



Rizzetta & Company

Copperstone Community Development District

Board of Supervisors' Regular Meeting January 6, 2026

**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**

December 30, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, January 6, 2026, 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 Report.....Tab 2
 3. Presentation of Quarterly Fountain Maintenance Report....Tab 3
 4. Consideration of Advanced Aquatic Pond #22 Turf Restoration and Pond Bank Repair Proposal.....Tab 4
 5. Consideration of Fountain Surge Protector Proposals.....Tab 5
 6. Consideration of Fish Stocking Ponds 5, 9, 10, 11 and 22..Tab 6
 - B.** District Engineer
 - C.** District Counsel
 - D.** District Manager
 1. Review of SharePoint / Action Items.....Tab 7
 - E.** Chair Update
- 4. BUSINESS ITEMS**
 - A.** Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank.....Tab 8
 - B.** Consideration of Farm Fence Proposals.....Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisor's Meeting Held on December 2, 2025.....Tab 10
 - B.** Consideration of Operations and Maintenance Expenditures for November 2025.....Tab 11
- 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,

Sam Stevens

Sam Stevens
District Manager

Tab 1



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
12/11/2025

Prepared for:
Copperstone
Community Development District

Prepared by:
Jacob M. 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



TABLE OF CONTENTS

Site Assessments

Sites 1-2	2
Sites 3-4	3
Sites 5-6	4
Sites 7-8	5
Sites 9-10	6
Sites 11-12	7
Sites 13-14	8
Sites 15-16	9
Sites 17-18	10
Sites 19 -20	11
Sites 21-22	12
Sites 23-24	13
Sites 25-26	14

Site Map	15
-----------------------	-----------



Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 continues to look good. Previous treatments of the minimal amount of shoreline weeds have shown positive results. The water level is currently low. No issues were observed with algae, submersed weeds, or shoreline weeds. Torpedograss, Alligator weed, and Pennywort were previously targeted and positive results were seen.



Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously, shoreline weeds were treated and positive results have been seen in the reduction of Torpedograss



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



Site Assessments

Pond 3

Comments:

Site Looks Good

Pond 3 looks good overall. The native vegetation is robust and thriving. Minimal amounts of Torpedograss were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 4

Comments:

Site Looks Good

Pond 4 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously shoreline weeds and Torpedograss have been targeted for treatment and positive results were observed.



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



Site Assessments

Pond 5

Comments:

Site Looks Good

Pond 5 looks good. A very minimal amount of Hydrilla was previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



Dry Retention Area 6

Comments:

Site Looks Good

This site looks good, minimal to no new growth has been observed. This site is currently dry and the outflow structures are clear to flow as needed. Previous treatments have targeted minimal amounts of invasive terrestrial growth.



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



Site Assessments

Dry Retention Area 7

Comments:

Site Looks Good

This site looks good, minimal to no new growth has been observed. This site is currently dry and the outflow structures are clear to flow as needed. Previous treatments have targeted minimal amounts of invasive terrestrial growth.



Pond 8

Comments:

Normal Growth Observed

Pond 8 looks good overall, with a very minimal amount of new algae growth in a few spots around the shoreline perimeter. This new growth is only a few inches in a couple spots and very limited amount. Algae will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.



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



Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were recently targeted for treatment and positive results were seen. The water level on this pond has remained low.

Aeration system is operational.



Pond 10

Comments:

Site Looks Good

Pond 10 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The previous algae treatments have been effective at reducing and eliminating the algae previously present on this pond. Water level on this pond is low.

Aeration system is operational.



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



Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 looks great. Previous treatments have targeted shoreline weeds on the exposed shoreline perimeter and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration system is operational.



Pond 12

Comments:

Site Looks Good

Pond 12 has continued to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds have been previously targeted for treatments and positive results were seen.

Aeration system is still down.



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



Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 looks great. The water level is currently low. No issues were observed with algae, submersed weeds, or shoreline weeds. A minor amount of trash was picked up during the maintenance visit on this pond as well as other ponds.

Aeration system is operational.



Pond 14

Comments:

Normal Growth Observed

Overall pond 14 looks good. Previous treatments have focused on algae, Duckweed, and Hydrilla. These treatments have shown positive results and only a follow up treatment for a very minimal amount of Hydrilla is needed. No issues were observed with algae or shoreline weeds.

Aeration system is operational.



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



Site Assessments

Pond 15

Comments:

Site Looks Good

Pond 15 continues to look good. Previously a minimal amount of shoreline weeds were observed and positive results from this treatment were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Dry Retention Area 16

Comments:

Normal Growth Observed

Minor growth of grasses and weeds were observed around the outflow structure. No other issues were observed and this new growth will be targeted for treatment during the upcoming visit.



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



Site Assessments

Pond 17

Comments:

Site Looks Good

Pond 17 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments have targeted shoreline weed growth and positive results were observed. This pond remains at a normal level.



Pond 18

Comments:

Site Looks Good

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



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



Site Assessments

Pond 19

Comments:

Normal Growth Observed

Algae growth has been reduced from previous treatments. The remaining algae is minimal and will continue to be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds. The water level remains low.



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. Water level has remained low.

Aeration system is operational.



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



Site Assessments

Pond 21

Comments:

Site Looks Good

Minimal to no new invasive growth was observed on pond 21. Pond 21 looks good. Pennywort and Torpedograss were previously treated only a very minimal amount remain. These will continue to be targeted during routine maintenance visits. No other issues were observed on this pond. The water level is low.



Pond 22

Comments:

Site Looks Good

Pond 22 looks good. Previously shoreline weeds and Torpedograss were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

1 out of the 2 aeration systems are running.



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



Site Assessments

Pond 23

Comments:

Site Looks Good

Pond 23 has continued to look good after previous shoreline weed treatments. Positive results have been seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 24

Comments:

Normal Growth Observed

A moderate amount of Pennywort growth was observed in the eastern corner of this pond. Other than that, this pond looks good. The Pennywort growth will be targeted during the upcoming visits. No issues were observed with algae or submersed weeds.



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



Site Assessments

Pond 25

Comments:

Site Looks Good

The newly planted vegetation has continued to do well. This new growth will continued to be monitored. Pond 25 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



Littoral Area 26

Comments:

Normal Growth Observed

Previously the buffer area of this littoral site was targeted for Sesbania, Torpedograss, and Primrose growth. Positive results were seen from those treatments. A new growth of Camphorweed was observed in the buffer area and will be targeted for treatment during the upcoming visits.



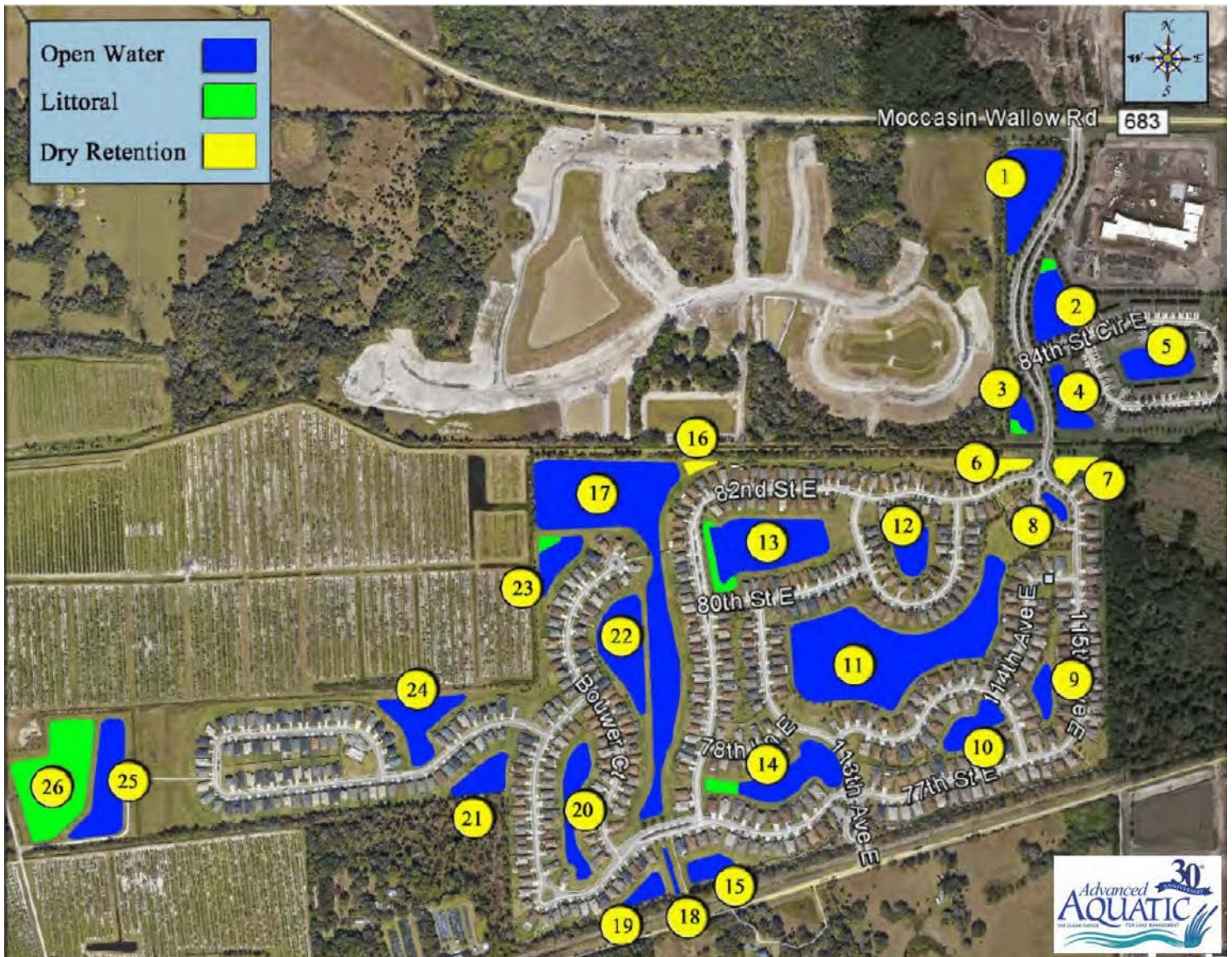
www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Map

