



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors'
Regular Meeting
March 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	Half 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 23, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, March 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 ReportTab 1
 - 2. Presentation of Waterway Management Report.....Tab 2
 - B. District Engineer**
 - C. District Counsel**
 - D. District Manager**
 - 1. Review of SharePoint / Action Items..... Tab 3
 - E. Chair Update**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-01, Redesignating Officers....Tab 4**
 - B. Acceptance of Fourth Quarter Website Audit.....Tab 5**
 - C. Consideration of Timber Intentions Proposal #177.....Tab 6**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor's Meeting Held on February 3, 2026.....Tab 7**
 - B. Consideration of Operations and Maintenance Expenditures for December 2025 and January 2026.....Tab 8**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Sam Stevens
Sam Stevens
District Manager

Tab 1



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

2/17/2026

Prepared for:

Copperstone
Community Development District

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



TABLE OF CONTENTS

Site Assessments

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

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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 continues to look good overall. A minimal amount of new invasive shoreline weed growth was previously treated in the shallow areas around the shoreline perimeter. Positive results were seen from these treatments. No issues were observed with algae or submersed weeds on pond 1. The water level has remained low. Minimal cold damage to the native vegetation.



Pond 2

Comments:

Site Looks Good

Pond 2 looks 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 remained low.



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Site Assessments

Pond 3

Comments:

Site Looks Good

Previous treatments on pond 3 have targeted the Torpedograss growth around the native vegetation. Positive results were seen from the past treatments. A minor amount of cold damage was observed on the native shoreline vegetation. The water level has remained low. No other issues were observed on this pond.



Pond 4

Comments:

Site Looks Good

Previous treatments on pond 4 have targeted the Torpedograss growth around the native vegetation. Positive results were seen from the past treatments. A minor amount of cold damage was observed on the native shoreline vegetation, mainly affecting the Gulf Spike Rush. This should recover in the spring. No other issues were observed. The water level is low.



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Site Assessments

Pond 5

Comments:

Site Looks Good

A minimal amount of the submersed weed Hydrilla was targeted for treatment recently. Positive results have already been seen with a reduction and decay observed. Treatments will continue to targeted any new growth when observed. No issues were observed with shoreline weeds or algae.



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 trace amount of algae was observed in a few small areas around the shoreline perimeter. The new algae growth will be targeted for treatment. 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. The water level has remained at a low level.

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 continues to look good. 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. The water level has remained low.



Aeration system is operational.

Pond 12

Comments:

Normal Growth Observed

A very minimal amount of Planktonic algae was observed on pond 12. This will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds. Shoreline weeds have been previously targeted for treatments and positive results were seen.



Aeration system is operational.

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Site Assessments

Pond 13

Comments:

Normal Growth Observed

A minor 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 submersed weeds or shoreline weeds. The water level has remained at a low level.

Aeration system is operational.



Pond 14

Comments:

Normal Growth Observed

Previously algae, submersed weeds, floating weeds, and shoreline weeds were targeted for treatment and showed positive results. The floating weed, Azolla, was observed in a minimal amount in a few areas. This will be targeted for treatment during the upcoming visits. Some cold damage to native vegetation was observed.

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:

Site Looks Good

Minimal growth of grasses and weeds were observed around the outflow structure. New growth around the outflow structure will continue to be targeted for treatment. No other issues were observed.



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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:

Normal Growth Observed

Previously algae was targeted for treatment. A minor amount of algae growth is present. 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. New solar aeration system is schedule to be installed in the upcoming weeks.



Pond 20

Comments:

Site Looks Good

Pond 20 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments for shoreline weeds have shown positive results. Water level has remained 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. Pond 21 continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. Cold damage was observed on the native vegetation. The water level has remained at a low level.



Pond 22

Comments:

Site Looks Good

Shoreline weeds, including Torpedograss and Cattail growth, were previously targeted for treatment and positive results were seen. The completed erosion repair continues to look great. The water level has remained low.

1/2 aeration systems are running.

Repairs are scheduled in the upcoming weeks to repair the down system.



