



Rizzetta & Company

Copperstone Community Development District

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

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 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. 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

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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Waterway Inspection Report | Page 2

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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Waterway Inspection Report | Page 3

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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Waterway Inspection Report | Page 11

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 Pennywort 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.



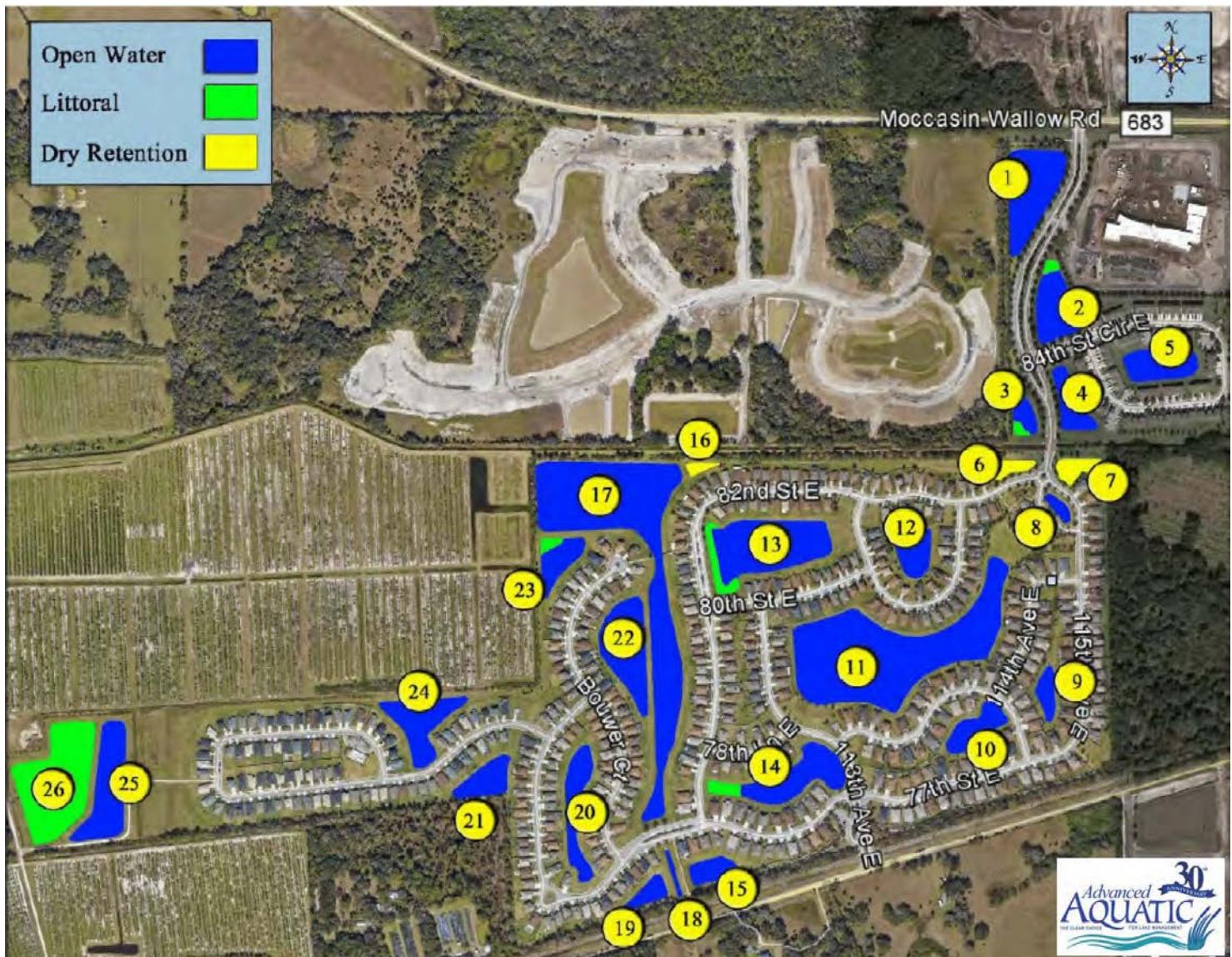
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Map



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Tab 2



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CUSTOMER: Copperstone CDD
ACCOUNT #: 190
DATE: 11/19
TECH: B. Mays
WEATHER CONDITIONS: Sunny / cold
WATER LEVELS: Low 42.6ft

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					
										X					

SITE OBSERVATIONS: Overall property looks great. Small algae bloom
trouble as well as Treasure Agave weeds in minor lakes.

