



Rizzetta & Company

# **Copperstone Community Development District**

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## **Board of Supervisors' Regular Meeting February 3, 2026**

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

[copperstonecdd.org](http://copperstonecdd.org)

## **COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA** Copperstone

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

<b>Board of Supervisors</b>	Tom Fretz Michael Fondario Adam Bailey Cory Richter Gerard Litrenta	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Attorney</b>	Marisa Powers	Blalock Walters
<b>District Engineer</b>	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

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

[www.copperstonecdd.org](http://www.copperstonecdd.org)

**Board of Supervisors  
Copperstone Community  
Development District**

**February 2, 2026**

## REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, February 3, 2026, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115<sup>th</sup> 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. Discussion of Pond 5 and Midge Flies
    4. Presentation of Aeration Inspection Report.....Tab 3
    5. Consideration of Advanced Aeration Repair Proposal  
Pond14.....Tab 4
    6. Ratification of Advanced Aquatics Fish  
Stocking Proposal.....Tab 5
  - B. District Engineer**
  - C. District Counsel**
  - D. District Manager**
    1. Review of SharePoint / Action Items.....Tab 6
  - E. Chair Update**
- 4. BUSINESS ITEMS**
  - A. Consideration of Large Fence Proposals.....Tab 7**
  - B. Consideration of Electrical Proposals for Fountain.....Tab 8**
  - C. Consideration of Electrical Proposals for Moccasin Wallow Sign...Tab 9**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor's  
Meeting Held on January 6, 2025.....Tab 10**
  - B. Consideration of Operations and Maintenance  
Expenditures for December 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

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
1/21/2026

**Prepared for:**  
Copperstone  
Community Development District

**Prepared by:**  
Jacob M. Adams, Project Manager & Biologist

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## Site Assessments

### Pond 1

#### Comments:

Normal Growth Observed

Pond 1 looks good overall. As the water level has continued to drop, a minimal amount of new invasive weed growth was observed around or near some of native plants. These shoreline weeds and Torpedograss will be targeted for treatment during the upcoming visit. No issues were observed with algae or submersed weeds.



### Pond 2

#### Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Minimal to no new growth was observed around the shoreline perimeter. This consisted of mainly Torpedograss and is very minimal. The water level has continued to drop.



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## Site Assessments

### Pond 3

#### **Comments:**

Normal Growth Observed

A minimal amount of Torpedograss was observed around some of the native vegetation. This will be targeted for treatment during the upcoming visits. No issues were observed with algae or submersed weeds. The water level has remained at a low level. The native vegetation has remained robust.



### Pond 4

#### **Comments:**

Site Looks Good

Pond 4 looks good. The water level has remained at a low level. Previous treatments have targeted Torpedograss and other invasive weeds near the native plants. Positive results were observed and the Bullrush is healthy. No issues were observed with algae, submersed weeds, or shoreline weeds.



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## Site Assessments

### Pond 5

#### **Comments:**

Treatment In Progress

A minimal amount of the submersed weed Hydrilla was observed. This new growth will be targeted for treatment during the upcoming visit. No issues were observed with algae or shoreline weeds. The water level has remained at a low level. The native Bullrush has continued to thrive.



### 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.



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## 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. A minimal amount of algae was observed in a few small areas around the shoreline perimeter. The new algae growth will be targeted for treatment. A minor amount of cold damage was observed on some of the Native Arrowhead. This is common this time of year and typically these plants bounce back strong in spring.



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## Site Assessments

### Pond 9

#### **Comments:**

Site Looks Good

Pond 9 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously the exposed sediment around the perimeter of the pond was targeted for shoreline weed growth. Positive results have been observed.

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 Torpedograss and shoreline weed treatments have been effective at reducing and eliminating the new growth on the exposed sediment, previously present on this pond. Water level on this pond is low. Aeration system is operational.



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## 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 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds have been previously targeted for treatments and positive results were seen. The water level has remained slightly low.

Aeration system is operational.



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## Site Assessments

### Pond 13

#### **Comments:**

Site Looks Good

A very minimal amount of trash and algae were observed on Pond 13. These will be targeted for treatment and pick up during the upcoming visits. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



Aeration system is operational.

### Pond 14

#### **Comments:**

Site Looks Good

Pond 14 looks good. Previously algae, submersed weeds, floating weeds, and shoreline weeds were targeted for treatment. Algae, Hydrilla, Duckweed, and Torpedograss have all been reduced. The water level has remained at low level.



Aeration system is operational.

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## Site Assessments

### Pond 15

#### **Comments:**

Site Looks Good

Pond 15 continues to look good. Minimal to no new invasive growth was observed. 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. Only a couple pieces of trash were observed.



### 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.



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## 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.



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## Site Assessments

### Pond 19

#### **Comments:**

Site Looks Good

Previously algae was targeted for treatment. Positive results have been seen and no algae was present during the time of this inspection. Algae will continue to be the main target in this pond and if new algae growth is observed, it will be targeted for treatment. The water level has remained 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 continued to drop and is very low.



Aeration system is operational.

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## 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. The water level has continued to drop and is very low. Erosion repair was completed on the north western bank. 1/2 aeration is running, the old aeration unit was temporarily shut down until a rebuild kit is installed on the compressor.



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## Site Assessments

### Pond 23

#### **Comments:**

Normal Growth Observed

A minimal amount of Torpedograss, Pennywort, and Primrose Willow were observed. These will be targeted for treatment during the upcoming visit. The water level is currently low. No issues were observed with algae or submersed weeds.



### Pond 24

#### **Comments:**

Normal Growth Observed

Previously Pennyworth and Torpedograss were targeted for treatment. Positive results from these treatments were seen. A minimal amount of Torpedograss remains around some of the native vegetation and will continue to be targeted for treatment. No issues were observed with algae or submersed weeds.



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## Site Assessments

### Pond 25

#### **Comments:**

Site Looks Good

A minimal amount of cold damage was observed on some of the older native, Arrowhead. This is normal and will typically bounce back in spring. The new plants continue to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



### Littoral Area 26

#### **Comments:**

Normal Growth Observed

A minor amount of Camphorweed regrowth was observed in the buffer area of this littoral site. Previously Camphorweed, Torpedograss, and other invasive terrestrials were targeted for treatment and positive results were seen. The new growth will be targeted for treatment.