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Site Assessments

Pond 23

Comments:

Site Looks Good

Torpedograss and other shoreline weeds were previously targeted for treatment and positive results were seen. Cold damage was also observed on the native vegetation. The native vegetation should recover in the spring time. The water level has remained low. No other issues were observed.



Pond 24

Comments:

Site Looks Good

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



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Site Assessments

Pond 25

Comments:

Site Looks Good

Pond 25 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Cold damage was observed on the mature, native vegetation. The more recently planted native vegetation continues to look good. Minimal cold damage was observed on the more recently planted vegetation.



Littoral Area 26

Comments:

Site Looks Good

Previous treatments have targeted a minor amount of Camphorweed growth in the buffer area of this littoral site. Previously Camphorweed, Torpedograss, and other invasive terrestrials were targeted for treatment and positive results were seen.



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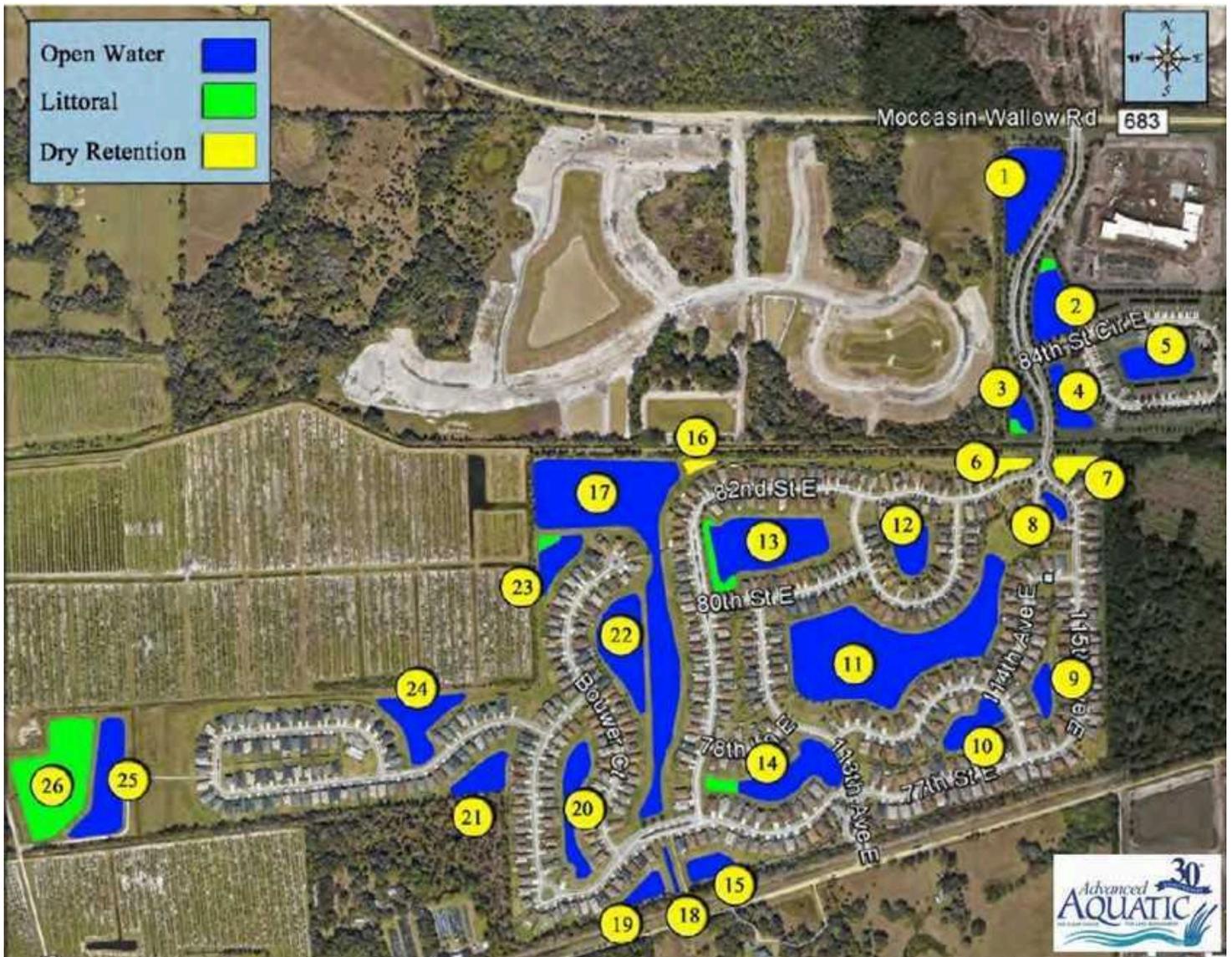
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Map