RECOMMENDATIONS:

- Water Quality Analysis
- Native Plantings

Lake(s) #
Lake(s) #

- Native Fish Stocking Lake(s) #
- Triploid Grass Carp Lake(s) #

FISH/WILDLIFE OBSERVATIONS

PORT FISH

Largemouth Bass

Bream

Catfish

BIOLOGICAL CONTROL FISH

Triploid Grass Carp

Mosquitofish

OTHER WILDLIFE:

REMARKS: Geese, Ducks

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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Waterway Inspection Report | Page 2

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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Waterway Inspection Report | Page 4

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'





Waterway Inspection Report | Page 6

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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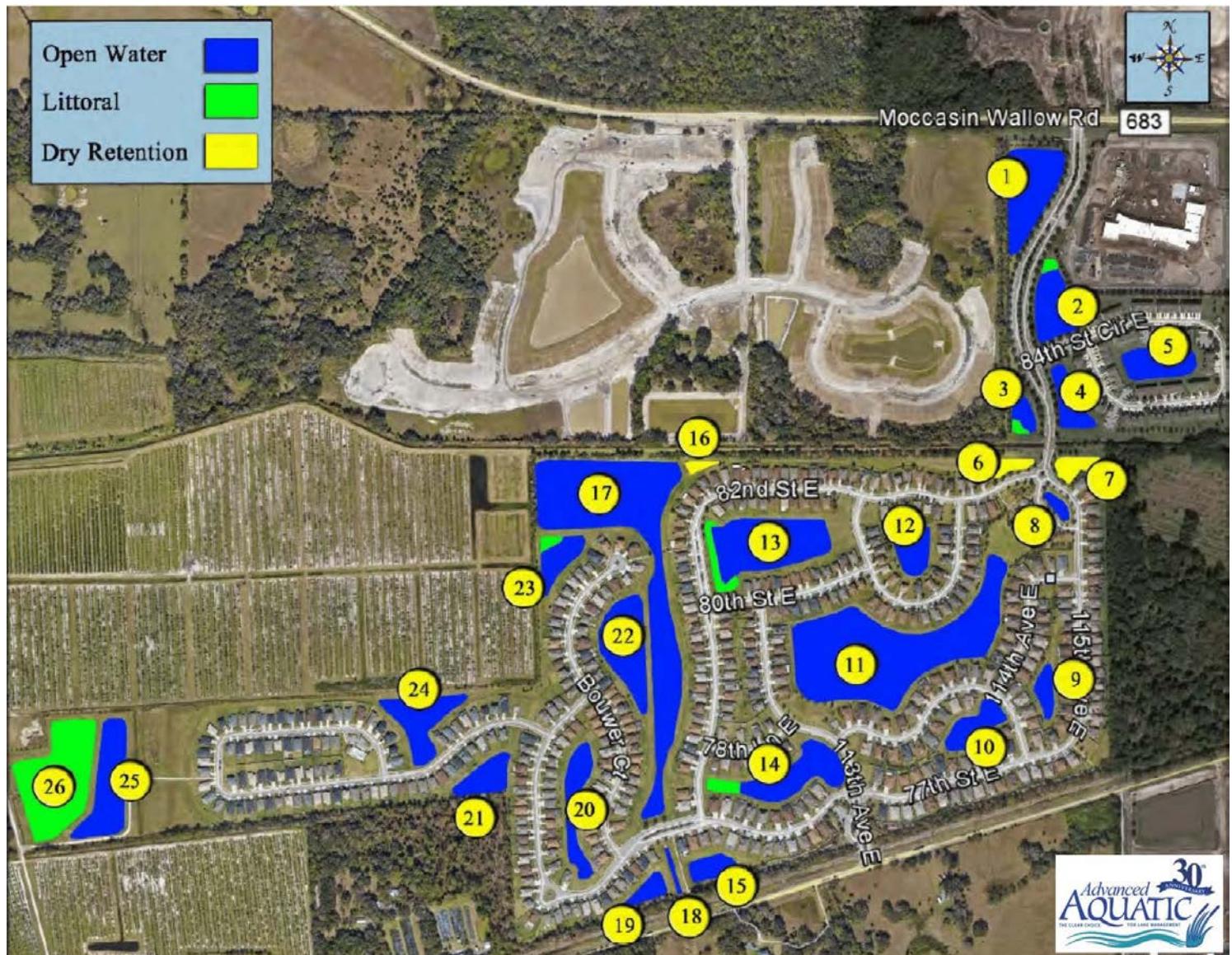
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Tab 4



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.