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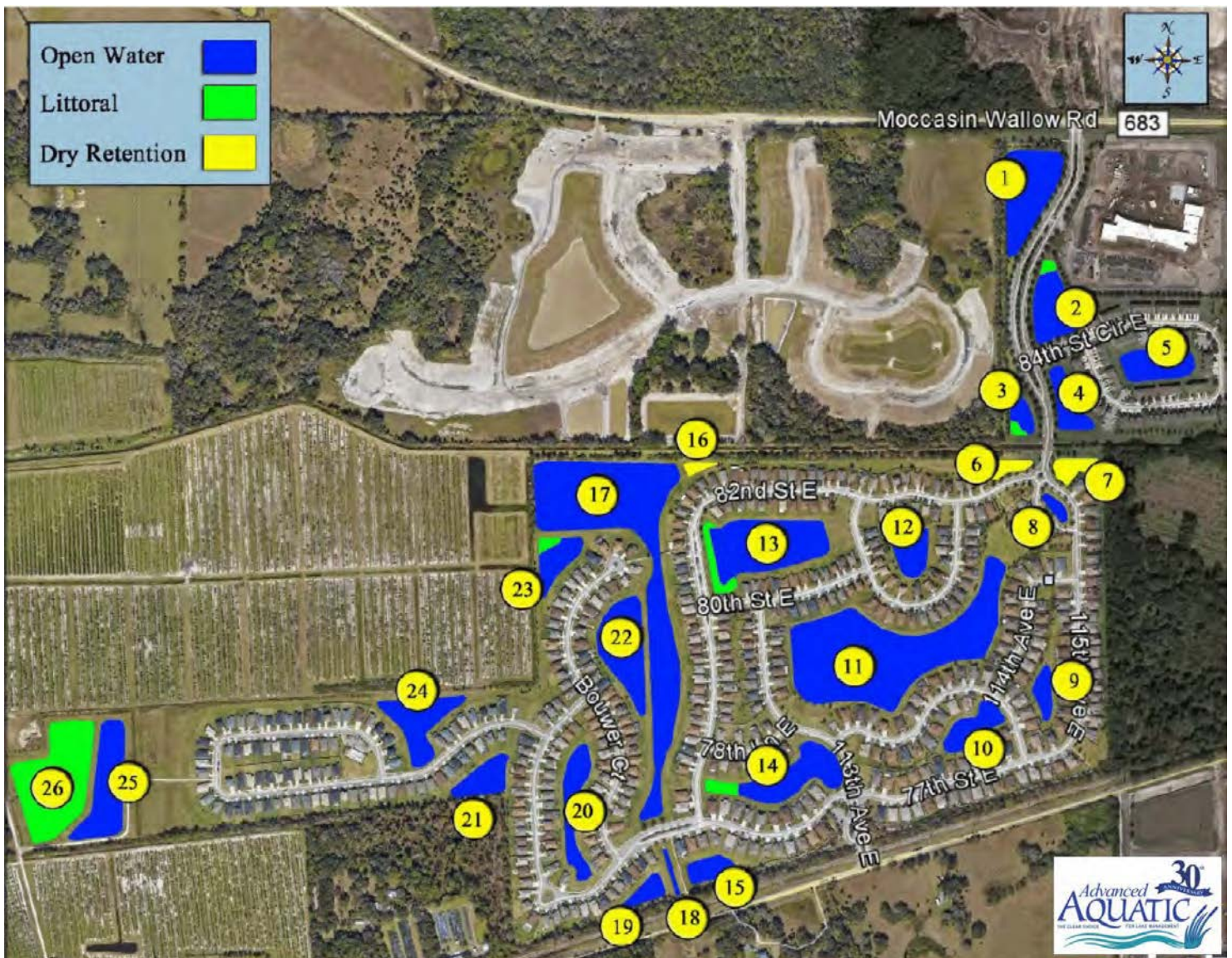
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Map



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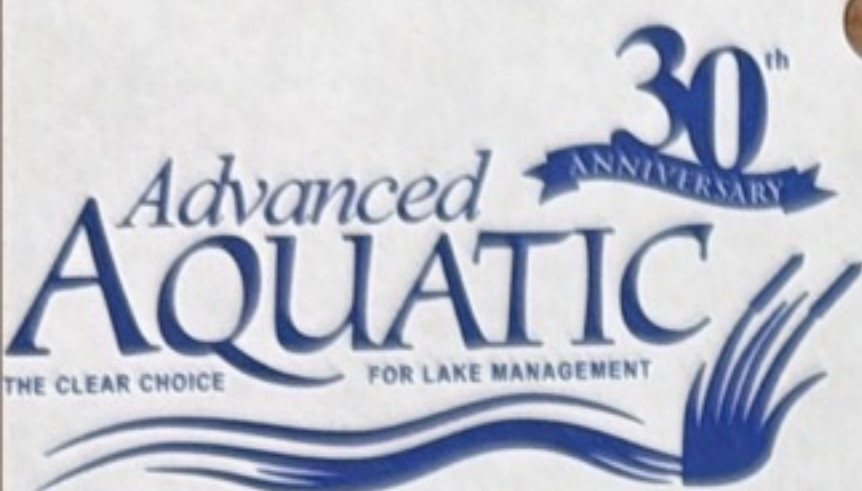
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## **Tab 2**





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CUSTOMER: Copperstone CDD  
ACCOUNT #: 910  
DATE: 1/19  
TECH: B. Martin  
WEATHER CONDITIONS: Sunny / Cold  
WATER LEVELS: Low 4.6ft

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING AQUATICS

1	2	4	5	6/7	8	10	12	13	14	15	19	21	24	25
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. Small algae bloom  
found as well as Invasive Aquatic weeds in minor lakes.

### RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

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

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

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

### FISH/WILDLIFE OBSERVATIONS

PORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: Canes, Ducks

☒ Largemouth Bass

☐ Triploid Grass Carp

☒ Bream

☐ Mosquitofish

☒ Catfish

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



## **Tab 3**



# **Copperstone Community Development District Aeration Inspection Report**

---

**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
1/21/2026

**Prepared for:**  
Copperstone  
Community Development District

**Prepared by:**  
Cody Q. Wylupek, Fountain & Aeration Technician

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## Site Assessments

### Aeration System #1

**Location:** Pond 9

**Comments:**

Aerator box has been vacuumed and wiped out, filter(s) checked and cleaned, cooling fan(s) operational, system has been balanced and flushed. Everything operational.

Weeds and dirt removed from top of cabinet 'foot.'



### Aeration System #2

**Location:** Pond 10

**Comments:**

Aerator box has been vacuumed and wiped out, filter(s) checked and cleaned, cooling fan(s) operational, system has been balanced and flushed. Everything operational.

Weeds and dirt removed from top of cabinet 'foot.'



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## Site Assessments

### Aeration System #3

**Location:** Pond 11

**Comments:**

Aerator box has been vacuumed and wiped out, filter(s) checked and cleaned, cooling fan(s) operational, system has been balanced and flushed. Everything operational.

Compression is slightly below normal, rebuild kits may be needed in roughly 6 months time.



### Aeration System #4

**Location:** Pond 11

**Comments:**

Diffuser heads for aeration system 3; see above for info.



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## Site Assessments

### Aeration System #5

**Location:** Pond 12

**Comments:**

Compressor/aeration cabinet very newly installed and running exceptional.

Everything looked over, cleaned, and checked.



### Aeration System #6

**Location:** Pond 13

**Comments:**

Aerator box has been vacuumed and wiped out, filter(s) checked and cleaned, cooling fan(s) operational, system has been balanced and flushed.

Everything operating as it should.



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## Site Assessments

### Aeration System #7

**Location:** Pond 14

**Comments:**

Compressor/aeration cabinet very newly installed and running exceptional. One diffuser head is broken and needing to be replaced.



### Aeration System #8

**Location:** Pond 20

**Comments:**

Aerator box has been vacuumed and wiped out, filters checked and cleaned, cooling fans operational, system has been balanced and flushed.

Everything operating as it should.

Ants present around outside of aerator box  
- Ant bait placed

Buildup of Dirt removed off top of aerator box 'foot'



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## Site Assessments

### Aeration System #9

**Location:** Pond 22

**Comments:**

Aerator box has been vacuumed and wiped out, filters checked and cleaned, cooling fans operational, system has been flushed and balanced.

System is very newly installed and is running exceptionally!



### Aeration System #10

**Location:** Pond 22

**Comments:**

Aerator box has been vacuumed and wiped out, filter checked and cleaned, cooling fan operational, system has been flushed and balanced.

Buildup of dirt and weeds removed off top of aerator box 'foot'

Pressure relief valve and a rebuild kit are needed for this unit. Current pressure relief valve has failed and weak compressor was also observed.