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Tab 2



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CUSTOMER: Copps Lake
 ACCOUNT #: 910
 DATE: 1/28
 TECH: B. J. [unclear]
 WEATHER CONDITIONS: Sunny / Cold
 WATER LEVELS: Low 24ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	1	2	3	5	8	9	10	11	13	14	19	22	24
ALGAE TREATMENT					X				X				
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X	X	X	X
SUBMERSED AQUATICS				X						X			
FLOATING AQUATICS										X			

SITE OBSERVATIONS: Overall property looks great. Border weeds touched and Algae spot treatment added.

RECOMMENDATIONS:

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

FISH/WILDLIFE OBSERVATIONS

- SPORT FISH Largemouth Bass Bream Catfish
 BIOLOGICAL CONTROL FISH Triploid Grass Carp Mosquitofish

OTHER WILDLIFE:
 REMARKS: Ducks

ALGAE/AQUATIC WEED CONTROL

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

	1	2	3	4	5	8	9	10	11	12	13	14	15	17	18
	X	X		X	X	X		X	X	X	X	X			
	X	X	X		X	X	X				X	X	X	X	X
					X							X			
												X			



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CUSTOMER: Coppestone
 ACCOUNT #: 910
 DATE: 2/11
 TECH: B. Mark
 WEATHER CONDITIONS: Overcast
 WATER LEVELS: _____

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

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

SITE OBSERVATIONS: Overall property looks good. Water levels extremely low. Treated for algae blooms and border weeds.

RECOMMENDATIONS:

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

FISH/WILDLIFE OBSERVATIONS

SPORT FISH Largemouth Bass Bream Catfish

Tab 3

Copperstone CDD Project Tracker - February

Handled By	Project	Resolution - Status	Completion Date	Status
DM	Bridge Reflector	Board requested bridge reflectors and to have Mark advise on what to use 2/5 Email sent to Mark 2/6/2026 Mark advised we should use reflectors that can be screwed into the wear-deck as opposed to the standard stick and peel variety		Complete
DM	CDD Portion of Landscaping	2/3 Board requested an Update from HOA for the CDD portion of Landscaping 2/4 Email sent to Allen HOA 2/23 Follow up email sent to Allan Again	2/3/2026	Pending
DM	Holiday light/Moccasin	The sign lights are off, but Holiday lights are on 1/19/2026 Issue reported to ITZ 1/21/2026 more issue identified with sign name Relay. Waiting proposal 1/24/2026 Proposal received ITZ 2/3 Board requested more proposals 2/5 Proposal requestes sent to McGhee and Copperline 2/5 McGhee responded: After site visit, they can not give more information at this time Main panel is not marked / exiting photocells are corroded Future investigations are needed to troubleshoot/ trace wire to the lights to clarify the issue. Estimate 2-4 men hrs \$200-400 Possible issue can be repaired same time frame (plus material cost) 2/18 Copperline responded: It seems that the lights that are illuminating the sign closest to the service point are operating. Although the lights on the other side of the road do not have power. he is assuming that there is a underground conduit that goes underneath the roadway that has been possibly damaged. he can go forward with investigating further and repairing on a time and material basis not to exceed \$5,000.00 given Board approval.	1/19/2026	Pending
DM	Pedestrian walkway stain	2/5 email sent to Mark requesting a quote. 2/23 follow up email sent to Mark. Still waiting proposal		Pending
DM	Bridge has broken and missing boards	Bridge to be checked periodically/quarterly Stephanie communicated with Mark 2/23 Follow up email sent to Mark	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 Bond paperwork was sent to HOA president outlining that street lights were not in Bond issuance. 2/4 Email sent to Allen requesting a feedback from the HOA Meeting concerning streetlights	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/Cros creek 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 litagation 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