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Page 2 of 2

- 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: _____

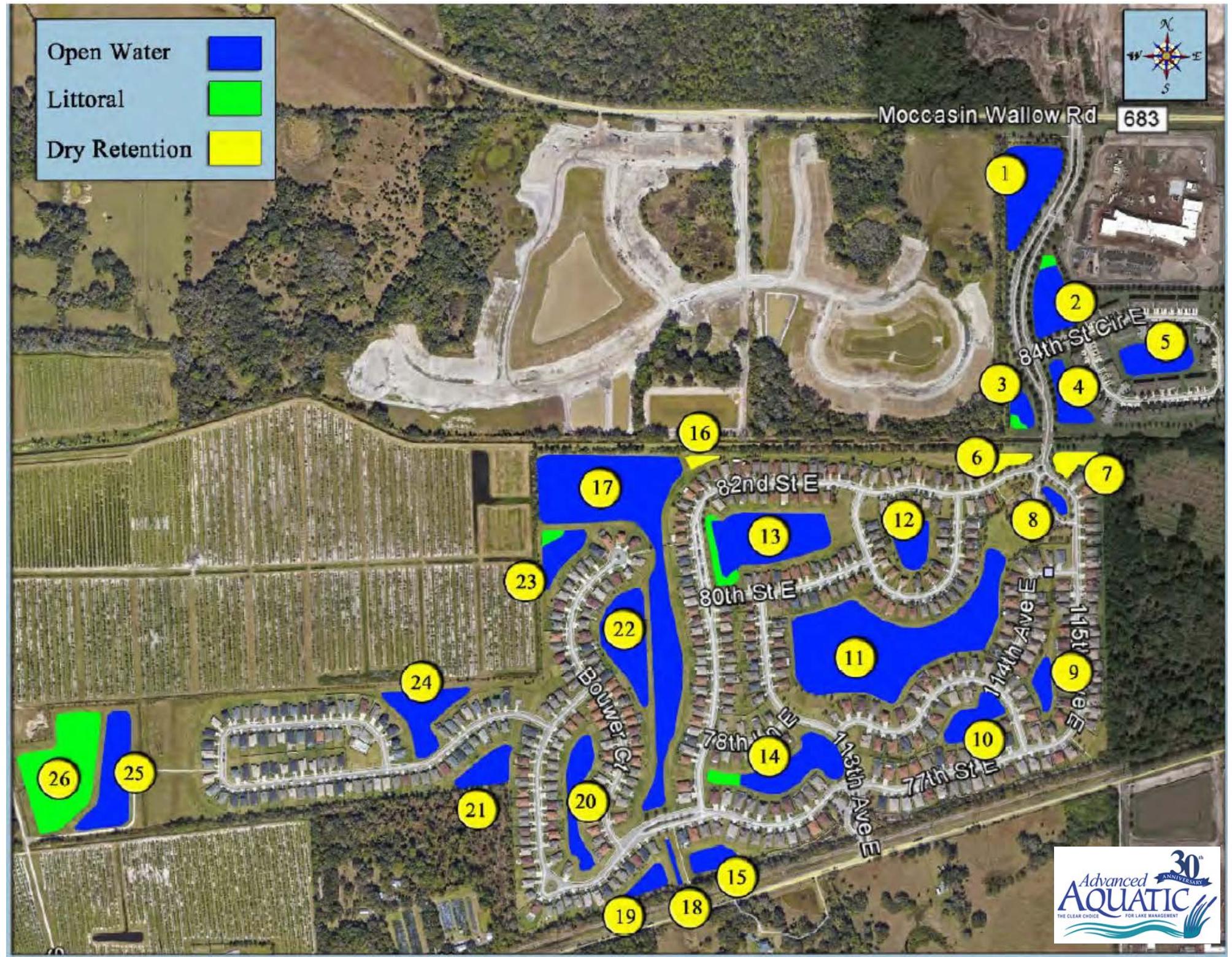
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Tab 6

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 1/20/206 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 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	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 Wall 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	ESTIMATE	1067
Copperstone Cdd	DATE	01/24/2026
115th Avenue E, Parrish, Florida 34219		

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
					\$12,000.00

Accepted By

Accepted Date

loudys outdoor services llc

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

Estimate

ADDRESS	ESTIMATE	1068
Copperstone Cdd	DATE	01/24/2026
115th Avenue E, Parrish, Florida 34219		

