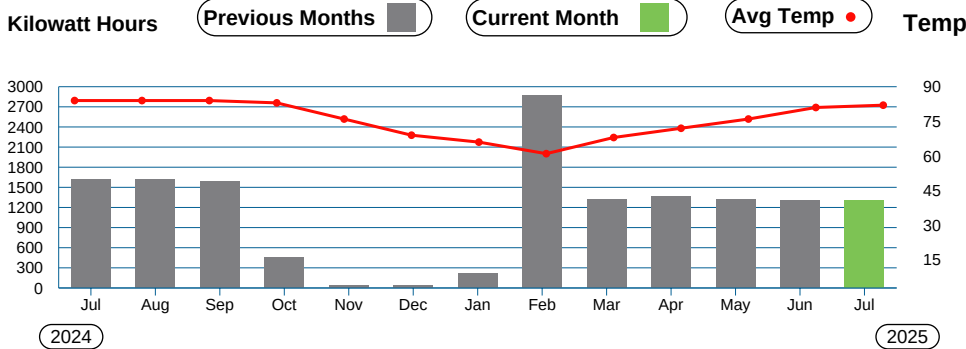
**TOTAL
AMOUNT DUE**

\$185.84

Bank Draft is
scheduled for
08/05/2025

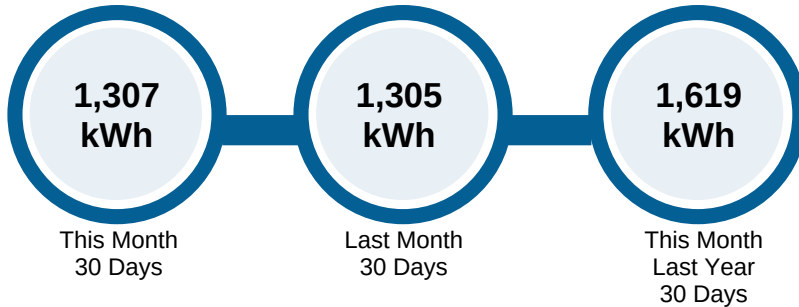
RECEIVED
07/16/25

Monthly Energy Use

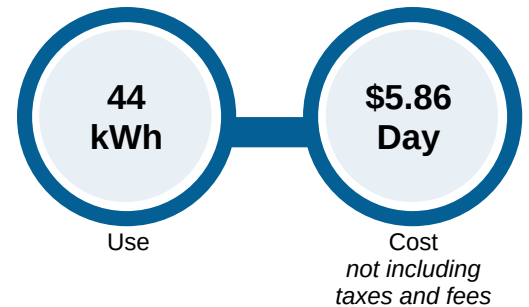


Detailed usage information is available on the SmarHub App or www.precio.coop

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 # 93668003
 Service Address 11595 84TH ST CIR E

Bank Draft Amount \$185.84
 is scheduled for 08/05/2025

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

4 522

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

110260093668003000018584000019584071520252

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	06/08/2025	07/08/2025	245,139	246,446	1.0	1,307	5.494
Account Summary				Current Charges			
Previous Balance			\$184.22	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$184.22	Energy Charge			1,307 kWh @ 0.121 \$158.15
Balance Forward			\$0.00	CPA			1,307 kWh @ -0.008 -\$10.46
Current Charges			\$185.84	Property Tax Recovery Fee			\$5.50
Total Amount Due			\$185.84	Gross Receipts Tax			\$4.65
				Total Current Charges			\$185.84
Bank Draft Amount						\$185.84	

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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 07/15/2025
 Account # 93668004
 Member # 93668