Copperstone CDD Project Tracker - February

Handled By	Project	Resolution - Status	Completion Date	Status
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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

Tab 4

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT APPOINTING [AND REMOVING] OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

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

Section 1. Tom Fretz is appointed Chairman.

Section 2. Michael Fondario is appointed Vice Chairman.

Section 3. Adam Bailey is appointed Assistant Secretary.

Cory Richter is appointed Assistant Secretary.

Gerard Litrenta is appointed Assistant Secretary.

Stephanie DeLuna is appointed Assistant Secretary.

Sam Stevens is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Susan Garcia is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Treasurer, Assistant Treasurer, and all Assistant Secretaries.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF MARCH 2026.

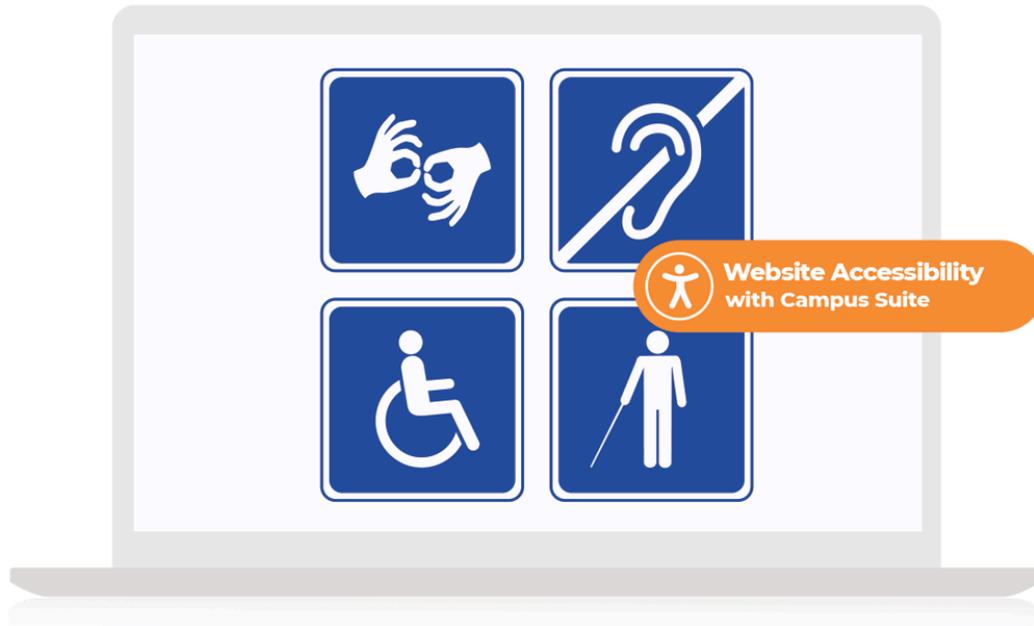
**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 5



Quarterly Compliance Audit Report

Copperstone

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

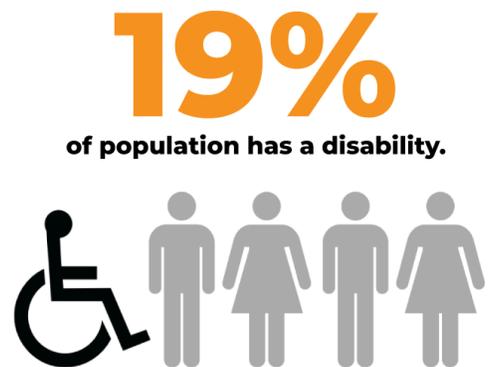
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 6