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					\$7,800.00

Accepted By

Accepted Date



Neptune Multi services LLC

Estimate

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

Estimate No: 194
 Date: 12/29/2025

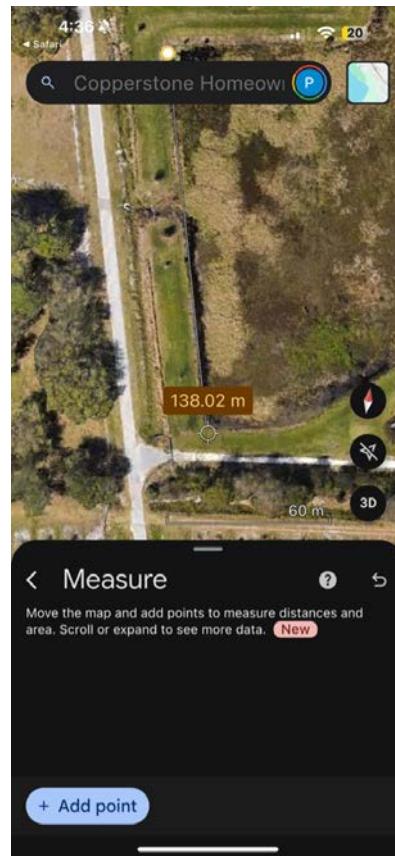
For: Cooperstone Cdd
 SStevens@rizzetta.com

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			
<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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
Total	\$4,500.00



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: 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
• Gates (can be added upon request) • Clearing of heavy vegetation or major grading			

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

Total	\$13,000.00
--------------	--------------------





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 FOUNTAIN 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

<i>Base Bid Electrical Engineering Services</i>	<i>\$2,138.00</i>
--	--------------------------

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

(516)967-0093

itzelectric@earthlink.net

LIC# EC 1301807

Estimate

Date	Estimate No.
1/23/2026	F2069

Name/Address

Copperstone CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Service For

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

Copperstone CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Service For

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

1 MINUTES OF MEETING
2

3 Each person who decides to appeal any decision made by the Board with respect to any matter
4 considered at the meeting is advised that person may need to ensure that a verbatim record of the
5 proceedings is made, including the testimony and evidence upon which such appeal is to be based.
6

7
8 COPPERSTONE
9 COMMUNITY DEVELOPMENT DISTRICT
10

11 The regular meeting of the Board of Supervisors of the Copperstone Community
12 Development District was held on **Tuesday, January 6, 2026, at 6:30 p.m.** at **Copperstone**
Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219.
13

14 Present and constituting a quorum:
15

16 Tom Fretz	Board Supervisor, Chair
17 Michael Fondario	Board Supervisor, Vice Chair
18 Adam Bailey	Board Supervisor, Assistant Secretary
19 Cory Richter	Board Supervisor, Assistant Secretary
20 Gerard Litrenta	Board Supervisor, Assistant Secretary (via phone)

22 Also, present were:
23

24 Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
25 Sam Stevens	District Manager, Rizzetta & Company, Inc.
26 Reyna Grundy	District Counsel, Blalock Walters
27 Doug Agnew	Representative, Advanced Aquatics
28 Jason Jasczak	Representative, Advanced Aquatics
30 Audience	None

32 **FIRST ORDER OF BUSINESS** **Call to Order**
33

34 Ms. Stevens called the meeting to order and conducted roll call.
35

36 **SECOND ORDER OF BUSINESS** **Audience Comments**
37

38 There were no audience members present.
39

40 **THIRD ORDER OF BUSINESS** **Staff Reports**
41

A. Aquatic Maintenance

42 **1. Presentation of Waterway Inspection Report**

43 Mr. Agnew reviewed the inspection report with the Board. A discussion ensued
44 on electric versus solar aeration. One difference is if it is cloudy for a few days,
45 there may be an interruption in aeration or lower power.
46

47 **2. Presentation of Waterway Management Report**
48

49 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. Jasczak 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. Jasczak 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

86 fence needs to be done.
87

88 **E. Chair Update**

89 The Chair did not have any updates.
90

91 **FOURTH ORDER OF BUSINESS**

Business Items

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

96 On a Motion by Mr. Litrenta seconded by Mr. Richter, with all in favor, the Board of
97 Supervisors ratified the audit engagement letter with Berger, Toombs, Elam, Gaines and
98 Frank, for the Copperstone Community Development District.
99

100 **B. Consideration of Farm Fence Proposals**

101 The large fence proposal will be brought back to the Board with new
102 measurements. The small fence proposal from Neptune was approved.
103