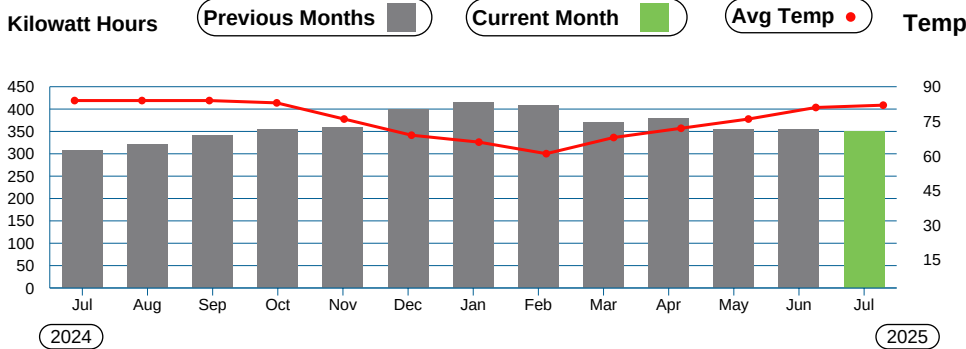
**TOTAL
AMOUNT DUE**

\$71.57

Bank Draft is
scheduled for
08/05/2025

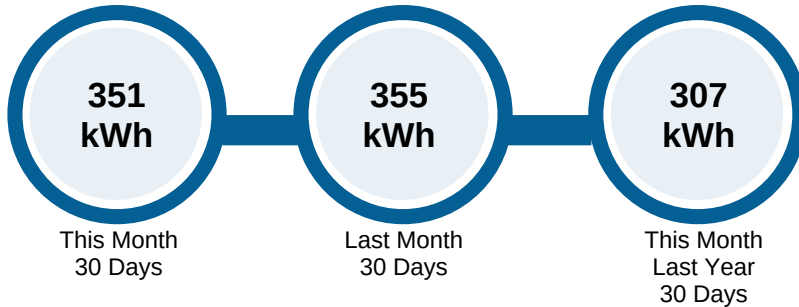
RECEIVED
07/16/25

Monthly Energy Use

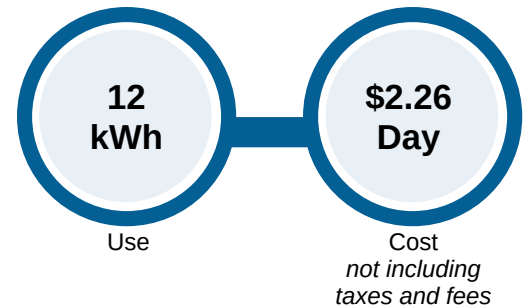


Detailed usage information is available on the SmartHub App or www.precio.coop

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 # 93668004
 Service Address 7615 113TH AVE E

Bank Draft Amount \$71.57
 is scheduled for 08/05/2025

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

4 523

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

110260093668004000007157000008157071520251

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	06/08/2025	07/08/2025	78,330	78,681	1.0	351	0.8
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.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date 07/15/2025
 Account # 93668005
 Member # 93668