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

PROPOSAL # 177

DATE: Monday, February 23, 2026

PROJECT: TEST

TO: Stephanie DeLuna / Sam Stevens

RE: TIMBER BRIDGE MAINTENANCE & STAIN

- (2) 75' PEDESTRIAN PICKETT HANDRAIL W/CURB
- TIGHTEN HARDWARE AND REALIGN
- SAND AND SOFT PRESSURE WASH HANDRAIL COMPONENTS
- TAPE OFF HARDWARE
- (2) COATS OF UV INHIBATOR STAIN COLOR TBD
- REPLACE WEARDECK 2X6 #1 PRIME
- ALTERNATE OPTION COMPOSITE HANDRAIL 25 YEAR WARRANTY

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

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

Price includes traffic control signage and routing of vehicles during maintenance.

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

All site work and access to be provided by client.

Price based on Timber Intentions standard engineered drawings.

Price based on Timber Intentions standard insurance coverages.



Bridge Component	Quantity	Cost (\$; Per)	Cost (\$; Total)
Sand / Pressure Wash / Stain	150'	\$52LF	\$7,800
Wear deck Replacement	TBD	\$161	TBD
Alternate Option	150'	\$191 LF	\$28,650
Project Total:			

Does not include the following:

Any backfilling, finish grading or concrete / asphalt transitions.

Surveying of Bridge locations or elevations.

Locating of any existing or future utilities.

Any design or construction cost for any other condition which may exists now or in the future including, but not limited to bouncy or lateral movement due to flooding, high water, or high winds.

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

APPROVAL:

Name	Title	Function	Signature	Date
Mark Winter	President	Submitter		02/23/26
		Approver		

Tab 7

MINUTES OF MEETING

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

**COPPERSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, February 3, 2026, at 6:30 p.m.** at **Copperstone Clubhouse located at 8145 115th Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

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

Also, present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Sam Stevens	District Manager, Rizzetta & Company, Inc.
Reyna Grundy	District Counsel, Blalock Walters
Kyle Thornton	District Engineer, Haliff Associates, Inc.
Jason Jaszczak	Representative, Advanced Aquatics

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

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. Jaszczak reviewed the inspection report with the Board.

2. Presentation of Waterway Management Report

Mr. Jaszczak indicated that they would be moving the spray area by 3 or 4 feet and tracking how it grows between now and May.

- 50 **3. Discussion of Pond 5 and Midge Flies.**
51 Discussion was held regarding this being a project for next year, with it being
52 noted that pond 5 will always need to be treated. Irrigation is needed in the area
53 and Mr. Jaszak will research the project for next year.
54
55 **4. Presentation of Aeration Inspection Report.**
56 It was noted that the report was included in the agenda packet.
57
58 **5. Consideration of Advanced Aeration Repair Proposal Pond 14**
59 Discussion was held regarding obtaining a proposal to repair the diffuser rather
60 than replacing it if possible.
61

On a Motion by Mr. Fondario seconded by Mr. Litrenta, with, all in favor, the Board of Supervisors approved a not-to-exceed amount of \$484 for the repair of the aeration diffuser, for the Copperstone Community Development District.

62
63 **6. Ratification of Fish Stocking Ponds**
64

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors ratified the approval of the Advanced Aquatics Proposal for fish stocking ponds 5, 9, 10, 11, and 22 in the amount of \$5,075 to be installed in March, for the Copperstone Community Development District.

65
66 **B. District Engineer**

67 Mr. Thornton reviewed the project tracker report and presented a proposal from Haliff
68 Associates in the amount of \$17,000. A request was made to have the name on the
69 proposal corrected to reflect Copperstone and once updated sent to the Chairman
70 for execution
71

On a Motion by Mr. Bailey, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved the Haliff Associates proposal in the amount of \$17,000, as discussed, for the Copperstone Community Development District.