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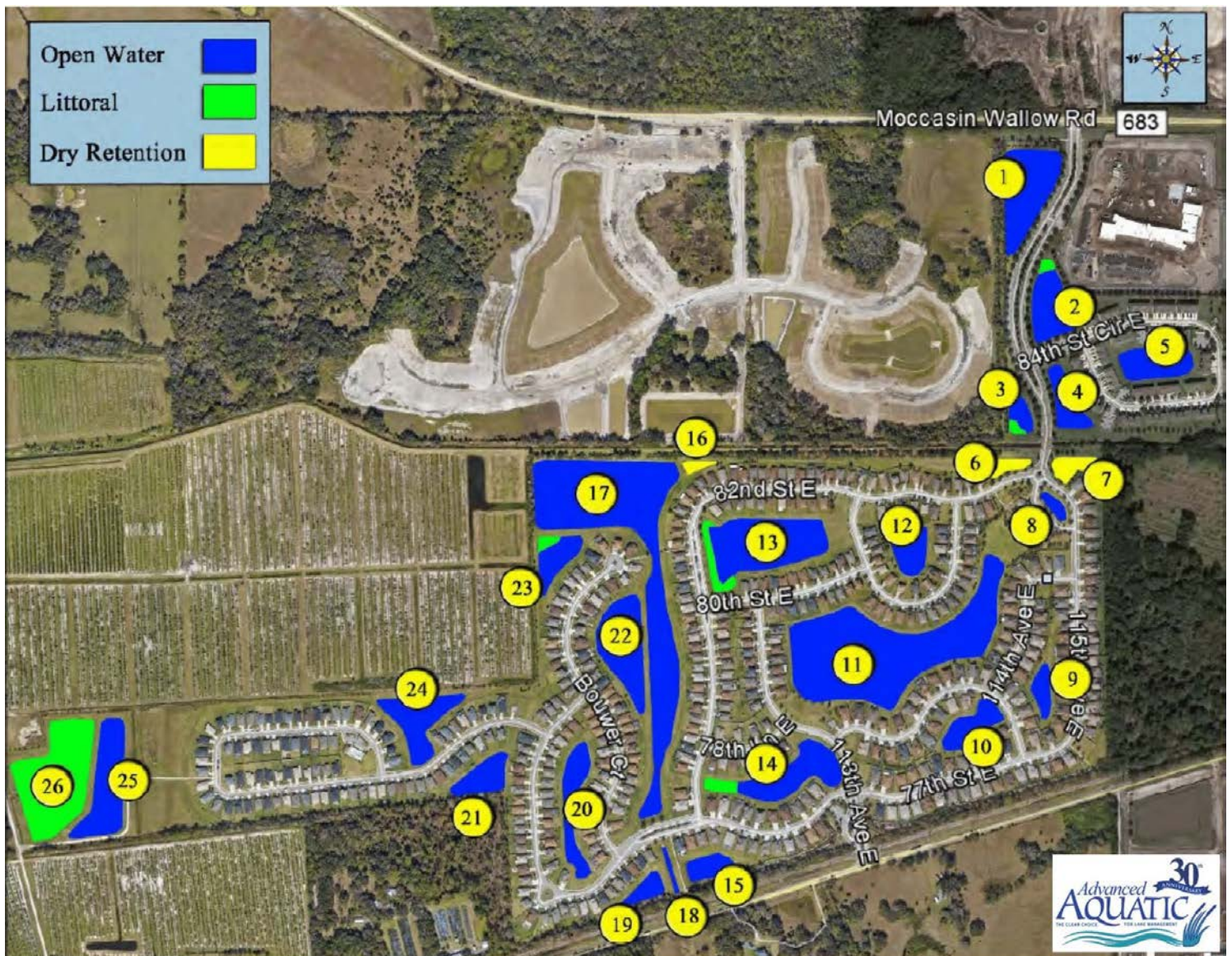
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## **Tab 4**



**ADVANCED AQUATIC SERVICES, Inc.**  
- AERATION REPAIR PROPOSAL- **Pond #14**

January 9, 2026

Copperstone CDD  
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:

Supply and install one (1) Dual 9" Disc Diffuser at the Aeration system located at **Pond #14.**

Parts and Labor included.

**Total \$484.00**

- 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: \_\_\_\_\_

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## **Tab 5**



**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 \$5,075.00**

- 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](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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

26

25

21

20

15

18

19

14th Ave E

15th Ave E

Bowler Cr

78th St E

14

13th Ave E

77th St E

10

9



## **Tab 6**

### Copperstone CDD Project Tracker - January

Handled By	Project	Resolution - Status	Completion Date	Status
Advanced Aquatic/DM	Fish Stocking	1/9/2026 Proposal received for 2026 prices	1/19/2026	Completed
DM/HOA	Clubhouse access	1/19/2026 email sent to HOA 1/20/2026 Allen confirmed access granted and made a key for CDD to keep		Completed
DM/ITZ	Surge protector warranty	1/19/2026 Email sent to Vendor, confirmed over the phone warranty present	1/19/2026	Completed
DM	Walk through Copperstone	Scheduled 1/22/2026	1/19/2026	Completed
DM/HOA	The irrigation system townhome to be checked with the HOA vendor	1/20/2026 Email sent to HOA Allen Most have been repaired. And the have approved 4 more proposal to repair the wells that are down.	1/19/2026	Completed
DM/DC	Letters to be sent to residents	Letters need to be mailed to residents addresses 8004 and 8010 111th Terrace East Letters sent out	1/19/2026	Completed
DM	Big Fence Proposals	Proposals received Neptune, RKA. Loudy	1/24/2026	Completed
DM	Holiday light/Moccasin	The sign lights are off, but Holiday lights are on 1/19/2026 Issue reported to ITZ	1/19/2026	Completed
DM	Electrical run for solar vs wire	1/19/2026 Proposal request sent to ITZ, Brandon Electric and Mandy Mandy and ITZ reported that bore is needed	1/19/2026	Pending
DM	Bridge has broken and missing boards	Bridge to be checked periodically/quarterly	1/19/2026	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. Correspondence sent to HOA, Waiting Response 1/19/2026 Sent email to Allen 1/20/2026 HOA will discuss this on their next meeting	12/2/2025	Pending
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 transisitioned 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	Pending
DE	Pond Maintenance Tractor	RIPA performed a project on property per DE. Get pricing/discuss Pond 25 South shore planting. No Updates	11/1/2025	Pending
HOA	HOA Holiday light/Moccasin Wallow sign	The sign lights are off, but Holiday lights are on. Correspondence sent to HOA waiting Response	12/3/2025	Pending



## **Tab 7**

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 1067  
DATE 01/24/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Installation of 600ft of tan pvc 3 rail ranch style fence with 60lb concrete per post and all included hardware	1	12,000.00	12,000.00
-----					
SUBTOTAL					12,000.00
TAX					0.00
-----					
TOTAL					<b>\$12,000.00</b>

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 1068  
DATE 01/24/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Installation of 600ft barb wire 5 strand fence with all included hardware	1	7,800.00	7,800.00
-----					
SUBTOTAL					7,800.00
TAX					0.00
-----					
TOTAL					<b>\$7,800.00</b>

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: 194  
Date: 12/29/2025

For: Cooperstone Cdd  
SStevens@rizzetta.com

Description	Quantity	Rate	Amount
Fence	1	\$4,500.00	\$4,500.00

## Barbed Wire Fence Installation Quote

Fence Length: 600 linear feet  
Fence Type: 4-Strand Barbed Wire Fence

### Scope Includes

- Approximately 2,100 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

### Terms

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



Subtotal	\$4,500.00
TAX 0%	\$0.00
Total	\$4,500.00

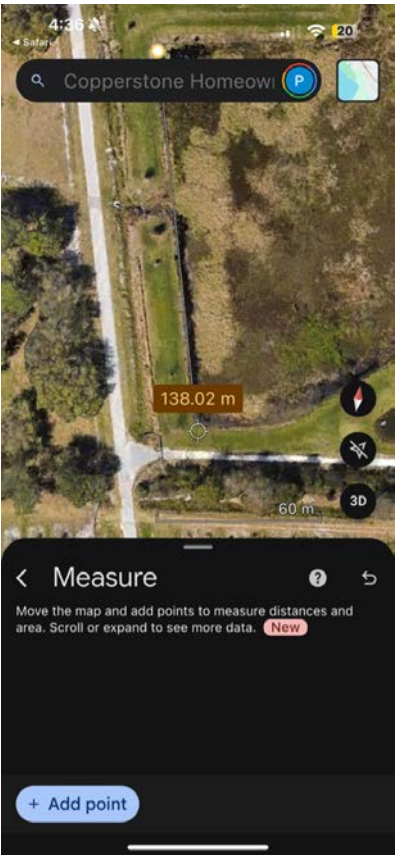
---

<b>Total</b>	<b>\$4,500.00</b>
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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:	197
Date:	01/26/2026

For: Cooperstone Cdd  
SStevens@rizzetta.com



Vinyl fence	1	\$13,000.00	\$13,000.00
-------------	---	-------------	-------------

VINYL RANCH FENCE INSTALLATION PROPOSAL

Installation of a high-end vinyl ranch-style fence along approximately 600 linear feet of property line.