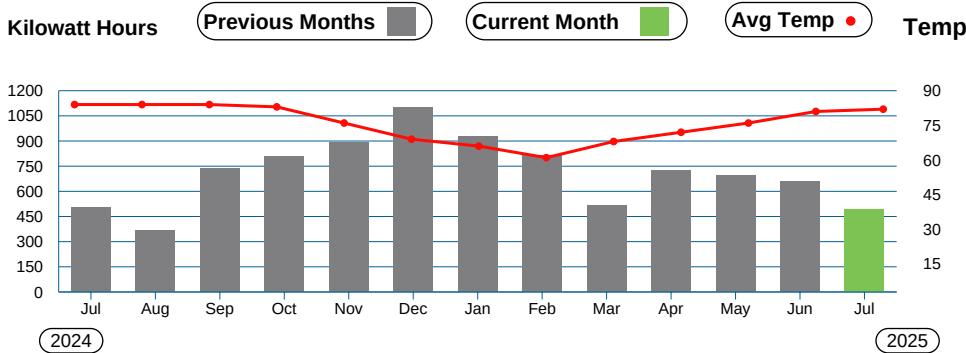
**TOTAL
AMOUNT DUE**

\$88.54

Bank Draft is
scheduled for
08/05/2025

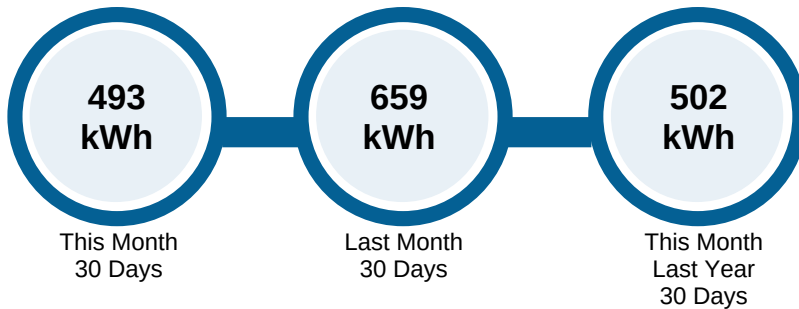
RECEIVED
07/16/25

Monthly Energy Use

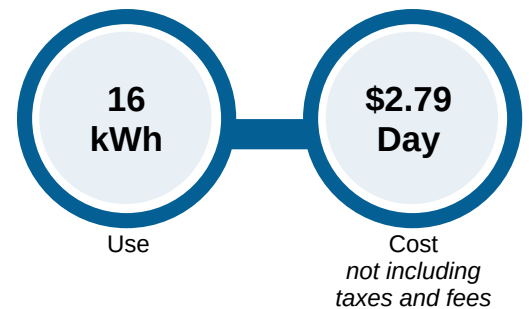


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Monthly Energy Use Comparison



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 # 93668005
 Service Address 8415 115TH AVE E

Bank Draft Amount \$88.54
 is scheduled for 08/05/2025

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

4 524

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

110260093668005000008854000009854071520254

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	06/08/2025	07/08/2025	330,637	331,130	1.0	493	5.706
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 #
8/2/2025	INV0000101177

Bill To:

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

RECEIVED
07/30/25

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

[illegible]



INVOICE

Invoice #: 116 (C)
Invoice date: 8/10/25
Job: COPPERSTONE

12545 Drakefield Drive
Spring Hill, FL 34610
P: 813-389-8061

mark@timberintentions.com

Bill to: COPPERSTONE CDD
Address: 3434 Colwell Ave, Suite 200
Tampa FL 33614
Phone: 813-533-2950
Fax:

Item #	Description	Qty	Unit price	Discount	Price
1	Wear Deck Warranty	4	\$0.00		\$0.00
2	3x8 Bridge Deck Replacement	25	\$165.89		\$4,147.25
3	Pedestrian Decking Repair	2	\$0.00		\$0.00
Invoice Subtotal					\$4,147.25
Tax Rate					0.00%
Sales Tax					\$0.00
Deposit Received					
TOTAL					\$4,147.25

RECEIVED
08/11/2025

Please make all checks payable to Timber Intentions

Total due net 15 days. Overdue accounts subject to a service charge of 1.5% per month.

www.timberintentions.com



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7834622



000000254 02 SP 106481454378678 P

Copperstone CDD
ATTN District Manager
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7834622
Account Number: 258206000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Copperstone CDD
ATTN District Manager
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
United States
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BONDS, SERIES 2019

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

RECEIVED
08/04/25

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

COPPERSTONE COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BONDS, SERIES 2019

Invoice Number: 7834622
Account Number: 258206000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Invoice # 7834622
Attn: Fee Dept St. Paul





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

COPPERSTONE COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BONDS, SERIES 2019

Invoice Number: 7834622
Invoice Date: 07/25/2025
Account Number: 258206000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Accounts Included 258206000 258206001 258206002 258206003 258206004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,750.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