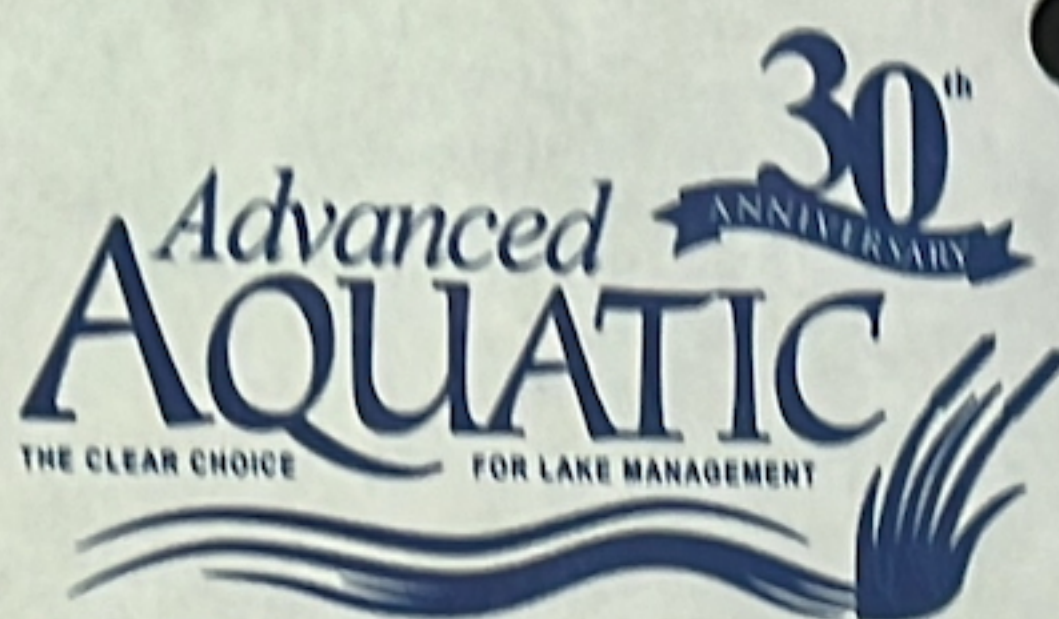


www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Tab 2



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Copperstone CDD
ACCOUNT #: 910
DATE: 12/10
TECH: B. Myer
WEATHER CONDITIONS: Sunny
WATER LEVELS: Low 2-4ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

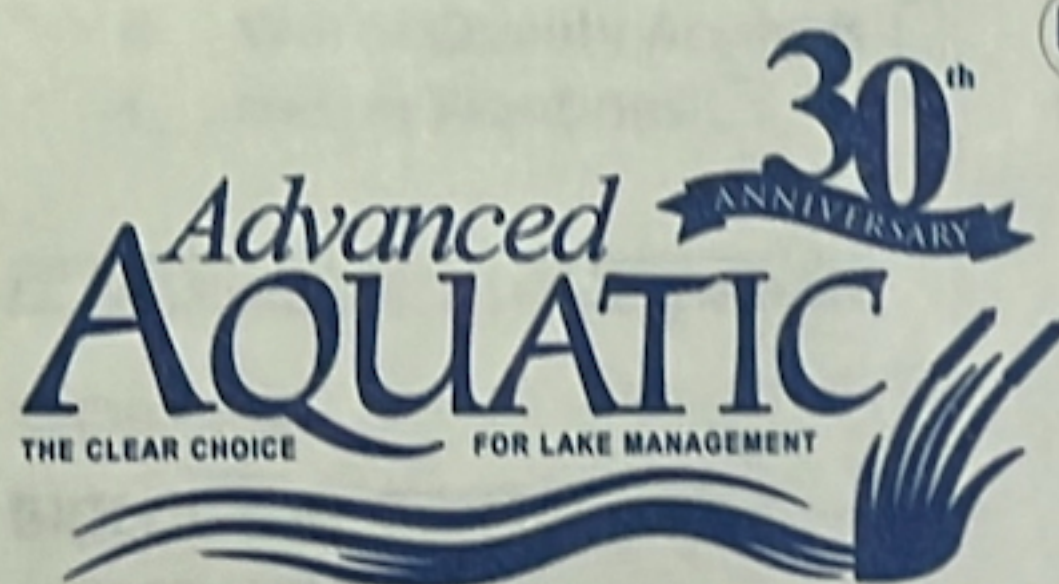
WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

1	2	3	4	5	8	10	11	12	13	14	15	17	18	19
X				X	X				X	X				X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
				X					X	X				
									X	X				

SITE OBSERVATIONS: Overall property looks great. Algae and border
grasses treated.

Trash picked in all 26 lakes

RECOMMENDATIONS:



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Copperstone CDD
ACCOUNT #: 910
DATE: 12/10
TECH: B. Myer
WEATHER CONDITIONS: Sunny
WATER LEVELS: 2-4ft Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

19	20	21	22	23	24	25								
X														
X	X	X	X	X	X	X								

SITE OBSERVATIONS: _____

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # /
Lake (s) # /

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # /
Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: _____

- ☐ Largemouth Bass
- ☐ Bream
- ☐ Catfish
- ☐ Triploid Grass Carp
- ☐ Mosquitofish

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



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Coppestone
ACCOUNT #: 910
DATE: 12/24
TECH: B. A. A.
WEATHER CONDITIONS: Sunny
WATER LEVELS: Low 4-6ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING AQUATICS

1	4	5	7	8	10	11	13	14	16	19	24	25		
X	X	X		X	X	X	X	X		X				
X	X	X	X					X	X		X	X		
		X						X						

SITE OBSERVATIONS: Overall property looks good. Border grass tuck up and algae treatments added. Inspection of all lakes at 200 trash witnessed.

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # /
- Native Plantings ☐ Lake (s) # /
- Native Fish Stocking ☐ Lake (s) # /
- Triploid Grass Carp ☐ Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: Cedars

- ☒ Largemouth Bass
- ☐ Bream
- ☒ Catfish
- ☐ Triploid Grass Carp
- ☐ Mosquitofish

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:

12/11/2025

Technician(s):

Cody Wylupek, Fountain & Aerat

FOUNTAIN #1:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain amperage: Y:20.2A, B: 13.8A, R: 12.3A

Light amperage: 0.6A

Motor cable leakage: 1.5mA(average reading)

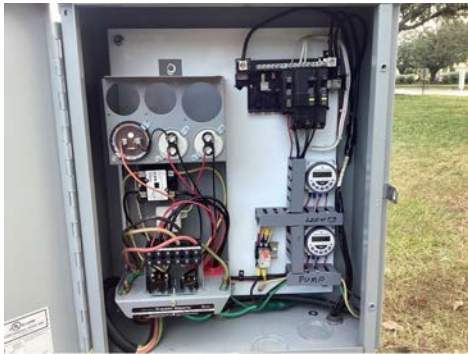
Fountain and intake screen pressure washed. Lights have been checked and working, contactors checked, capacitors checked, timers working and time corrected for daylight savings. Fountain is operational. No issues to report.

Fountain timer: 2pm-10pm

Light timer: 6pm-10pm

FOUNTAIN #2:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain amperage: Y:23.1A, B: 16.9A, R: 12.4A

Light amperage: 0.65A

Motor cable leakage: 1mA(good reading)

Fountain and intake screen pressure washed. Lights have been checked and working, contactors checked, capacitors checked, timers working and time corrected for daylight savings. Fountain is operational. No issues to report.