Fence Specifications

- Style: Premium Vinyl Ranch Fence
- Height: 4 ft
- Rails: 3-Rail (high-end ranch look)
- Material: Heavy-duty, UV-resistant vinyl
- Color: White (or HOA-approved color)
- Post Setting: Posts set in concrete for long-term stability
- Spacing: Industry-standard spacing per manufacturer specs

Scope of Work

- Layout and alignment of fence line
- Digging and setting vinyl posts in concrete
- Installation of vinyl rails and components
- Leveling and final alignment
- Cleanup and removal of installation debris
- Final walkthrough upon completion

Materials Included

- High-end vinyl posts and rails
- Post caps and all mounting hardware
- Concrete for post installation
- All tools, equipment, and labor

Timeline

- Estimated installation time: 3-5 working days, weather permitting

Investment

High-End Vinyl Ranch Fence – 525 Linear Feet

- Total Project Cost: \$13,000

Warranty

- Manufacturer warranty on vinyl materials
- Workmanship warranty on installation

Exclusions

- Permits, surveys, or HOA or CDD application fees (if required)

Description	Quantity	Rate	Amount
<ul style="list-style-type: none"><li>Gates (can be added upon request)</li><li>Clearing of heavy vegetation or major grading</li></ul>			
—			
This proposal is valid for 30 days. Work will be scheduled upon written approval			

Subtotal	\$13,000.00
TAX 0%	\$0.00
Total	\$13,000.00
<hr/>	
Total	\$13,000.00
<hr/>	







## Proposal for Installation of Barn-Style Fence

**Customer:** Copperstone Community Development District (CDD)

### Project Overview

This proposal is for installation of barn-style fence for the Copperstone CDD. The fence length is approximately **600 linear feet**.

### Scope of Work

- All **new** materials required for the installation of a barn-style fence
- Fence design and appearance as the attached **picture (A1)**
- Labor and Installation of approximately **600 total linear feet** of barn-style fencing **WHITE VINYL**
- Installation to be completed following industry standards to ensure **strength, alignment, and longevity**

**Total Project Cost: \$10,700 Completion time: 3-5 days**

### A1





## Proposal for Installation of Barn-Style Fence

**Customer:** Copperstone Community Development District (CDD)

### Project Overview

This proposal is for installation of barn-style fence for the Copperstone CDD. The fence length is approximately **600 linear feet**.

### Scope of Work

- All **new** materials required for the installation of a barn-style fence
- Fence design and appearance as the attached **picture (A1)**
- Labor and Installation of approximately **600 total linear feet** of barn-style fencing **REGULAR WIRE or BARB WIRE**
- Installation to be completed following industry standards to ensure **strength, alignment, and longevity**

**Total Project Cost: \$9,400 Completion time: 3-5 days A1**



## Tab 8



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.
1/23/2026	F2069

Name/Address

Service For

Copperstone CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

Project

Description	Rate	Total
Supply and install material and labor to complete the following:  Install Electrical 120/240V Meter Can and required disconnect to supply aeration system. 1" HDPE Conduit from utility transformer to meter location approximately 150' Directional Bore  *Any fees associated with the utility company is not included*  Permits and Inspections are included.	13,500.00	13,500.00
Total		\$13,500.00



## Tab 9

ITZ Electric Corp

36-09 20th Ave  
Astoria NY 11105

Estimate

(516)967-0093

itzelectric@earthlink.net

LIC# EC 1301807

Date	Estimate No.
1/22/2026	F2067

Name/Address

Service For

Copperstone CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

Project

Description	Rate	Total
Supply and install all material and labor to complete the following:  Site visit determined that there was a faulty 220V relay and no power available at the right side monument.  Scope of work would include replacing defective relay and photoelectric eye for the two monuments and adding an additional photocell and repair or replace cable to the right side.  (Existing power on right side would be extended to the monument and the additional photocell would operate that monument in the event that the existing cable is irreparable)	1,450.00	1,450.00
Total		\$1,450.00

## **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, January 6, 2026, at 6:30 p.m.** at **Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

Tom Fretz	<b>Board Supervisor, Chair</b>
Michael Fondario	<b>Board Supervisor, Vice Chair</b>
Adam Bailey	<b>Board Supervisor, Assistant Secretary</b>
Cory Richter	<b>Board Supervisor, Assistant Secretary</b>
Gerard Litrenta	<b>Board Supervisor, Assistant Secretary (via phone)</b>

Also, present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sam Stevens	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Reyna Grundy	<b>District Counsel, Blalock Walters</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>
Jason Jaszczak	<b>Representative, Advanced Aquatics</b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance**

**1. Presentation of Waterway Inspection Report**

Mr. Agnew reviewed the inspection report with the Board. A discussion ensued on electric versus solar aeration. One difference is if it is cloudy for a few days, there may be an interruption in aeration or lower power.

**2. Presentation of Waterway Management Report**

The waterway management reports were included in the agenda for Board review.

50  
51       **3.     Presentation of Quarterly Fountain Maintenance Report**

52       The quarterly fountain maintenance report was reviewed. Mr. Jaszczak will draft  
53       a proposal to replace the panel, being it is old.

54  
55       **4.     Consideration of Advanced Aquatic Pond #22 Turf Restoration and Pond**  
56       **Bank Repair Proposal**

57       A discussion ensued on turf and bank repair being done at the CDD's expense  
58       this time only and letters being sent to the two homeowners involved to make  
59       them aware.  
60

On a Motion by Mr. Bailey seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the Advanced Aquatic Pond #22 Turf Restoration and Pond Bank Repair Proposal for \$2400.00 with the addition of letters being sent to the two homeowners on each side of the discharge site giving notice of repair this one time only, for the Copperstone Community Development District.

61  
62       **5.     Consideration of Fountain Surge Protector Proposals**

63       Two proposals were included in the agenda. Ms. Stevens will check on what  
64       warranty is provided with the ITZ proposal.  
65

On a Motion by Mr. Bailey seconded by Mr. Fretz, with, all in favor, the Board of Supervisors approved the ITZ Electric Corporation proposal #F2066 for three surge protectors installed for \$1050.00, for the Copperstone Community Development District.

66  
67       **6.     Consideration of Fish Stocking Ponds 5, 9, 10, 11, and 22**

68       Mr. Jaszczak will bring updated proposal if the price has changed.  
69

On a Motion by Mr. Richter seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the Advanced Aquatics Proposal for fish stocking ponds 5, 9, 10, 11, and 22 for \$4575.00, for the Copperstone Community Development District.

70  
71       **B. District Engineer**

72       Mr. Thornton was not present.

73  
74       **C. District Counsel**

75       Ms. Gundry was present by phone. There were no comments from her or questions  
76       from the Board.

77  
78       **D. District Manager**

79       The next meeting is scheduled for Tuesday, February 3, 2026, at 6:30 p.m. at the  
80       Copperstone Clubhouse.

81  
82       **1. Review of SharePoint / Action Items**

83       The action items were reviewed. A proposal for the large fence is needed and  
84       confirmation with Mr. Thornton on the length and where it will be installed is also  
85       needed. Coordinating a walk through with Neptune and Mr. Richter for the large

fence needs to be done.

**E. Chair Update**

The Chair did not have any updates.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines and Frank**

On a Motion by Mr. Litrenta seconded by Mr. Richter, with all in favor, the Board of Supervisors ratified the audit engagement letter with Berger, Toombs, Elam, Gaines and Frank, for the Copperstone Community Development District.

**B. Consideration of Farm Fence Proposals**

The large fence proposal will be brought back to the Board with new measurements. The small fence proposal from Neptune was approved.