72
73 **C. District Counsel**

74 Ms. Gundry was present by phone and discussed approval for a Shade meeting.
75

76 **D. District Manager**

77 Ms. DeLuna reminded the Board that the next meeting is scheduled for Tuesday,
78 March 3, 2026, at 6:30 p.m. at the Copperstone Clubhouse and reviewed the
79 SharePoint action items.
80

81 A request was made that she email Mr. Allen with the HOA regarding streetlights.
82

83 **1. Motion to Move Forward with Shade Meeting.**

84 Ms. DeLuna reviewed possible meeting dates, times and locations for the
85 meeting.
86

On a Motion by Mr. Richter, seconded by Mr. Fretz, with all in favor, the Board of Supervisors scheduled a Shade meeting on February 24, 2026, at 6:30 p.m. at the Parrish United Methodist Church, Rm 123, as discussed, for the Copperstone Community Development District.

Ms. DeLuna will contact Royna regarding the required publication of the meeting and ensuring the required court recorder will be in attendance.

E. Chair Update

Mr. Fretz distributed pictures of pond #10 to the Board and indicated that the landscaper recommends leaving the bond bank to grow.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Large Fence Proposals

Discussion was held regarding proposals received from Loudy's Outdoor Services, LLC, Neptune Multi Services, LLC, and RKA LLC to install 600 linear feet of fencing. All three vendors submitted pricing for vinyl fencing and barbed wire options.

On a Motion by Mr. Richter, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the proposal from Neptune Multi Services to install 600 linear feet of 5 strand barbed wire fencing in the amount of \$6,500 for the Copperstone Community Development District.

B. Consideration of Electrical Proposals for Fountain

The Board reviewed proposals from Copperline and ITZ Electric to install electrical for the fountain at pond #19. The Board Ultimately decided to go with a solar option.

On a Motion by Mr. Fretz seconded by Mr. Richter, with four in favor and one against (Mr. Bailey), the Board of Supervisors approved \$14,400 for the installation of solar at pond #19 for the fountains., for the Copperstone Community Development District.

C. Consideration of Electrical Proposals for Moccasin Wallow Sign

The Board discussed the proposal from ITZ but decided to table any action pending receipt of additional proposals.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Board of Supervisor's Meeting Held on January 6, 2026

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the minutes from January 6, 2026, Board of Supervisors meeting, as presented, for the Copperstone Community Development District.

119 **B. Consideration of Operations and Maintenance Expenditures for December**
120 **2025**
121

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for December 2025 (\$27,184.21), for the Copperstone Community Development District.

122 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

123
124
125 Ms. DeLuna responded to Mr. Fondario's question regarding **paint pedestrian**
126 **explaining that????**

127
128 Mr. Bailey asked that reflectors be placed on the bridge. Research will be done
129 regarding what can be installed on the bridge.

130 **SEVENTH ORDER OF BUSINESS** **Adjournment**

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:62 p.m., for Copperstone Community Development District.

133
134
135
136 _____
137 Assistant Secretary

Chairman/Vice Chairman

Tab 8

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>
Total Report				<u>\$ 27,184.21</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.

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.

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

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.

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	
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.

Half 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:	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.

Half 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



COPPERSTONE COMM DEV DIST

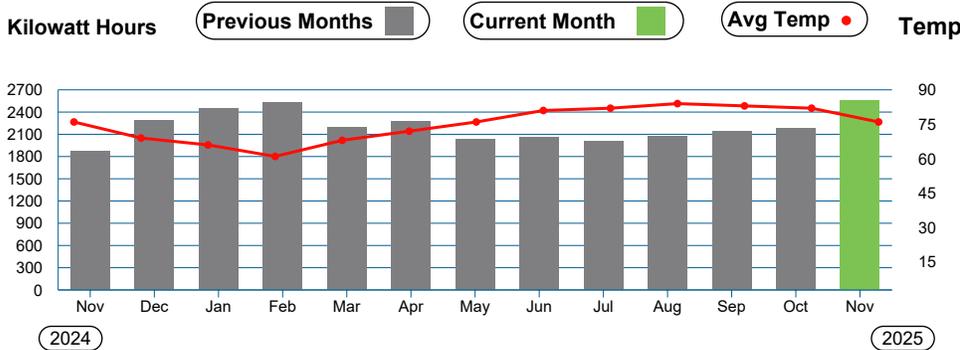
Bill Date 11/12/2025
Account # 93668001
Member # 93668