Fountain timer: 2pm-10pm

Light timer: 6pm-10pm

FOUNTAIN #3:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:



Fountain and intake screen thoroughly pressure washed (display head and intake screen taken apart for deep clean). Lights and timers checked and working properly. Timers adjusted to reflect daylight savings time.

Fountain timer: 2pm-10pm

Light timer: 6pm-10pm

No issues to report.

FOUNTAIN #4:

Control Panel:



Before Cleaning:



After Cleaning:



Operational:




Fountain amperage: Y:23.8A, B: 16.9A, R: 12.8A Light amperage: 0.55A


Motor cable leakage: 0.99mA(good reading)


Fountain and intake screen pressure washed. Lights checked and working, contactors checked, capacitors checked, timers working and time corrected for daylight savings. Fountain floats balanced/leveled. Fountain is operational. Fountain timer: 2pm-10pm. Light timer: 6pm-10pm
Minor surface rusting on the Fountain Panel Box, no structural damage. Will monitor this and if any degradation is observed, we will update with replacement costs. No rusting or corrosion was seen on the internal parts of the Fountain Panel Box.

Copperstone CDD

Legend

 Copperstone Homeowners Association

 Fountain

 Panel



Tab 4



ADVANCED AQUATIC SERVICES, Inc.
- TURF RESTORATION AND POND BANK REPAIR PROPOSAL- Pond #22

December 11, 2025

**Copperstone CDD
c/o Terra Crafters Environmental
2700 S. Falkenburg Road, Ste. 2745
Riverview, FL 33578**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services at **Pond #22**:

In the red-marked area on the map where the turf is burned, cut out the sod and weeds, level the area with clean soil, and install new St. Augustine sod. Repair the pond bank and install new 6–8” riprap in the repaired section. All removed material will be hauled offsite for disposal. Please refer to the attached map for details.

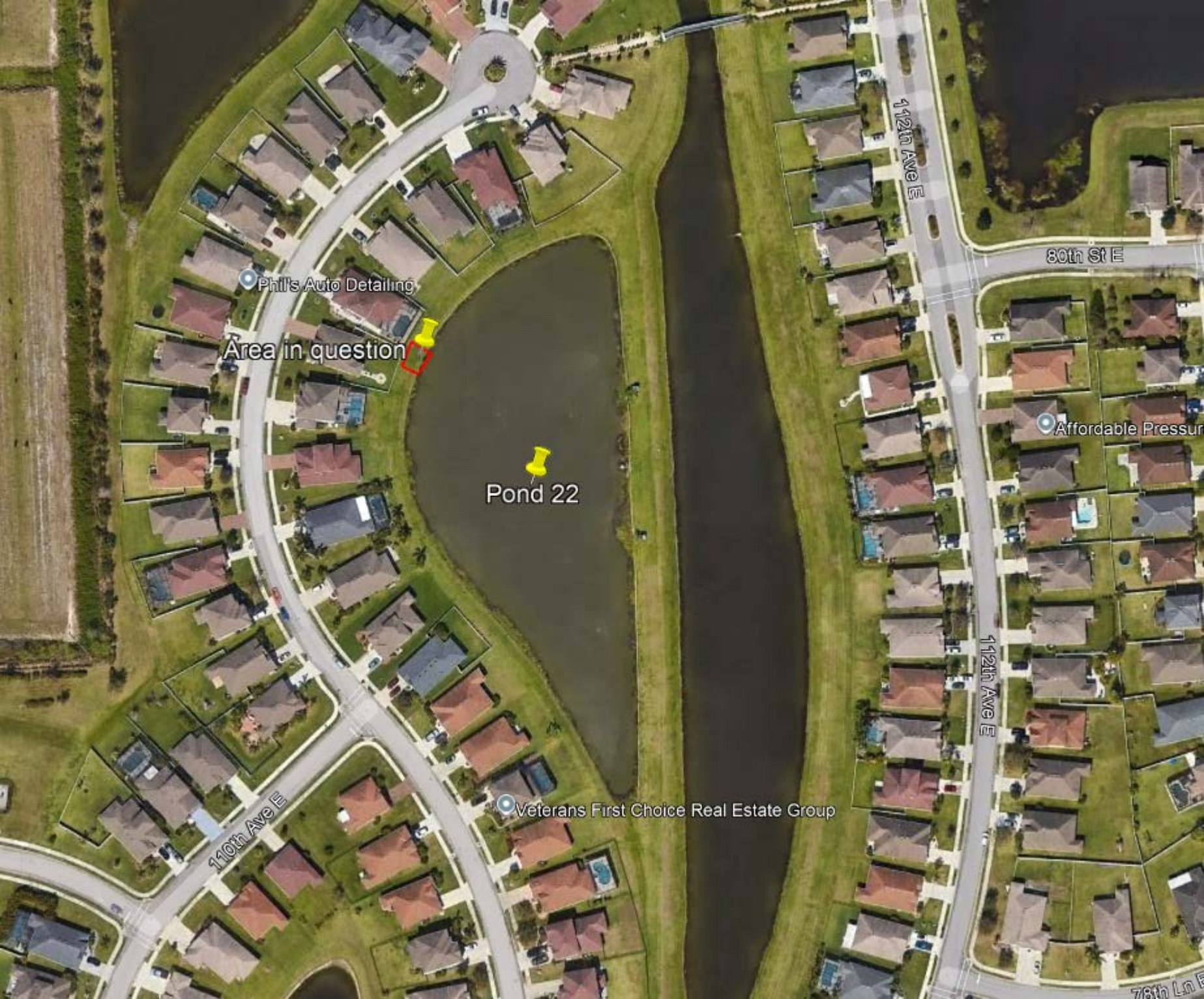
Total \$2,400.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys’ fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

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



Phil's Auto Detailing

Area in question

Pond 22

Veterans First Choice Real Estate Group

Affordable Pressur

112th Ave E

80th St E

112th Ave E

110th Ave E

78th Ln E

Tab 5

12/24/25



COPPERSTONE CDD FOUTAIN SURGE PROTECTORS

1280 EAST HARRISON ST., TAMPA, FLORIDA 33602

COPPERLINE ELECTRIC
9942 CURRIE DAVIS DRIVE SUITE E
TAMPA, FLORIDA 33619

Sam Stevens
Rizzetta & Company
5020 W Linebaugh Ave
Suite 240
Tampa, FL 33624

Project: Copperstone CDD Fountain Surge Protectors

Subject: Electrical Proposal

Sam,

We are pleased to submit our proposal for the electrical scope on the above referenced project.

SECTION 1. SUMMARY OF WORK:

Electrical Scope of Work as follows:

- 1.1. Furnish and Install exterior mount Surge Protection on existing panels feeding Fountains 2, 3 & 4.

SECTION 2. RFP DOCUMENTS:

RFP Email Dated 12-22-25 along with Copperstone Fountain Map document.

SECTION 3. BASE BID PRICING

Base Bid Electrical Engineering Services

\$2,138.00

Copperline Electric, Inc. thanks you for the opportunity to present this proposal and trust that it meets with your approval.

Sincerely,

Taylor Johnson
Project Manager
Copperline Electric, Inc.



ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

Estimate

(516)967-0093

itzelectric@earthlink.net

LIC# EC 1301807

Date	Estimate No.
12/22/2025	F2066

Name/Address

Rizzetta & Company

Service For

Copperstone CDD

Project

Description	Rate	Total
Supply and Install Surge protection at Fountains as follows: Fountain 2- 120/240V 60Hz 36KA Type 3 Indoor/Outdoor Surge Protector Fountain 3- 120/240V 60Hz 36KA Type 3 Indoor/Outdoor Surge Protector Fountain 4 - 120/240V 60Hz 36KA Type 3 Indoor Outdoor Surge Protector	1,050.00	1,050.00
Total		\$1,050.00

Tab 6



ADVANCED AQUATIC SERVICES, Inc.

- FISH STOCKING PROPOSAL-
PONDS# 5, 9, 10, 11 and 22

August 22, 2025

**Copperstone Community Development District
c/o Rizzetta and Company, Inc.
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

To assist with the control of midge fly populations, we recommend the stocking of the following fish species at **Ponds #5, 9, 10, 11, and 22** (totaling 15.54 acres) at Copperstone Community Development District, located in Parrish, Florida: (see attached map)

- 4,150 Redear Shellcracker (1" -2")
- 1,750 Bluegill (3" – 4")

These species are known to contribute to the biological control of midge fly larvae. Fish will be supplied and delivered based on availability, with final pricing determined at the time of scheduling.

This fish stocking program is intended to complement the seasonal midge fly larvicide treatments performed in the spring and fall, creating a more comprehensive and sustainable control strategy.