On a Motion by Mr. Litrenta seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the small fence proposal #194 for \$700.00 from Neptune Multi Services LLC, 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 December 2, 2025**

On a Motion by Mr. Litrenta, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the minutes from the December 2, 2025, Board of Supervisors meeting, as presented, for the Copperstone Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for November 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 November 2025 (\$34,969.30), for the Copperstone Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Fondario stated the bridge has broken and missing boards. Add periodic inspection to action item list.

Mr. Bailey asked the irrigation system to be checked with the HOA vendor.



**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 8:26 p.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 December 2025 For Board Approval**

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

The total items being presented: **\$27,184.21**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Copperstone Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam E Bailey	20251205-5	AB120225	Board of Supervisor Meeting 12/02/25	\$ 200.00
Advanced Aquatic Services, Inc.	300130	10561625	Monthly Lake & Fountain Maintenance 12/25	\$ 2,682.00
Cory Richter	20251205-1	CR120225	Board of Supervisor Meeting 12/02/25	\$ 200.00
Gerard Litrenta III	20251205-3	GL120225	Board of Supervisor Meeting 12/02/25	\$ 200.00
Halff Associates, Inc	300131	10144676	District Engineering Services 06/25	\$ 12,756.84
Halff Associates, Inc	300129	10151143	District Engineering Services 09/25	\$ 1,667.78
Halff Associates, Inc	300131	10153345	District Engineering Services 10/25	\$ 2,323.77
Halff Associates, Inc	300129	10155540	District Engineering Services 11/25	\$ 809.43
Halff Associates, Inc	300132	10156754	District Engineering Services 12/25	\$ 1,177.24
Michael Fondario	20251205-4	MF120225	Board of Supervisor Meeting 12/02/25	\$ 200.00
Peace River Electric Cooperative, Inc.	20251203-5	93668001-111225 ACH	11237 78th Street E Fountain 10/25	\$ 341.02
Peace River Electric Cooperative, Inc.	20251203-4	93668002-111225 ACH	8790 115th Avenue East SL 10/25	\$ 182.03
Peace River Electric Cooperative, Inc.	20251203-3	93668003-111225 ACH	11595 84th St Cir E Fountain 10/25	\$ 192.01
Peace River Electric Cooperative, Inc.	20251203-2	93668004-111225 ACH	7615 113th Ave E 10/25	\$ 91.05

## Copperstone Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	20251203-1	93668005-111225 ACH	8415 115th Ave E Fountain 10/25	\$ 101.87
Rizzetta & Company, Inc.	300128	INV0000105268	Accounting Services 12/25	\$ 3,859.17
Thomas R Fretz	20251205-2	TF120225	Board of Supervisor Meeting 12/02/25	<u>\$ 200.00</u>
<b>Total Report</b>				<u><b>\$ 27,184.21</b></u>

## Copperstone CDD

Meeting Date: December 2, 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

*NOTE: Supervisors are only paid if checked.*

### EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 p.m.
Meeting End Time:	8:15 p.m.
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



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

12/1/2025
10561625
\$2,682.00

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

Due Date
Net 30
12/31/2025

Monthly Lake Maintenance.2,412.00

\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED\*\*\*

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

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

\$2,682.00



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

Invoice Date: 06/18/2025  
Invoice: 10144676  
Project: 045847.001

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

For Professional Services Rendered through: June 15, 2025

Hourly	Earned To Date	Previous Amount	Current Amount
000300 - Legal Support - CC	12,623.84	0.00	12,623.84
000999 - Reimbursable Expenses	781.55	648.55	133.00
Total Hourly Services:	13,405.39	648.55	12,756.84

Total Earned to Date: 13,405.39  
Less Previous Billed: 648.55  
**Amount Due this Invoice: 12,756.84**

Notes from Project Manager:

\*\*\*THIS INVOICE IS ONLY FOR LEGAL SUPPORT SERVICES RELATED TO AN ONGOING LEGAL ACTION BETWEEN THE CDD AND PRIOR VENDORS. ACTIVITY INVOICED COVERS A DATE RANGE FROM NOVEMBER 2024 TO THE MEDIATION HELD ON JUNE 6TH 2025 \*\*\*

-----  
Tasks include - Discussion of Confidentiality with Legal, Establishment of Participation and Expectations, Field Meeting with Vendors and Legal on (12/16/24), Summary of Field Meeting, Revisions to Field Meeting Summary, Admin support and coordination for travel and documentations, review documents prepared by others including confidential materials provided by Legal, Multiple Discussions with Litigation Attorney, Coordination of scheduling and timing for Mediation, Attend Full Day Mediation in person (6/6/25).

Outstanding Invoices:

Number	Date	Balance
10143742	06/05/2025	700.79
Total		700.79

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
Reference Project 045847.001 and Invoice 10144676  
Contact Sandra Charles at scharles@halff.com with any billing questions.

Detail for Copperstone Community Development District - Invoice #10144676, Dated 6/18/2025 12:00:00 AM

Report Type: Reimbursable Expenses

Date	Employee	Category	Description	Amount
Project 045847.001 - Copperstone CDD/District Engineering				
06/03/2025	Thornton, Kyle	1.13 Travel - Mileage	Miles to Copperstone	\$60.20
Business Reason: CDD Meeting at Site		Travel To/From: Tpa Halff to Copperstone Amenity		Travel: 86.00 mi @ 0.700
06/06/2025	Thornton, Kyle	1.13 Travel - Mileage	Miles to Blalock	\$72.80
Business Reason: Meeting at Blalock Walters		Travel To/From: Halff Tampa to Blalock Bradenton		Travel: 104.00 mi @ 0.700
Total				\$133.00

Category Summary	
1.13 Travel - Mileage	\$133.00



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

Invoice Date: 09/24/2025  
Invoice: 10151143  
Project: 045847.001

Attention: Stephanie DeLuna, [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com)  
Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: September 14, 2025

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

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	68,071.94	66,404.16	1,667.78
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	781.55	781.55	0.00
Total Hourly Services:	81,477.33	79,809.55	1,667.78

Remaining Fee: 0.00

Total Earned to Date: 83,477.33  
Less Previous Billed: 81,809.55

**Amount Due this Invoice: 1,667.78**

**Notes from Project Manager:**

CDD mtg by phone (9/22), DM Coordination items, RIPA discussions, fencing map for limiting access to west green area.

**Outstanding Invoices:**

Number	Date	Balance
10144676	06/18/2025	12,756.84
Total		12,756.84

**Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210**

**Reference Project 045847.001 and Invoice 10151143**

Contact Sandra Charles at [scharles@halff.com](mailto:scharles@halff.com) with any billing questions.



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

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

September 24, 2025  
Project No: 045847.001  
Invoice No: 10151143  
Invoice Total: \$1,667.78

045847.001 Copperstone CDD/District Engineering  
**Professional Services thru September 14, 2025**

Phase 000100 District Engineering Services

**Professional Personnel**

	Hours	Amount	
Engineer V - Civil	4.50	1,545.03	
Administrative III	1.00	122.75	
Totals	5.50	1,667.78	
<b>Total Labor</b>			<b>1,667.78</b>

Phase 000300 Legal Support – CC

Phase 000999 Reimbursable Expenses

**Total this Invoice** \$1,667.78

**Outstanding Invoices**

Number	Date	Balance
10144676	6/18/2025	12,756.84
<b>Total</b>		<b>12,756.84</b>



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

Invoice Date: 10/30/2025  
Invoice: 10153345  
Project: 045847.001

Attention: Stephanie DeLuna, [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com)  
Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: October 19, 2025

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

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	70,395.71	68,071.94	2,323.77
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	781.55	781.55	0.00
Total Hourly Services:	83,801.10	81,477.33	2,323.77

Remaining Fee: 0.00

Total Earned to Date: 85,801.10  
Less Previous Billed: 83,477.33

**Amount Due this Invoice: 2,323.77**

**Notes from Project Manager:**

Site Visit on 9/15/25 - meet with Board chairperson, check on status of "pond tractor" effort, coordination with Metro about concerns from site walk.