104 On a Motion by Mr. Litrenta seconded by Mr. Richter, with all in favor, the Board of
105 Supervisors approved the small fence proposal #194 for \$700.00 from Neptune Multi
106 Services LLC, for the Copperstone Community Development District.
107

108 **FIFTH ORDER OF BUSINESS**

Business Administration

109 **A. Consideration of the Minutes of the Board of Supervisor's Meeting Held on
110 December 2, 2025**

111 On a Motion by Mr. Litrenta, seconded by Mr. Fondario, with all in favor, the Board of
112 Supervisors approved the minutes from the December 2, 2025, Board of Supervisors
113 meeting, as presented, for the Copperstone Community Development District.
114

115 **B. Consideration of Operations and Maintenance Expenditures for November
116 2025**

117 On a Motion by Mr. Fretz, seconded by Mr. Richter, with all in favor, the Board of
118 Supervisors ratified the Operations and Maintenance Expenditures for November 2025
119 (\$34,969.30), for the Copperstone Community Development District.
120

121 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

122 Mr. Fondario stated the bridge has broken and missing boards. Add periodic
123 inspection to action item list.
124

125 Mr. Bailey asked the irrigation system to be checked with the HOA vendor.
126

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
January 6, 2026, Minutes of Regular Meeting
Page 4

120 **SEVENTH ORDER OF BUSINESS**

Adjournment

121

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.

122

123

124

125

126

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	\$ 200.00
Total Report				\$ <u>27,184.21</u>

Copperstone CDD

Meeting Date: December 2, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
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.

Expense Report for Invoice #10144676

Wednesday, June 18, 2025

2:32:04 PM

Halff

5/19/2025 12:00:00 AM through 6/15/2025 12:00:00 AM

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
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 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
Total Labor		1,667.78

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
Total		12,756.84



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
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 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

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
Total Labor		2,323.77

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
Total		14,424.62



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
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 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
	Total Labor		809.43

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
Total		16,748.39



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:	<u>86,610.53</u>
		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.preco.coop

COPPERSTONE COMM DEV DIST

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

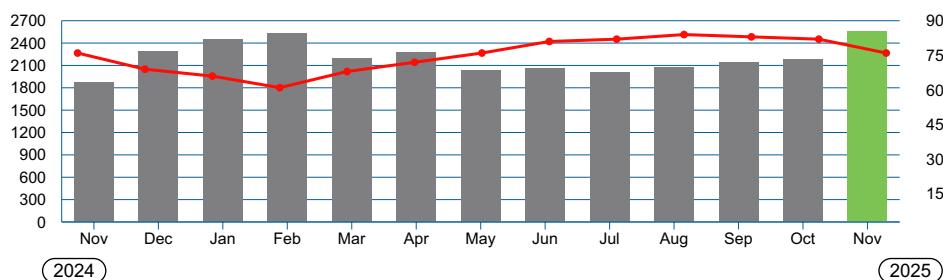


Monthly Energy Use

RECEIVED

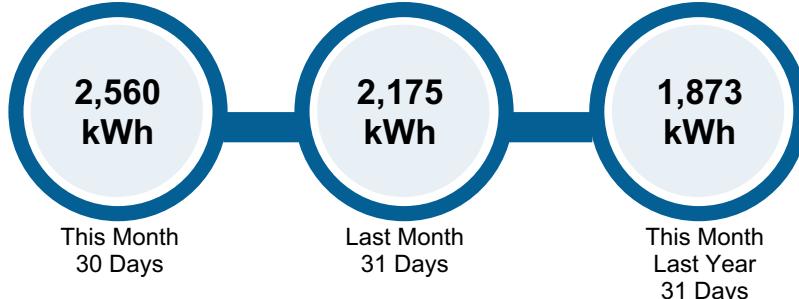
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Kilowatt Hours Previous Months Current Month Avg Temp Temp

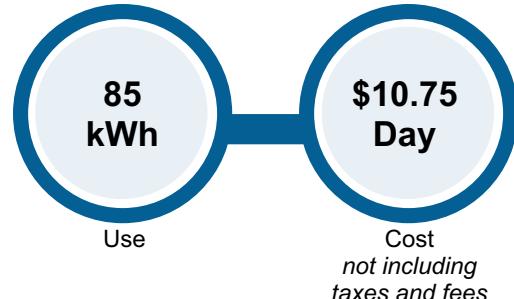


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric
Cooperative, Inc.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
 Service Address