Total \$4,575.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

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



5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

6.) **This proposal shall be valid for 30 days upon receipt.**

Signature: _____ Title: _____

Print Name: _____ Date: _____

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

Open Water



Littoral



Dry Retention



Moccasin Wallow Rd

683

1

2

5

3

4

16

6

7

17

13

12

8

82nd St E

80th St E

23

22

11

9

24

20

26

25

21

14

15

18

19

77th St E

78th St E

Bowler Cr

114th Ave E

115th Ave E



Tab 7

Copperstone CDD Project Tracker

Handled By	Project	Resolution - Status	Completion Date	Status
DM	Towing company	HOA new update for towing , Ty towing no longer towing , Bullet Towing 941-256-1263 ; contact and spoke with Izzy who stated she would send information over pertaining to retaining services. 12/19 Called Izzy received contract and vendor advised signs are installed Contract sent to admin	12/19/2025	Completed
DM	Advanced Aquatic Follow Up	Stocking Fish \$4575.00 for ponds 5,9,10,11 and 12 until Spring 2026 to avoid cold water fish kills , asked to keep on action item list 12/19 Sent email to Jason, vendor advised to revisit in January meeting 12/22 Sent to Christine/Stephanie to add to the agenda	9/2/2025	Completed
DM	Pest Control Bridge area / Bees and Wasp	Phoenix Pest Control stated that there is concern on treatment over water ways, recommended that we engage on removing the nest areas ; provided an estimate of \$90.00 per quarter and will come to property when needed . Performed two services for Wasp on the bridge and will continue to provide feedback as needed. 12/19 Spoke with Vendor issue treated, waiting response 12/22 Issue resolved and documents sent to accounting and admin	9/2/2025	Completed
DM	Grates in Community	Advanced Aquatic ask Jason make sure they are in compliance 12/19 Sent email to Jason 12/22 Jason advised Grates under HOA not CDD	12/19/2025	Completed
DM	Surge Protection on Aquatic Equipment	Provide a load side at panel or breaker is recommendation as low voltage is going out to the pump. Mandy Electric to review proposal 12/19 Sent email to Jason waiting response for specs 12/22 Proposals request with details sent out to Vendor. Mandy, Copperline Electric and ITZ Electric, pending response	12/19/2025	Completed
DM	Fencing Quote	Farm fence - price difference get proposals 2 vendors Loudy 813-4750818 12/18 sent email to Kyle requesting map for fence 12/19 Sent request with map to Vendors, proposals will be sent after Christmas Loudy, Neptune, Ricardo	12/19/2025	Completed
DM	Allen Inframark	/Double check with the HOA that the gates are open on the meeting night from 6 to 9 and leave the key 12/19 Sent email to Allen 12/22 Allen responded, access and gates will be open for the meeting	12/19/2025	Completed
DM	Streetlight	Counsel, HOA	12/29/2025	In Process
County	Replacing PVC Fencing - Lift Station	Brett Cox advised that the project is still ongoing with the county , advised that the new supervisor name is John Davis and will provide update as soon as possible. Still ongoing . October is new FY and it may be into next budget ; completion towards end of year outside of Hurricane Season Projected to be transitioned the first of the year.	11/1/2025	Pending
DC/DE/Crosscreek Environmental	Bank Restoration Project - Crosscreek Litigation	12/3/24 Updated - Mediation has been completed , new point of board contact from Ryan to Adam . Mediation updated given by DC at 12/3 meeting to community members states this is still an active open litigation and information will be presented once a settlement is reached. Inspection to take place on 12/16. Proceeding email to be sent to Board. As of 3/24 District Management emailed District Counsel for update. DC is to follow up with the Board via email. Pending updates from DC after 6/6 meeting . Email follow up from DC providing updates 9/2 ; Propose a Shade Meeting Date 11/4/2025	12/1/2025	On Going
DE	Pond Maintenance Tractor	RIPA performed a project on property per DE. Get pricing/discuss Pond 25 South shore planting.	11/1/2025	Pending
HOA	Street Lights	Met with HOA President and reached out to Generally, a bill of sale would cost around \$801 for us to draft and negotiate, whereas a maintenance agreement would be substantially longer than a bill of sale and would cost around \$1,335 for us to draft and negotiate. I would note that the time required for negotiation (and the costs associated therewith) will largely depend upon how cooperative the HOA is during the process.	12/2/2025	Pending
HOA	HOA Holiday light/Moccasin Wallow sign	The sign lights are off, but Holiday lights are on.	12/3/2025	Pending

Tab 8



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

November 12, 2025

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Copperstone Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Copperstone Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



Copperstone Community Development District
November 12, 2025
Page 2

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



Copperstone Community Development District
November 12, 2025
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and



Copperstone Community Development District
November 12, 2025
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



Copperstone Community Development District
November 12, 2025
Page 5

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

Copperstone Community Development District
November 12, 2025
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,400 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



Copperstone Community Development District
November 12, 2025
Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.



Copperstone Community Development District
November 12, 2025
Page 8

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



Copperstone Community Development District
November 12, 2025
Page 9

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Copperstone Community Development District
November 12, 2025
Page 10

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

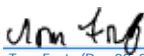
Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: 
Tom Fretz (Dec 29, 2025 09:06:04 EST)

Title: Chairman

Date: 12/29/25



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail* Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

6 

Bodine Perry

(BERGER_REPORT22)



**ADDENDUM TO ENGAGEMENT LETTER
COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
DATED NOVEMBER 12, 2025**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**RIZZETTA & COMPANY
3434 COLWELL AVE, SUITE 200
TAMPA, FL 33614
PHONE: 813.933.5571**

Auditor: 

**District: Copperstone Community
Development District**

Title: Director

By: 
Tom Fretz (Doc: 29-2025-09-06-04-151)

Title: Fretzcdd@gmail.com

Date: November 12, 2025

Date: 12/29/25






Audit Engagement

Final Audit Report

2025-12-29

Created:	2025-12-29
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqk4dQBi5QRMtMg7PuB1Bmjd5_aUAuvzQ

"Audit Engagement" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-12-29 - 1:38:39 PM GMT
-  Document emailed to Tom Fretz (fretzcdd@gmail.com) for signature
2025-12-29 - 1:38:45 PM GMT
-  Email viewed by Tom Fretz (fretzcdd@gmail.com)
2025-12-29 - 2:03:13 PM GMT
-  Document e-signed by Tom Fretz (fretzcdd@gmail.com)
Signature Date: 2025-12-29 - 2:06:04 PM GMT - Time Source: server
-  Agreement completed.
2025-12-29 - 2:06:04 PM GMT

Tab 9

loudys outdoor services llc

18325 Boyette Rd
Lithia, FL 33547 USA
(813) 475-0818
Loudysoutdoorservices@gmail.com

Estimate

ADDRESS
Copperstone Cdd
115th Avenue E, Parrish, Florida 34219

ESTIMATE 1063
DATE 12/29/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Site 1 Installation of 40ft farm style field fence 4ft tall	1	1,000.00	1,000.00

SUBTOTAL					1,000.00
TAX					0.00

TOTAL					\$1,000.00

Accepted By

Accepted Date

loudys outdoor services llc

18325 Boyette Rd
Lithia, FL 33547 USA
(813) 475-0818
Loudysoutdoorservices@gmail.com

Estimate

ADDRESS
Copperstone Cdd
115th Avenue E, Parrish, Florida 34219

ESTIMATE 1064
DATE 12/29/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Site 2 Installation of 600ft farm style field fence 4ft tall	1	9,000.00	9,000.00

SUBTOTAL					9,000.00
TAX					0.00

TOTAL					\$9,000.00

Accepted By

Accepted Date



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Estimate

Estimate No: 193
Date: 12/29/2025

For: Cooperstone Cdd
SStevens@rizzetta.com

Description	Quantity	Rate	Amount
Barbed Wire Barbed Wire Fence Installation Proposal	1	\$700.00	\$700.00

Scope of Work:
Supply and install 42 linear feet of 5-strand barbed wire fencing, including all required posts, materials, hardware, and labor. Installation to be performed in a professional manner and aligned to existing property boundaries.