\*\*\*\* 9/23-10/6 - coordination with Metro, RIPA, review pictures from DM/Board Chairperson, coordination with DM.

\*\*\*\* 10/7 - CDD MTG by phone and coordination with DM, Agenda prior to.

**Outstanding Invoices:**

Number	Date	Balance
10144676	06/18/2025	12,756.84
10151143	09/24/2025	1,667.78
Total		14,424.62

**Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210**

**Reference Project 045847.001 and Invoice 10153345**

Contact Sandra Charles at [scharles@halff.com](mailto:scharles@halff.com) with any billing questions.

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

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

October 30, 2025  
Project No: 045847.001  
Invoice No: 10153345  
Invoice Total: \$2,323.77

045847.001 Copperstone CDD/District Engineering  
**Professional Services thru October 19, 2025**

Phase 000100 District Engineering Services

**Professional Personnel**

	Hours	Amount	
Engineer V - Civil	6.50	2,231.71	
Administrative III	.75	92.06	
Totals	7.25	2,323.77	
<b>Total Labor</b>			<b>2,323.77</b>

Phase 000300 Legal Support – CC

Phase 000999 Reimbursable Expenses

**Total this Invoice** \$2,323.77

**Outstanding Invoices**

Number	Date	Balance
10144676	6/18/2025	12,756.84
10151143	9/24/2025	1,667.78
<b>Total</b>		<b>14,424.62</b>



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

Invoice Date: 12/02/2025  
Invoice: 10155540  
Project: 045847.001

Attention: Stephanie DeLuna, [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com)  
Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: November 23, 2025

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

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	71,205.14	70,395.71	809.43
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	781.55	781.55	0.00
Total Hourly Services:	84,610.53	83,801.10	809.43

Remaining Fee: 0.00

Total Earned to Date: 86,610.53

Less Previous Billed: 85,801.10

**Amount Due this Invoice: 809.43**

**Notes from Project Manager:**

CDD Meeting by Phone (11/5/25), Coordination with RIPA re:use of access road and discussions related to.

**Outstanding Invoices:**

Number	Date	Balance
10144676	06/18/2025	12,756.84
10151143	09/24/2025	1,667.78
10153345	10/30/2025	2,323.77
Total		16,748.39

**Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210**

**Reference Project 045847.001 and Invoice 10155540**

Contact Sandra Charles at [scharles@halff.com](mailto:scharles@halff.com) with any billing questions.



Halff Associates, Inc.  
P.O. Box 4897, Dept 331  
Houston, TX 77210  
Richardson, TX 75082

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

December 02, 2025  
Project No: 045847.001  
Invoice No: 10155540  
Invoice Total: \$809.43

045847.001 Copperstone CDD/District Engineering  
**Professional Services thru November 23, 2025**

Phase 000100 District Engineering Services  
**Professional Personnel**

	Hours	Amount	
Engineer V - Civil	2.00	686.68	
Administrative III	1.00	122.75	
Totals	3.00	809.43	
<b>Total Labor</b>			<b>809.43</b>

Phase 000300 Legal Support – CC

Phase 000999 Reimbursable Expenses

**Total this Invoice** \$809.43

**Outstanding Invoices**

Number	Date	Balance
10144676	6/18/2025	12,756.84
10151143	9/24/2025	1,667.78
10153345	10/30/2025	2,323.77
<b>Total</b>		<b>16,748.39</b>



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

Invoice Date: 12/17/2025  
Invoice: 10156754  
Project: 045847.001

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

For Professional Services Rendered through: December 14, 2025

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

Hourly	Earned To Date	Previous Amount	Current Amount
000100 - District Engineering Services	72,382.38	71,205.14	1,177.24
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	781.55	781.55	0.00
Total Hourly Services:	85,787.77	84,610.53	1,177.24

Remaining Fee: 0.00

Total Earned to Date: 87,787.77  
Less Previous Billed: 86,610.53

**Amount Due this Invoice: 1,177.24**

**Notes from Project Manager:**

CDD Mtg by Phone 12/2/25, coordination on comments issues prior to meeting, Research and respond to Lot 152 survey question related to CDD Easement

**Outstanding Invoices:**

Number	Date	Balance
10144676	06/18/2025	12,756.84
10153345	10/30/2025	2,323.77
Total		15,080.61

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
Reference Project 045847.001 and Invoice 10156754  
Contact Sandra Charles at scharles@halff.com with any billing questions.

Halff Associates, Inc.  
P.O. Box 4897, Dept 331  
Houston, TX 77210  
Richardson, TX 75082

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

December 17, 2025  
Project No: 045847.001  
Invoice No: 10156754  
Invoice Total: \$1,177.24

045847.001 Copperstone CDD/District Engineering

Professional Services thru December 14, 2025

Phase 000100 District Engineering Services

Professional Personnel

	Hours	Amount	
Engineer V - Civil	3.25	1,115.86	
Administrative III	.50	61.38	
Totals	3.75	1,177.24	
Total Labor			1,177.24

Phase 000300 Legal Support – CC

Phase 000999 Reimbursable Expenses

Total this Invoice \$1,177.24

Outstanding Invoices

Number	Date	Balance
10144676	6/18/2025	12,756.84
10153345	10/30/2025	2,323.77
Total		15,080.61



# 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](http://www.precio.coop)

## COPPERSTONE COMM DEV DIST

Bill Date 11/12/2025  
 Account # 93668001  
 Member # 93668

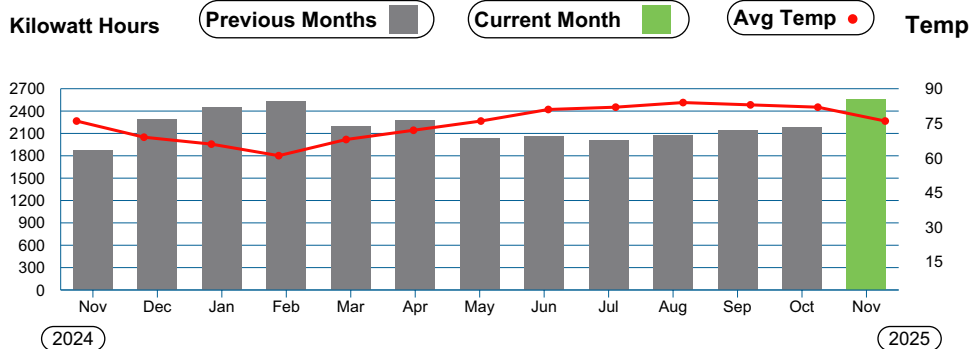
TOTAL  
AMOUNT DUE

# \$341.02

Bank Draft is  
scheduled for  
12/03/2025

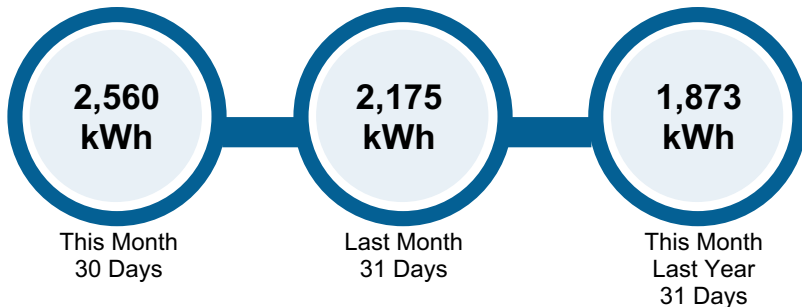
## Monthly Energy Use

**RECEIVED**  
12.04.252

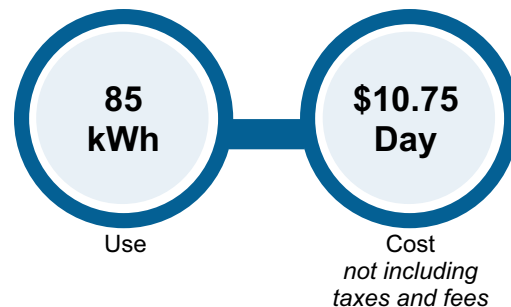


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## 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 # 93668001  
 Service Address 11237 78TH ST E