93668001
 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
 5
 WAUCHULA FL 33873-1547

110260093668001000034102000035125111220257

Account
93668001

Service Address
11237 78TH ST E

Service Description
PUMP

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading	
31779012	10/08/2025	11/07/2025	399,920	402,480	1.0	2,560	11.834	
Account Summary						Current Charges	GS-S	
Previous Balance						Facilities Use Charge	\$28.00	
Payment(s) Made						Energy Charge	2,560 kWh @ 0.121	\$309.76
Balance Forward						CPA	2,560 kWh @ -0.006	-\$15.36
Current Charges						Property Tax Recovery Fee		\$10.09
Total Amount Due						Gross Receipts Tax		\$8.53
						Total Current Charges		\$341.02
						Bank Draft Amount		\$341.02



Youth Tour 2026

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





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Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

11/12/2025
93668002
93668

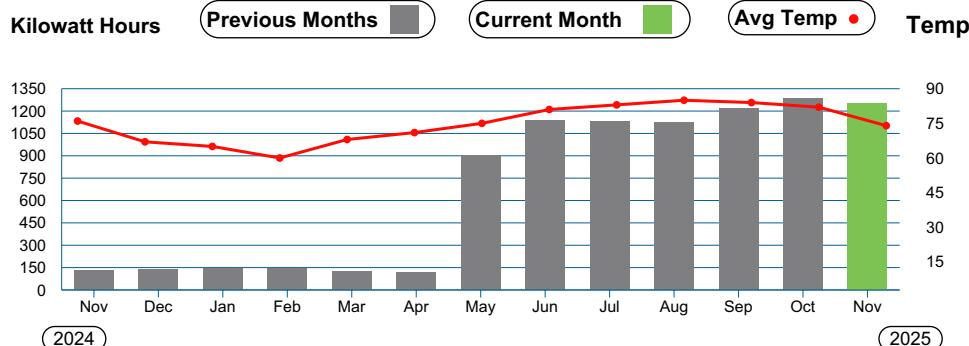
**TOTAL
AMOUNT DUE**

\$182.03

Bank Draft is
scheduled for
12/03/2025

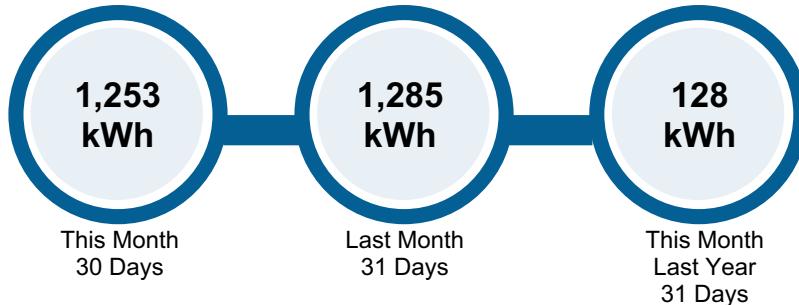
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12.04.25

Monthly Energy Use

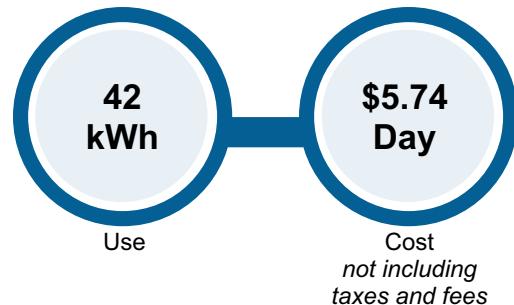


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

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

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
Service Address

93668002
8790 115TH AVE E

Bank Draft Amount **\$182.03**
is scheduled for 12/03/2025

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

4 561

110260093668002000018203000019203111220254

Account
93668002

Service Address
8790 115TH AVE E

Service Description
LIGHTS

Board District
8

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



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Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