Total Cost: \$500.00 (Labor & Materials Included)

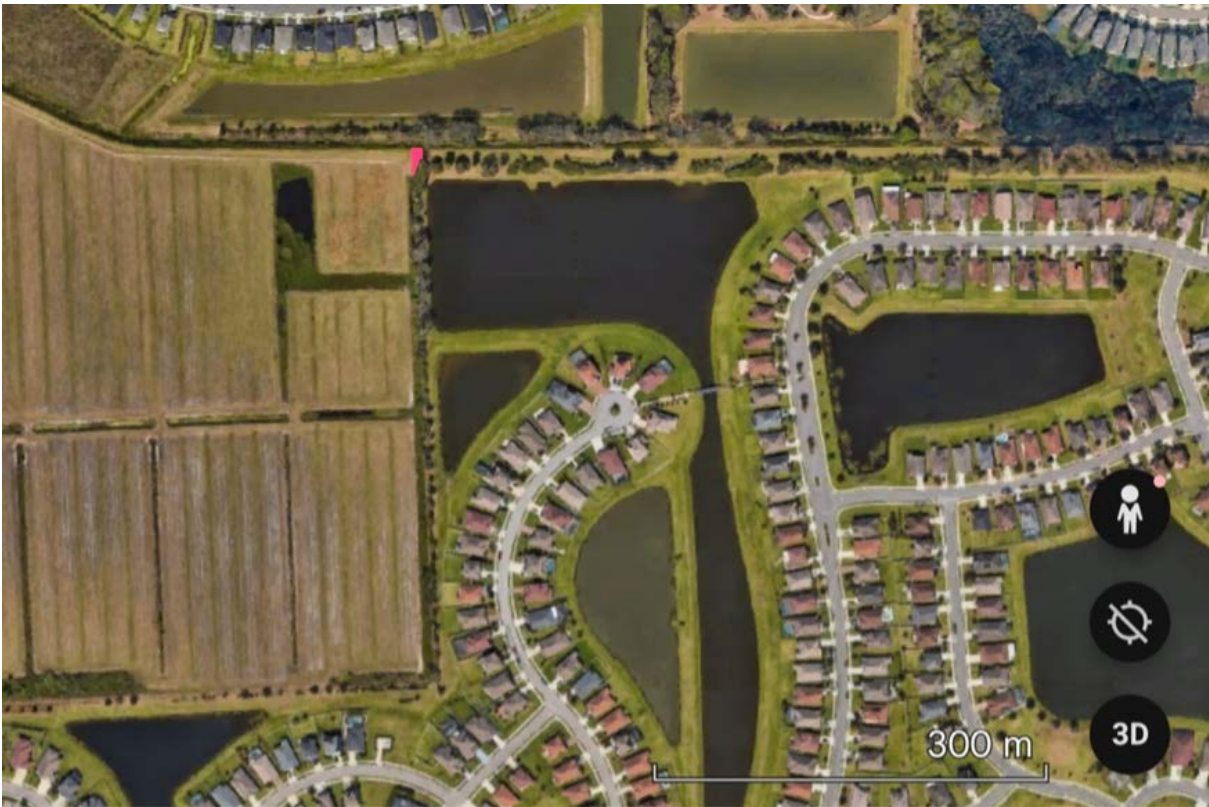
- Notes:
- Five (5) strands of commercial-grade barbed wire
 - Posts and installation hardware included
 - Labor included
 - Standard ground conditions assumed
 - No gates included unless otherwise specified

Subtotal	\$700.00
TAX 0%	\$0.00
Total	\$700.00

Total \$700.00



Photo 1





Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Estimate

Estimate No: 194
Date: 12/29/2025

For: Cooperstone Cdd
SStevens@rizzetta.com

Description	Quantity	Rate	Amount
Fence	1	\$5,000.00	\$5,000.00

Barbed Wire Fence Installation Quote

Fence Length: 453 linear feet
Fence Type: 4-Strand Barbed Wire Fence

Scope Includes

- Approximately 1,812+ linear feet of barbed wire
- Fence posts spaced every 8-10 feet
- Corner and end posts with proper bracing
- Labor, installation, tensioning, and cleanup
- All hardware and materials included

\$ Total Project Cost

\$4,000 - Flat Rate

📌 Terms

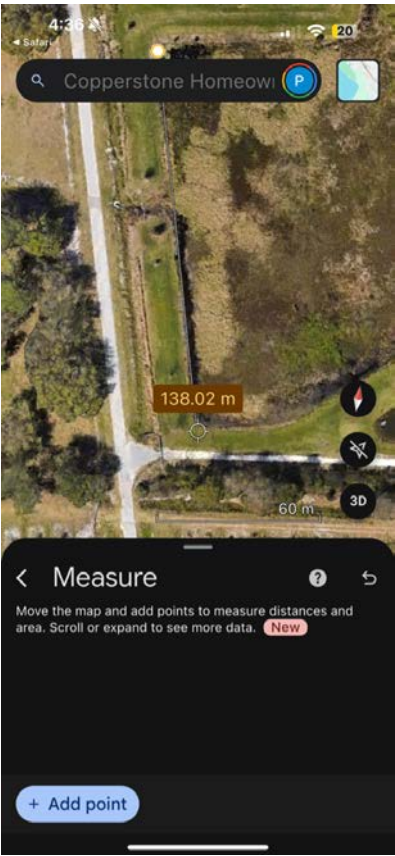
- Price includes labor and materials
- No gates included (additional cost if required)
- Estimated completion: 1-2 working days

Subtotal	\$5,000.00
TAX 0%	\$0.00
Total	\$5,000.00

Total	\$5,000.00
--------------	-------------------



Photo 1





Proposal for Replacement of Barn-Style Fence

Customer: Copperstone Community Development District (CDD)

Project: Barn-Style Fence Replacement

Side 1

Project Overview

This proposal is for the replacement of the existing barn-style fence for Copperstone CDD. The fence length is approximately 65 linear feet on side 1 of the property.

Scope of Work

The work will include the complete removal and replacement of the existing fence as outlined below:

1. Removal and Disposal

- o Removal of the existing barn-style fence along both sides of the property
- o Proper disposal of all removed materials and debris.

2. New Materials

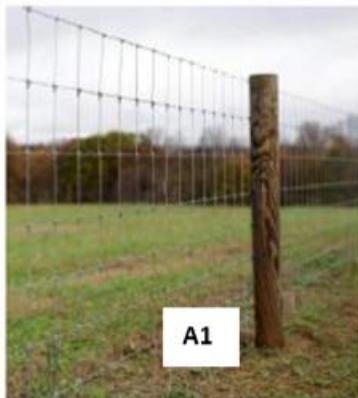
- o Furnish all new materials required for the installation of a barn-style fence
- o Fence design and appearance will be the attached picture (A1)

3. Labor and Installation

- o Professional labor for installation
- o Installation to be completed to ensure strength, alignment, and longevity

Total Project Cost: \$1,375

Completion time: 1-3 days





Proposal for Replacement of Barn-Style Fence

Customer: Copperstone Community Development District (CDD)

Project: Barn-Style Fence Replacement

Side 2

Project Overview

This proposal is for the replacement of the existing barn-style fence for Copperstone CDD. The fence length is approximately 592 linear feet on side 2 of the property.

Scope of Work

The work will include the complete removal and replacement of the existing fence as outlined below:

1. Removal and Disposal

- o Removal of the existing barn-style fence along both sides of the property
- o Proper disposal of all removed materials and debris.

2. New Materials

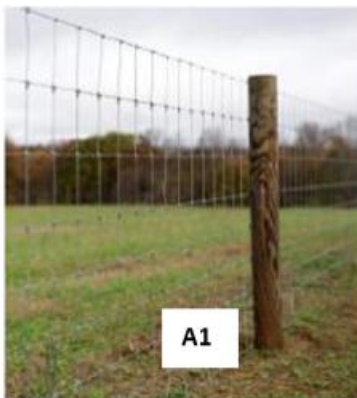
- o Furnish all new materials required for the installation of a barn-style fence
- o Fence design and appearance will the attached picture (A1)

3. Labor and Installation

- o Professional labor for installation
- o Installation to be completed to ensure strength, alignment, and longevity

Total Project Cost: \$8,788

Completion time: 2-4 days



Tab 10

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, December 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 <i>(via phone)</i>
Cory Richter	Board Supervisor, Assistant Secretary
Gerard Litrenta	Board Supervisor, Assistant Secretary <i>(via phone)</i>

Also, present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Sam Stevens	District Manager, Rizzetta & Company, Inc.
Reyna Grundy	District Counsel, Blalock Walters
Kyle Thornton	District Engineer, Half Associates, Inc. <i>(via phone)</i>
Doug Agnew	Representative, Advanced Aquatics
Jason Jaszczak	Representative, Advanced Aquatics

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

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 no audience members present.

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. It was discussed that the release of pool water towards the pond has caused some erosion on the bank of the pond. Advanced Aquatics can repair the bank of the pond, but they suggested the other damage be repaired by the landscape vendor, however, they will provide a proposal.

There was a review of Pond 19 with proposals presented for aeration.

A previously tabled proposal for Pond #14 aeration repair was reviewed and voted on.

On a Motion by Mr. Fretz, seconded by Mr. Richter, with four in favor and Mr. Bailey opposed, the Board of Supervisors approved Advanced Aquatic, Pond #14 aeration repair proposal of \$2,487.11, for the Copperstone Community Development District.