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

TOTAL AMOUNT DUE
\$341.02
Bank Draft is scheduled for 12/03/2025



Monthly Energy Use



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

Monthly Energy Use Comparison

2,560 kWh
This Month
30 Days

2,175 kWh
Last Month
31 Days

1,873 kWh
This Month
Last Year
31 Days

Your Average Daily Use

85 kWh
Use

\$10.75 Day
Cost
not including
taxes and fees

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



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

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			GS-S
Previous Balance		\$291.89	Facilities Use Charge			\$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



Youth Tour 2026

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COPPERSTONE COMM DEV DIST

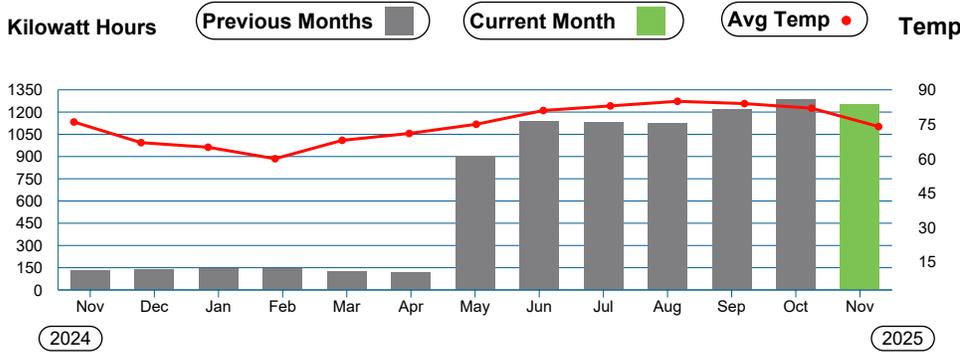
Bill Date 11/12/2025
Account # 93668002
Member # 93668

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

TOTAL AMOUNT DUE
\$182.03
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

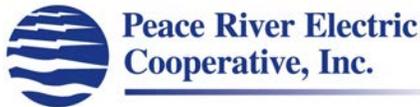
Monthly Energy Use Comparison

1,253 kWh This Month 30 Days
1,285 kWh Last Month 31 Days
128 kWh This Month Last Year 31 Days

Your Average Daily Use

42 kWh Use
\$5.74 Day Cost not including taxes and fees

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



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

Account
93668002

Service Address
8790 115TH AVE E

Service Description
LIGHTS

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	10/08/2025	11/07/2025	248,542	249,795	1.0	1,253	5.122

Account Summary			Current Charges			GS-S
Previous Balance		\$184.56	Facilities Use Charge			\$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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COPPERSTONE COMM DEV DIST

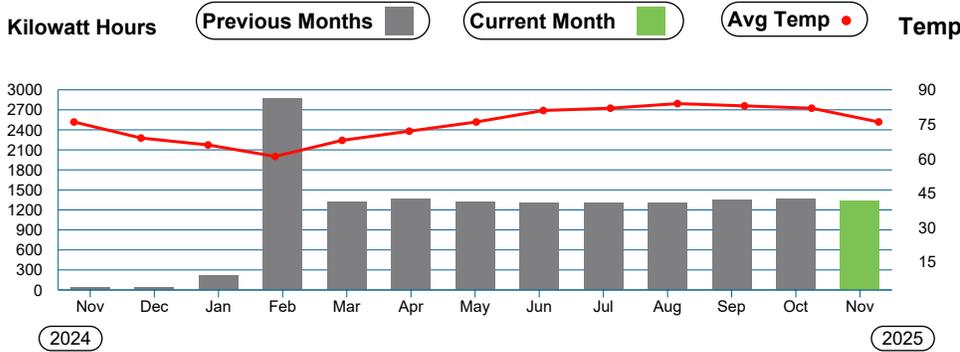
Bill Date 11/12/2025
Account # 93668003
Member # 93668