11/12/2025
93668003
93668

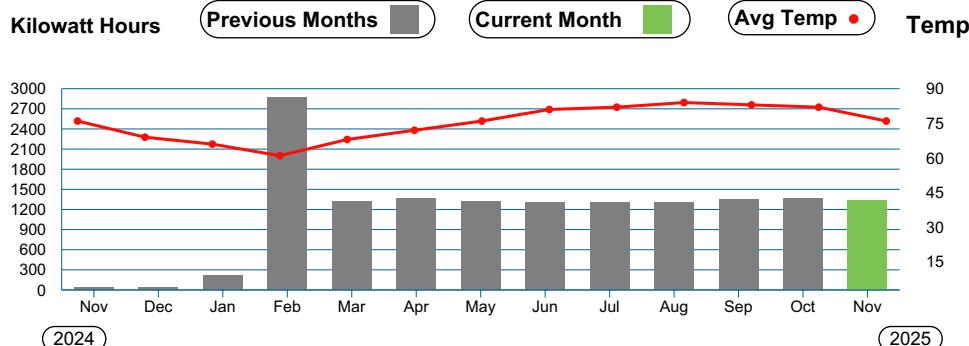
**TOTAL
AMOUNT DUE**

\$192.01

Bank Draft is
scheduled for
12/03/2025

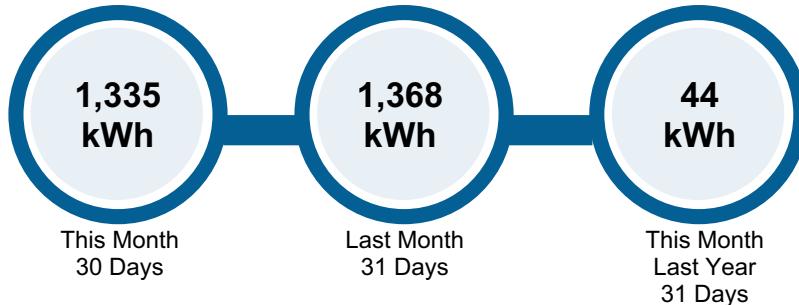
RECEIVED
12.04.25

Monthly Energy Use

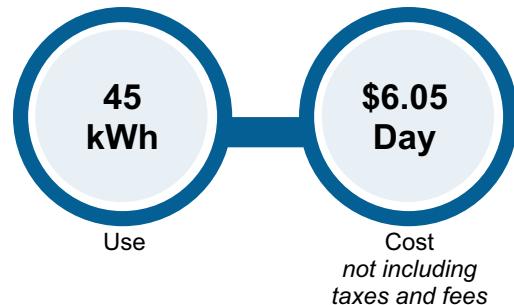


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
Service Address

93668003
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 From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading	
31778820	10/08/2025	11/07/2025	250,469	251,804	1.0	1,335	5.602	
Account Summary						Current Charges	GS-S	
Previous Balance						Facilities Use Charge	\$28.00	
Payment(s) Made						Energy Charge	1,335 kWh @ 0.121	\$161.54
Balance Forward						CPA	1,335 kWh @ -0.006	-\$8.01
Current Charges						Property Tax Recovery Fee		\$5.68
Total Amount Due						Gross Receipts Tax		\$4.80
						Total Current Charges		\$192.01
						Bank Draft Amount	\$192.01	



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IS JAN 16

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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
Account #
Member #