**Bank Draft Amount \$341.02**  
 is scheduled for 12/03/2025

COPPERSTONE COMM DEV DIST  
 PO BOX 32414  
 CHARLOTTE NC 28232-2414

4 560

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

110260093668001000034102000035125111220257



**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	10/08/2025	11/07/2025	399,920	402,480	1.0	2,560	11.834
Account Summary				Current Charges			
Previous Balance			\$291.89	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$291.89	Energy Charge			2,560 kWh @ 0.121 \$309.76
Balance Forward			\$0.00	CPA			2,560 kWh @ -0.006 -\$15.36
Current Charges			\$341.02	Property Tax Recovery Fee			\$10.09
Total Amount Due			\$341.02	Gross Receipts Tax			\$8.53
				Total Current Charges			\$341.02
				Bank Draft Amount			\$341.02



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**All expenses  
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799366433650001102600936680018

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

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





# Peace River Electric Cooperative, Inc.

**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](http://www.precio.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 11/12/2025  
 Account # 93668002  
 Member # 93668

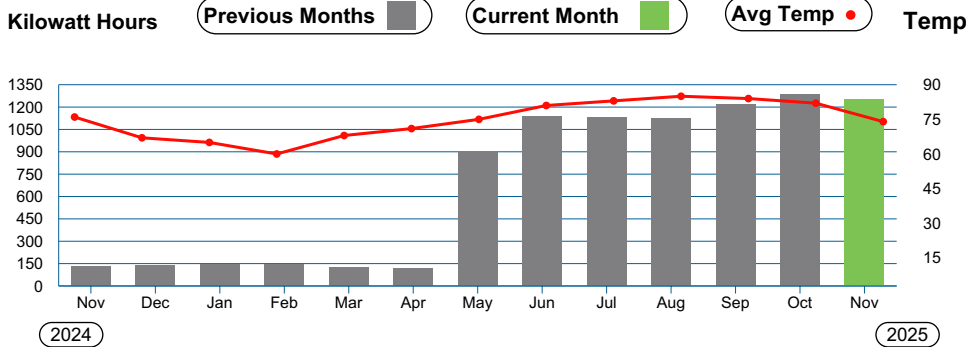
**TOTAL  
AMOUNT DUE**

**\$182.03**

Bank Draft is  
scheduled for  
12/03/2025

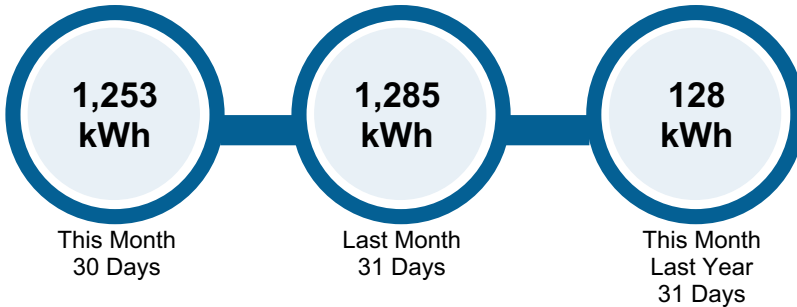
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12.04.25

## Monthly Energy Use

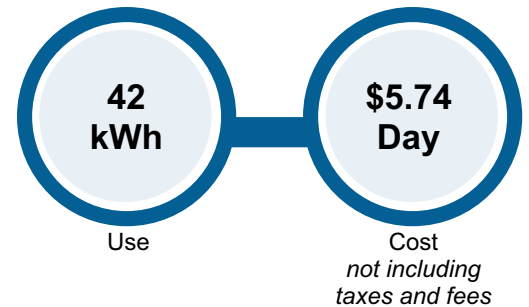


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## 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 \$182.03**  
 is scheduled for 12/03/2025

COPPERSTONE COMM DEV DIST  
 PO BOX 32414  
 CHARLOTTE NC 28232-2414

4 561

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

110260093668002000018203000019203111220254

**Account**  
93668002

**Service Address**  
8790 115TH AVE E

**Service Description**  
LIGHTS

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
31778822	From	To	Previous	Present			
	10/08/2025	11/07/2025	248,542	249,795	1.0	1,253	5.122
Account Summary				Current Charges			
Previous Balance			\$184.56	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$184.56	Energy Charge			1,253 kWh @ 0.121 \$151.61
Balance Forward			\$0.00	CPA			1,253 kWh @ -0.006 -\$7.52
Current Charges			\$182.03	Property Tax Recovery Fee			\$5.39
Total Amount Due			\$182.03	Gross Receipts Tax			\$4.55
				Total Current Charges			\$182.03
				Bank Draft Amount			\$182.03



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799366433650001102600936680026

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

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





# Peace River Electric Cooperative, Inc.

**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](http://www.precio.coop)

COPPERSTONE COMM DEV DIST

Bill Date 11/12/2025  
 Account # 93668003  
 Member # 93668

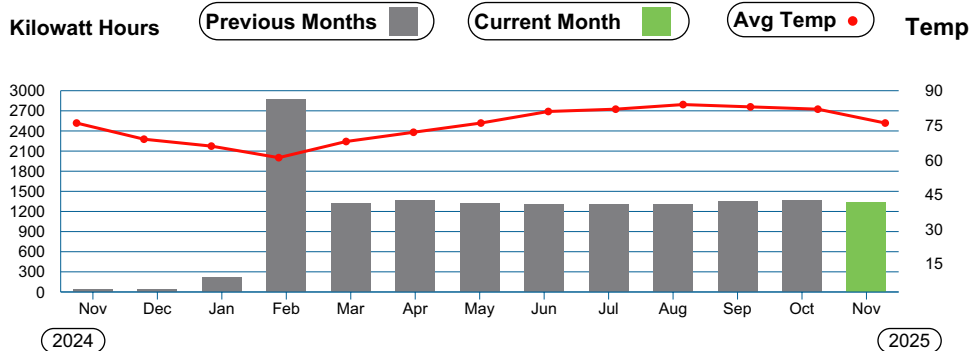
TOTAL  
AMOUNT DUE

**\$192.01**

Bank Draft is  
scheduled for  
12/03/2025

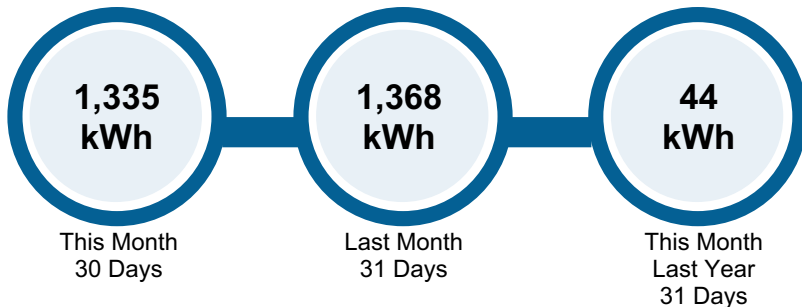
**RECEIVED**  
12.04.25

## Monthly Energy Use

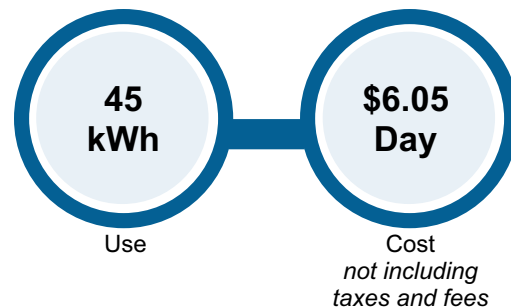


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## 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 \$192.01**  
 is scheduled for 12/03/2025

COPPERSTONE COMM DEV DIST  
 PO BOX 32414  
 CHARLOTTE NC 28232-2414

4 562

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

110260093668003000019201000020201111220251



**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	10/08/2025	11/07/2025	250,469	251,804	1.0	1,335	5.602
Account Summary				Current Charges			
Previous Balance			\$194.57	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$194.57	Energy Charge			1,335 kWh @ 0.121 \$161.54
Balance Forward			\$0.00	CPA			1,335 kWh @ -0.006 -\$8.01
Current Charges			\$192.01	Property Tax Recovery Fee			\$5.68
Total Amount Due			\$192.01	Gross Receipts Tax			\$4.80
				Total Current Charges			\$192.01
				Bank Draft Amount			\$192.01