On a Motion by Mr. Richter, seconded by Mr. Fretz, with four in favor and Mr. Bailey opposed, the Board of Supervisors approved to add two Advanced Aquatic proposals for new aeration cabinets in Pond #12 and Pond #22A for \$4096.00 each, to the agenda, for the Copperstone Community Development District.

On a Motion by Mr. Fretz, seconded by Mr. Richter, with four in favor and Mr. Bailey opposed, the Board of Supervisors approved Advanced Aquatic new aeration cabinet proposal for Pond #22A for \$4096.00, for the Copperstone Community Development District.

On a Motion by Mr. Fretz, seconded by Mr. Richter, with four in favor and Mr. Bailey opposed, the Board of Supervisors approved Advanced Aquatic new aeration cabinet proposal for Pond #12 at \$4096.00, for the Copperstone Community Development District.

Mr. Bailey inquired about the drainage grates project not being on the action item list. Ms. DeLuna stated that this project was tabled, but it can be added to the action item list.

B. District Engineer

Mr. Thornton was present via phone and had no update. Ms. DeLuna asked when Mr. Thornton can conduct an onsite visit, and he replied in three weeks on either December 22 or December 23.

Ms. DeLuna asked Mr. Thornton to give feedback on agenda Tab 3 photos showing a hole in the ground. He replied it was an Armadillo hole. Mr. Fretz asked about the picture showing the right of way along Buffalo Creek where a fence was removed. A fence needs to be constructed to prevent traffic of dirt bikes, golf carts, etc. Mr. Thornton stated that this is a utility easement, and he can find who owns the easement. A farm fence was suggested so it can be cheaply removed if need be. Ms. DeLuna will obtain fence proposals.

C. District Counsel

Ms. Gundry had no update for the Board.

D. District Manager

The next meeting is scheduled for Tuesday, January 6, 2026, at 6:30 p.m. at the Copperstone Clubhouse.

Ms. DeLuna reported that she and Mr. Fretz met with the Mr. Lind, HOA President, and Mr. Heinz with Inframark Management. There were requests made to the HOA, however, today the request to have the gates open for CDD meetings, and a key left out to access more chairs was not done. It was explained during this meeting that the streetlights are owned by the HOA, they were never deeded to the CDD, therefore, the CDD cannot insure them. There are pros and cons of doing a maintenance agreement or bill of sale for the streetlights, with Ms. DeLuna deferring to District Counsel to provide the details of each. A discussion ensued.

On a Motion by Mr. Richter, seconded by Mr. Fretz with all in favor, the Board of Supervisors unanimously agreed to move forward with working with the HOA for a bill of sale with with an electrical inspection report for the streetlights, for the Copperstone Community Development District.

1. Review of SharePoint / Action Items

Ms. DeLuna reviewed the action items list and made updates on existing items and added new items.

E. Chair Update

Mr. Fretz supplied pictures for the agenda that were reviewed under the District Engineer section of the agenda.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Mandy's Electric #2572 PQ Surge Protector

Ms. DeLuna outlined proposals that she obtained for pond fountain surge protectors. The Board asked for another proposal to compare the details of each proposal.

B. Acceptance of Third Quarter Website Audit

On a Motion by Mr. Litrenta seconded by Mr. Richter, with four in favor and Adam Bailey opposed, the Board of Supervisors accepted the third quarter website audit, 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 November 5, 2025

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

B. Consideration of Operations and Maintenance Expenditures for September 2025

On a Motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for October 2025 (\$34,386.62), for the Copperstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Litrenta commented on a PVC fence repair invoice. The HOA partially paid the bill but believes the CDD owes the other half. Mr. Litrenta will send the invoice to Ms. DeLuna for review.

A discussion ensued on the mulch area per HOA.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:15p.m., for Copperstone Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 11

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$34,969.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam E Bailey	20251117-5	AB110425	Board of Supervisors Meeting 11/04/25	\$ 200.00
Adam E Bailey	20251117-6	AB110525	Board of Supervisors Meeting 11/05/25	\$ 200.00
Advanced Aquatic Services, Inc.	300124	10560928	Repaired Washout on Pond #4 10/25	\$ 425.00
Advanced Aquatic Services, Inc.	300123	10561211	Monthly Lake & Fountain Maintenance 11/25	\$ 2,682.00
Advanced Aquatic Services, Inc.	300122	10561313	Install Aquatic Plants 10/25	\$ 945.00
Advanced Aquatic Services, Inc.	300125	10561340	Midge Fly treatments for Pond 11/25	\$ 6,365.00
Blalock Walters, P.A.	300126	44351-000-47	Legal Services 10/25	\$ 2,185.90
Blalock Walters, P.A.	300126	44351-002-35	Legal Services 10/25	\$ 4,678.50
Cepira Landscape, LLC	300127	TPA6315	Landscape Maintenance 11/25	\$ 10,939.80
Cory Richter	20251117-3	CR110425	Board of Supervisors Meeting 11/04/25	\$ 200.00
Cory Richter	20251117-10	CR110525	Board of Supervisors Meeting 11/05/25	\$ 200.00
Gerard Litrenta III	20251117-4	GL110425	Board of Supervisors Meeting 11/04/25	\$ 200.00
Gerard Litrenta III	20251117-8	GL110525	Board of Supervisors Meeting 11/05/25	\$ 200.00
Michael Fondario	20251117-1	MF110425	Board of Supervisors Meeting 11/04/25	\$ 200.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michael Fondario	20251117-9	MF110525	Board of Supervisors Meeting 11/05/25	\$ 200.00
Peace River Electric Cooperative, Inc.	20251104	Electric Summary 09/25 ACH 155	Electric Summary 09/25	\$ 888.93
Rizzetta & Company, Inc.	300121	INV0000104453	District Management Fee 11/25	\$ 3,859.17
Thomas R Fretz	20251117-2	TF110425	Board of Supervisors Meeting 11/04/25	\$ 200.00
Thomas R Fretz	20251117-7	TF110525	Board of Supervisors Meeting 11/05/25	\$ <u>200.00</u>
Total Report				\$ <u>34,969.30</u>

Copperstone CDD

Meeting Date: November 4, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Michael Fondario	x
Tom Fretz	x
Cory Richter	x
Gerard Litrenta	x
Adam Bailey	x

MF 110425
TF 110425
CR 110425
GT 110425
AB 110425

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED
11/14/25

Meeting Start Time:	6:30 PM
Meeting End Time:	8:36 PM
Total Meeting Time:	

Time Over ____ (?) Hours:	
---------------------------	--

Total at \$____ per Hour:	
---------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Stephanie DeLuna

Copperstone CDD

Meeting Date: November 5, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Michael Fondario	<input checked="" type="checkbox"/>
Tom Fretz	<input checked="" type="checkbox"/>
Cory Richter	<input type="checkbox"/>
Gerard Litrenta	<input checked="" type="checkbox"/>
Adam Bailey	<input checked="" type="checkbox"/>

MF 110525

TF 110525

Cory Richter

GL 110525

AB 110525

*NOTE: Supervisors are only paid if checked.***RECEIVED**
11/14/25**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00 PM
Meeting End Time:	7:55 PM
Total Meeting Time:	1:55 HOURS

Time Over ____ (?) Hours:

Total at \$ ____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

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

10/14/2025
10560928
\$425.00

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

RECEIVED
10/14/25

Due Date
Net 30
11/13/2025

Repaired the washout on Pond #4 per Agreement dated 10/8/25.	425.00
Completed 10-14-25	

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

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

11/1/2025
10561211
\$2,682.00

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

RECEIVED
10/24/25

Due Date
Net 30
12/1/2025

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

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

\$2,682.00

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

10/24/2025
10561313
\$945.00

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

RECEIVED
10/24/25

Due Date
Net 30
11/23/2025

Install 200 Duck Potato, 200 Pickerelweed, and 300 Gulf Spikerush in Pond #25.