11/12/2025
93668004
93668

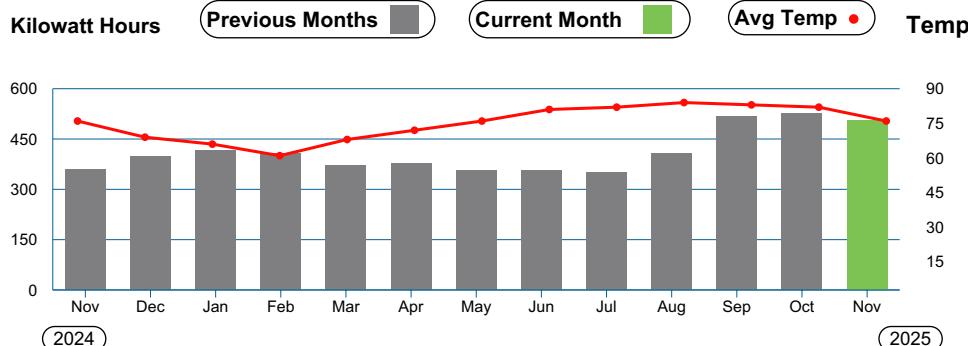
**TOTAL
AMOUNT DUE**

\$91.05

Bank Draft is
scheduled for
12/03/2025

RECEIVED
12.04.25

Monthly Energy Use

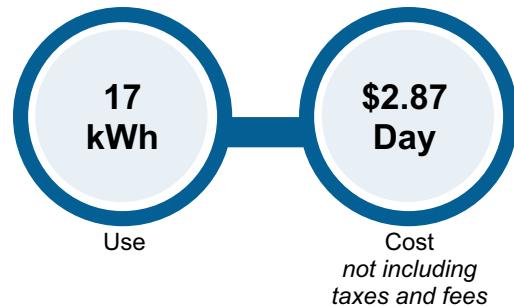


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
Service Address

93668004
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 From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
31778993	10/08/2025	11/07/2025	80,130	80,635	1.0	505	0.83
Account Summary							
Previous Balance			\$92.92				GS-S
Payment(s) Made			-\$92.92				\$28.00
Balance Forward			\$0.00				\$61.11
Current Charges			\$91.05				CPA 505 kWh @ -0.006 -\$3.03
Total Amount Due			\$91.05				Property Tax Recovery Fee \$2.69
							Gross Receipts Tax \$2.28
							Total Current Charges \$91.05
Bank Draft Amount							\$91.05



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799366433650001102600936680042

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





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

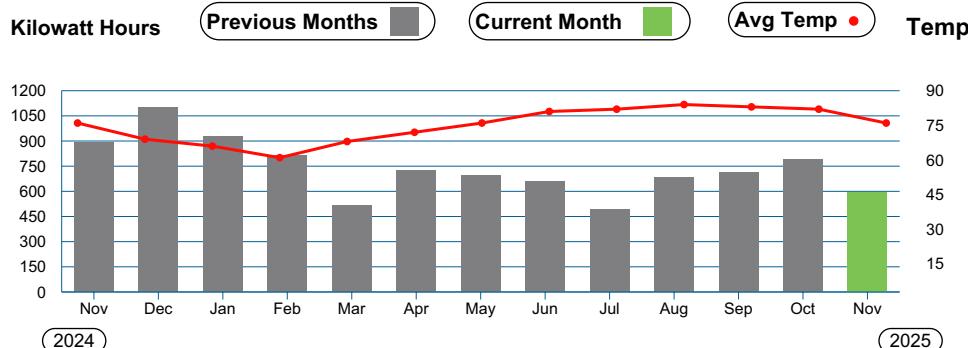
COPPERSTONE COMM DEV DIST

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



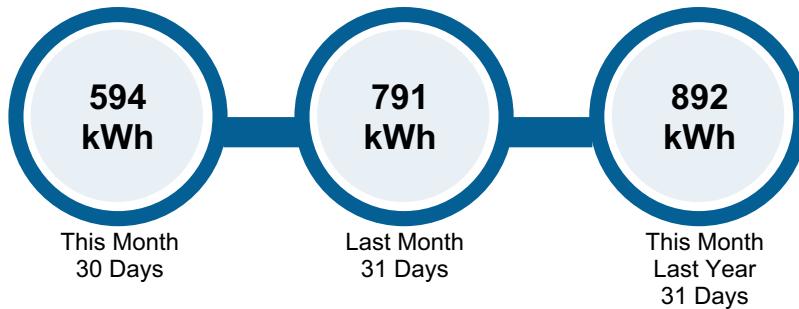
RECEIVED
 12.04.25

Monthly Energy Use

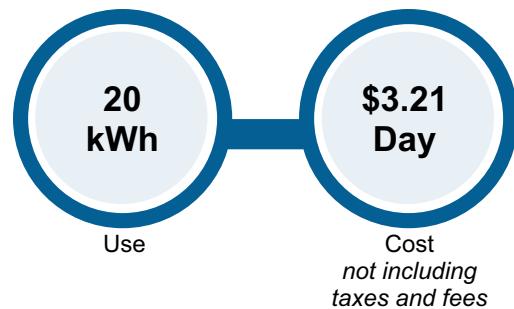


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
 Service Address

93668005
 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
 5
 WAUCHULA FL 33873-1547

110260093668005000010187000011187111220255

Account 93668005	Service Address 8415 115TH AVE E	Service Description POOL/PUMP	Board District 8
---------------------	-------------------------------------	----------------------------------	---------------------

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading	
16342658	10/08/2025	11/07/2025	333,315	333,909	1.0	594	5.79	
Account Summary						Current Charges	GS-S	
Previous Balance						Facilities Use Charge	\$28.00	
Payment(s) Made						Energy Charge	594 kWh @ 0.121	\$71.87
Balance Forward						CPA	594 kWh @ -0.006	-\$3.56
Current Charges						Property Tax Recovery Fee		\$3.01
Total Amount Due						Gross Receipts Tax		\$2.55
						Total Current Charges		\$101.87
						Bank Draft Amount		\$101.87



Youth Tour 2026

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

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All expenses paid!

DEADLINE TO APPLY IS JAN 16

For more info, please visit www.PRECO.coop and Youthtour.coop

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