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**All expenses  
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For more info, please visit  
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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





# Peace River Electric Cooperative, Inc.

**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](http://www.preco.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 11/12/2025  
 Account # 93668004  
 Member # 93668

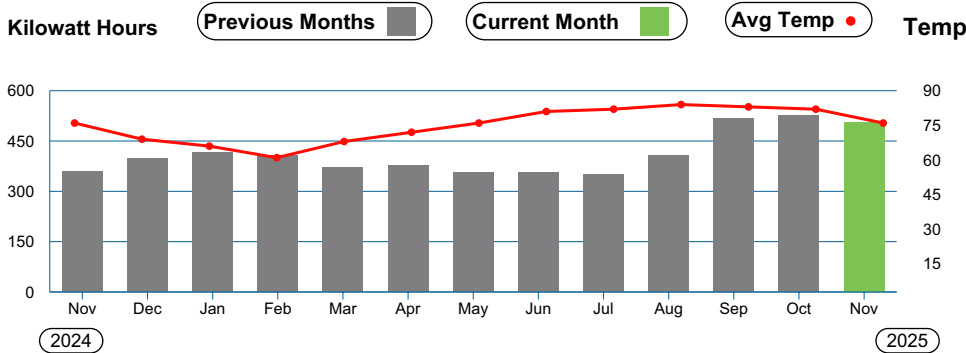
**TOTAL  
AMOUNT DUE**

**\$91.05**

Bank Draft is  
scheduled for  
12/03/2025

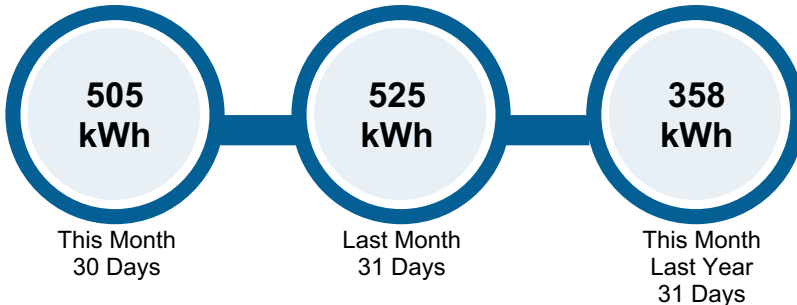
**RECEIVED**  
12.04.25

## Monthly Energy Use

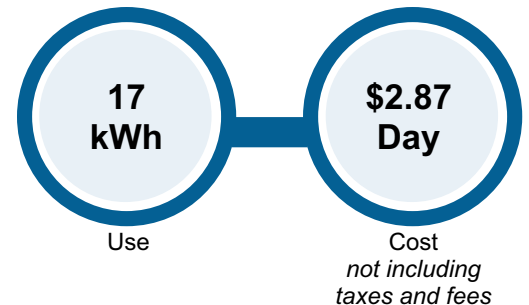


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## 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 \$91.05**  
 is scheduled for 12/03/2025

COPPERSTONE COMM DEV DIST  
 PO BOX 32414  
 CHARLOTTE NC 28232-2414

4 563

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

110260093668004000009105000010105111220259

**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	10/08/2025	11/07/2025	80,130	80,635	1.0	505	0.83
Account Summary				Current Charges			
Previous Balance			\$92.92	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$92.92	Energy Charge			505 kWh @ 0.121 \$61.11
Balance Forward			\$0.00	CPA			505 kWh @ -0.006 -\$3.03
Current Charges			\$91.05	Property Tax Recovery Fee			\$2.69
Total Amount Due			\$91.05	Gross Receipts Tax			\$2.28
				Total Current Charges			\$91.05
				Bank Draft Amount \$91.05			



AMAZING OPPORTUNITY FOR  
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.

PRECO will select 2  
students to attend  
Washington, D.C.  
**All expenses  
paid!**

DEADLINE TO APPLY  
IS JAN 16

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**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](http://www.precio.coop)

**COPPERSTONE COMM DEV DIST**

Bill Date 11/12/2025  
 Account # 93668005  
 Member # 93668

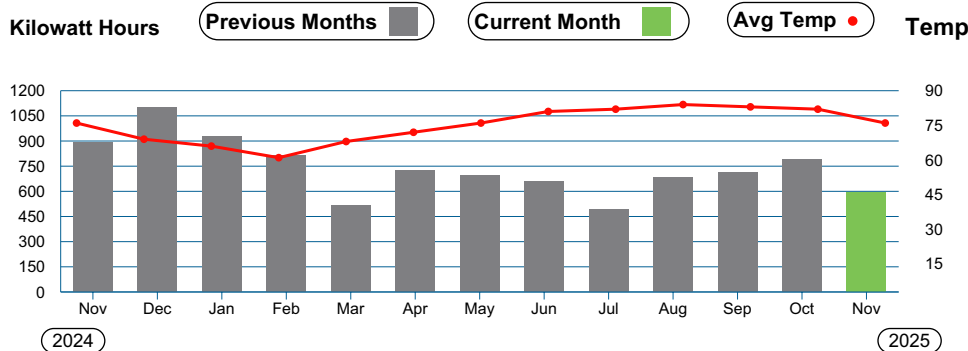
**TOTAL  
AMOUNT DUE**

**\$101.87**

Bank Draft is  
scheduled for  
12/03/2025

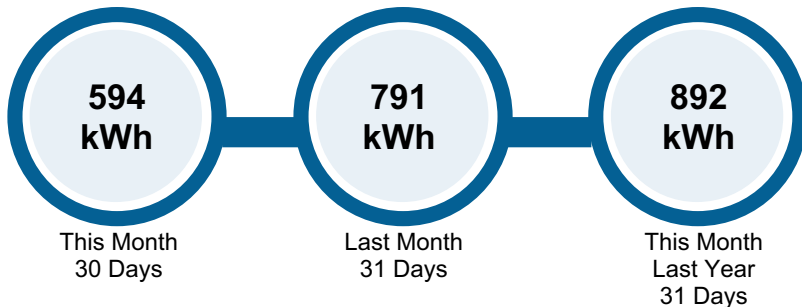
**RECEIVED**  
12.04.25

## Monthly Energy Use

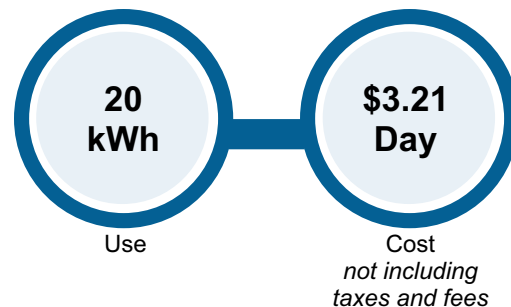


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## 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 # 93668005  
 Service Address 8415 115TH AVE E

**Bank Draft Amount \$101.87**  
 is scheduled for 12/03/2025

COPPERSTONE COMM DEV DIST  
 PO BOX 32414  
 CHARLOTTE NC 28232-2414

4 564

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

110260093668005000010187000011187111220255



**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	10/08/2025	11/07/2025	333,315	333,909	1.0	594	5.79
Account Summary				Current Charges			
Previous Balance			\$124.99	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$124.99	Energy Charge			594 kWh @ 0.121 \$71.87
Balance Forward			\$0.00	CPA			594 kWh @ -0.006 -\$3.56
Current Charges			\$101.87	Property Tax Recovery Fee			\$3.01
Total Amount Due			\$101.87	Gross Receipts Tax			\$2.55
				Total Current Charges			\$101.87
				Bank Draft Amount			\$101.87



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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**



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

# Invoice

Date	Invoice #
12/2/2025	INV0000105268

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00155

[illegible]