945.00

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

\$945.00

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

11/13/2025
10561340
\$6,365.00

Bill To
Copperstone CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
12/13/2025

Midge Fly treatments for ponds 5, 9, 10, 11, & 22.	6,365.00
Completed on: 10/15/25, 10/31/25, and 11/12/25	

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

\$6,365.00



INVOICE #TPA6315

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
TPA6315	11/01/2025	\$10,939.80	Net 15	

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

COPPERSTONE CDD
Peace River Electric Cooperative, Inc.
Sept 2025

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
93668001	10/14/25	11/04/25	\$ 291.89	09/07/25 - 10/08/25	11237 78th Street E Fountain	53100-4301
93668002	10/14/25	11/04/25	\$ 184.56	09/07/25 - 10/08/25	8790 115th Avenue East SL	53100-4307
93668003	10/14/25	11/04/25	\$ 194.57	09/07/25 - 10/08/25	11595 84th St Cir E Fountain	53100-4301
93668004	10/14/25	11/04/25	\$ 92.92	09/07/25 - 10/08/25	7615 113th Ave E	53100-4301
93668005	10/14/25	11/04/25	\$ 124.99	09/07/25 - 10/08/25	8415 115th Ave E Fountain	53100-4301
Total			\$ 888.93			

* 53100-4301	\$704.37
53100-4307	\$184.56
	<u>\$888.93</u>



**Peace River Electric
Cooperative, Inc.**

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

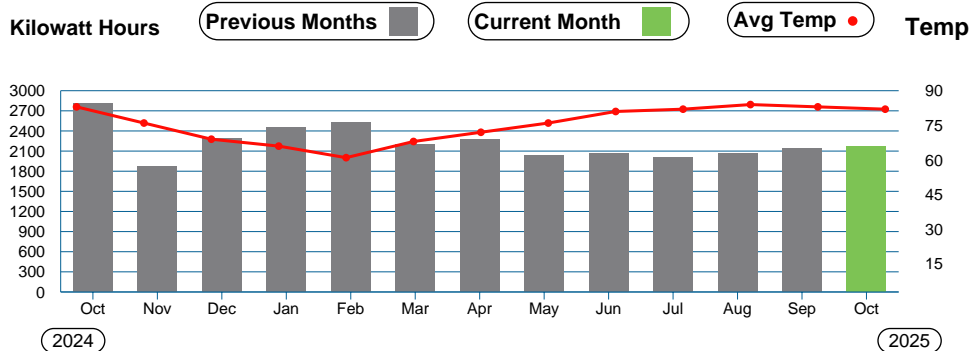
Bill Date 10/14/2025
 Account # 93668001
 Member # 93668

**TOTAL
AMOUNT DUE**

\$291.89

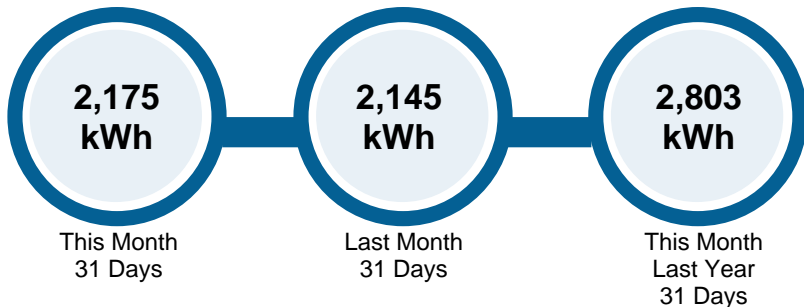
Bank Draft is
scheduled for
11/04/2025

Monthly Energy Use

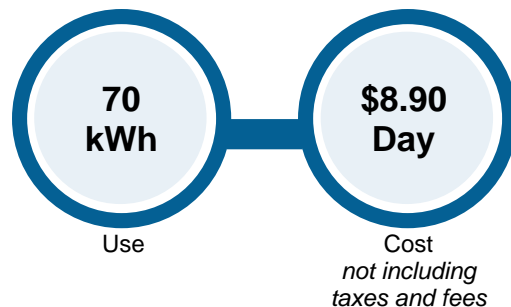


Detailed usage information is available on the SmarHub App or www.preco.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668001
 Service Address 11237 78TH ST E

Bank Draft Amount \$291.89
 is scheduled for 11/04/2025

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

4 562

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

110260093668001000029189000030189101420257

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	09/07/2025	10/08/2025	397,745	399,920	1.0	2,175	11.608
Account Summary				Current Charges			
Previous Balance			\$286.00	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$286.00	Energy Charge			2,175 kWh @ 0.121 \$263.18
Balance Forward			\$0.00	CPA			2,175 kWh @ -0.007 -\$15.23
Current Charges			\$291.89	Property Tax Recovery Fee			\$8.64
Total Amount Due			\$291.89	Gross Receipts Tax			\$7.30
				Total Current Charges			\$291.89
				Bank Draft Amount			\$291.89



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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.**

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 10/14/2025
 Account # 93668002
 Member # 93668

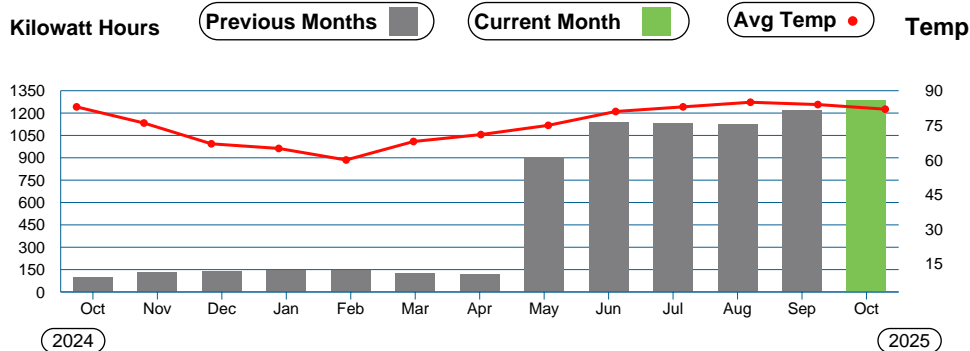
**TOTAL
AMOUNT DUE**

\$184.56

Bank Draft is
scheduled for
11/04/2025

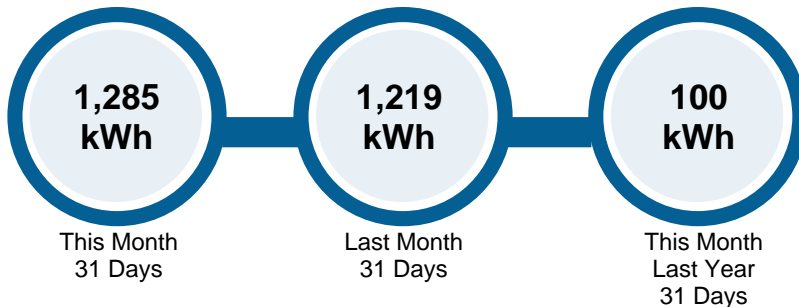
RECEIVED
10.15.25

Monthly Energy Use

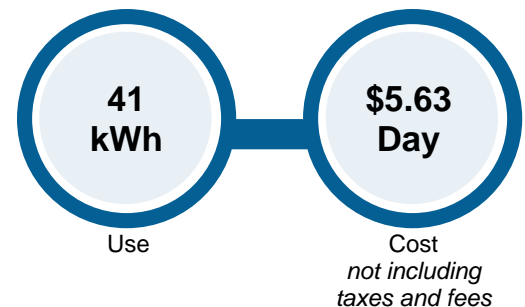


Detailed usage information is available on the SmarHub App or www.precio.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668002
 Service Address 8790 115TH AVE E

Bank Draft Amount \$184.56
 is scheduled for 11/04/2025

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

4 563

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

110260093668002000018456000019456101420250

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	09/07/2025	10/08/2025	247,257	248,542	1.0	1,285	5.084
Account Summary				Current Charges			
Previous Balance			\$175.32				
Payment(s) Made			-\$175.32				
Balance Forward			\$0.00				
Current Charges			\$184.56				
Total Amount Due			\$184.56				
				Current Charges			GS-S
				Facilities Use Charge			\$28.00
				Energy Charge		1,285 kWh @ 0.121	\$155.49
				CPA		1,285 kWh @ -0.007	-\$9.00
				Property Tax Recovery Fee			\$5.46
				Gross Receipts Tax			\$4.61
				Total Current Charges			\$184.56
				Bank Draft Amount			\$184.56



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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.

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 10/14/2025
 Account # 93668003
 Member # 93668

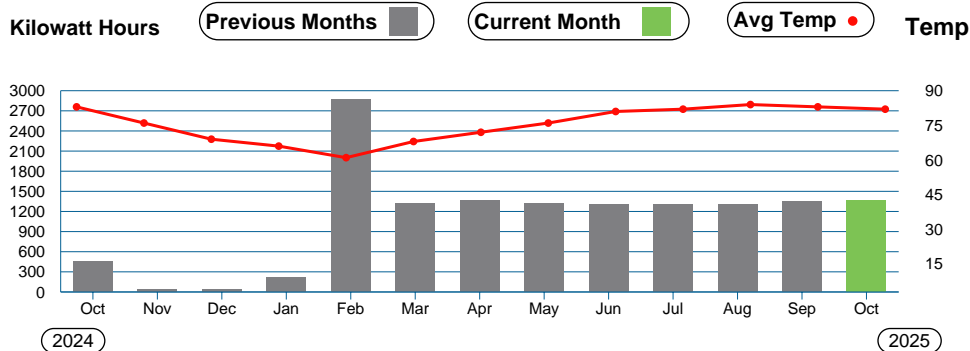
TOTAL
AMOUNT DUE

\$194.57

Bank Draft is
scheduled for
11/04/2025

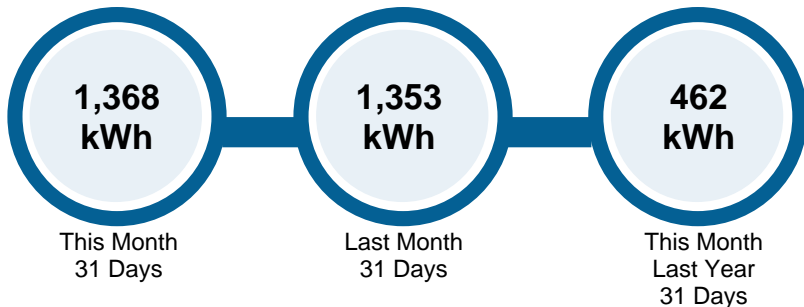
RECEIVED
10.15.25

Monthly Energy Use

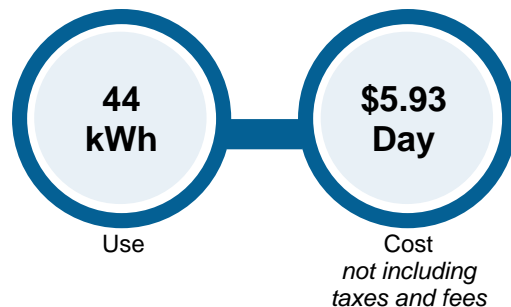


Detailed usage information is available on the SmarHub App or www.precio.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668003
 Service Address 11595 84TH ST CIR E

Bank Draft Amount \$194.57
 is scheduled for 11/04/2025

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

4 564

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

110260093668003000019457000020457101420253

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	09/07/2025	10/08/2025	249,101	250,469	1.0	1,368	5.546
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			



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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

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.

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 10/14/2025
 Account # 93668004
 Member # 93668

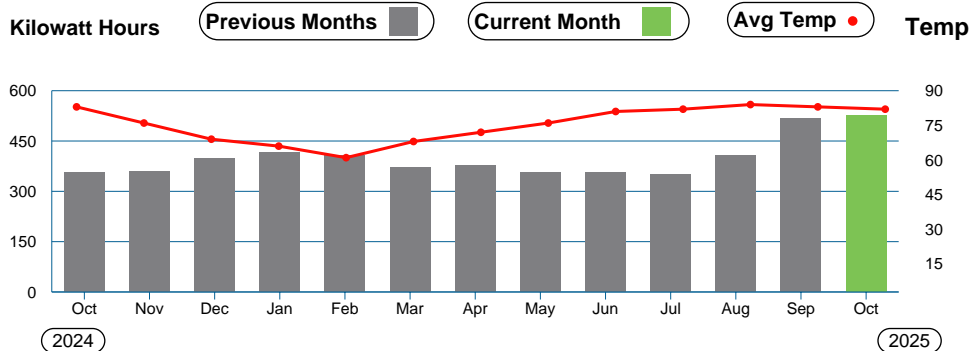
TOTAL
AMOUNT DUE

\$92.92

Bank Draft is
scheduled for
11/04/2025

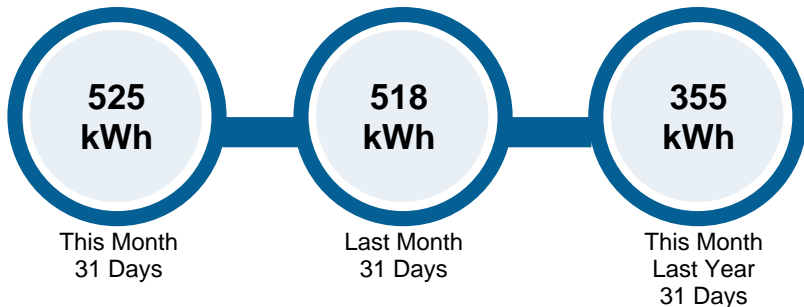
RECEIVED
10.15.25

Monthly Energy Use

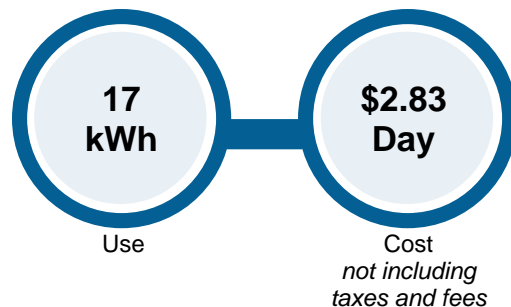


Detailed usage information is available on the SmarHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668004
 Service Address 7615 113TH AVE E

Bank Draft Amount \$92.92
 is scheduled for 11/04/2025

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

4 565

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

110260093668004000009292000010292101420257

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	09/07/2025	10/08/2025	79,605	80,130	1.0	525	0.998
Account Summary				Current Charges			
Previous Balance		\$91.54	Facilities Use Charge		GS-S \$28.00		
Payment(s) Made		-\$91.54	Energy Charge		525 kWh @ 0.121 \$63.53		
Balance Forward		\$0.00	CPA		525 kWh @ -0.007 -\$3.68		
Current Charges		\$92.92	Property Tax Recovery Fee		\$2.75		
Total Amount Due		\$92.92	Gross Receipts Tax		\$2.32		
			Total Current Charges		\$92.92		
				Bank Draft Amount			
				\$92.92			



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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



799366433650001102600936680042

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.**

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 10/14/2025
 Account # 93668005
 Member # 93668

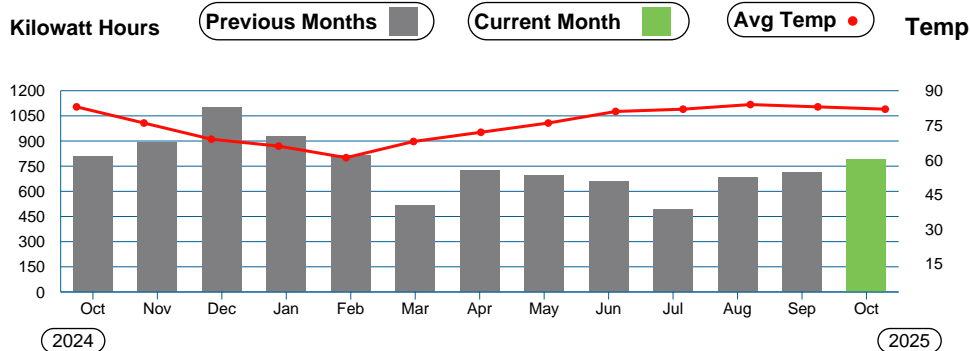
**TOTAL
AMOUNT DUE**

\$124.99

Bank Draft is
scheduled for
11/04/2025

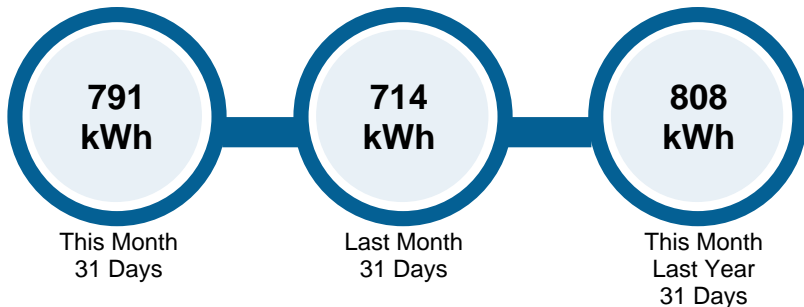
RECEIVED
10.15.25

Monthly Energy Use

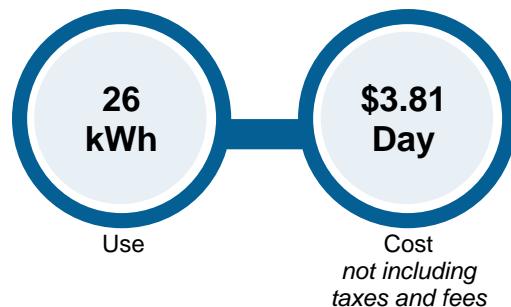


Detailed usage information is available on the SmarHub App or www.preco.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 93668005
 Service Address 8415 115TH AVE E

Bank Draft Amount \$124.99
 is scheduled for 11/04/2025

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

4 566

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

110260093668005000012499000013499101420259

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	09/07/2025	10/08/2025	332,524	333,315	1.0	791	5.838
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			



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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



799366433650001102600936680059

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



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

Invoice

Date	Invoice #
11/2/2025	INV0000104453

Bill To:

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

RECEIVED
10/30/25

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,442.50	\$1,442.50
Administrative Services	1.00	\$337.50	\$337.50
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$1,869.17	\$1,869.17
Website Compliance & Management	1.00	\$110.00	\$110.00