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

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.preco.coop

Monthly Energy Use Comparison

1,335 kWh	1,368 kWh	44 kWh
This Month 30 Days	Last Month 31 Days	This Month Last Year 31 Days

Your Average Daily Use

45 kWh	\$6.05 Day
Use	Cost not including taxes and fees

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



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			GS-S
Previous Balance		\$194.57	Facilities Use Charge			\$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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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





COPPERSTONE COMM DEV DIST

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

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

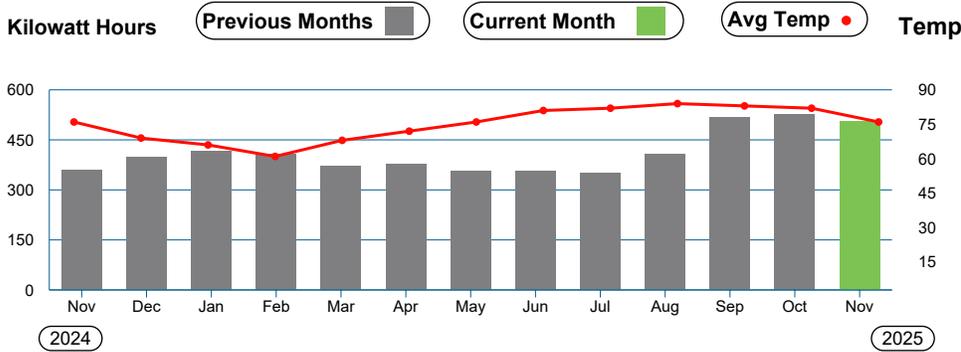
TOTAL AMOUNT DUE

\$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

Monthly Energy Use Comparison

505 kWh
This Month
30 Days

525 kWh
Last Month
31 Days

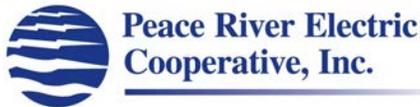
358 kWh
This Month
Last Year
31 Days

Your Average Daily Use

17 kWh
Use

\$2.87 Day
Cost
not including
taxes and fees

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



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

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			GS-S
Previous Balance		\$92.92	Facilities Use Charge			\$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



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COPPERSTONE COMM DEV DIST

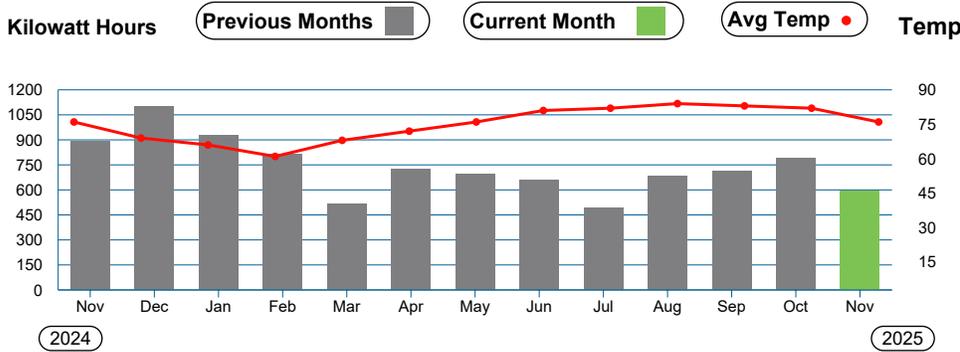
Bill Date 11/12/2025
Account # 93668005
Member # 93668

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

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 SmartHub App or www.preco.coop

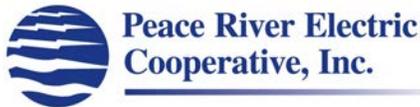
Monthly Energy Use Comparison

594 kWh This Month 30 Days
791 kWh Last Month 31 Days
892 kWh This Month Last Year 31 Days

Your Average Daily Use

20 kWh Use
\$3.21 Day Cost not including taxes and fees

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



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			GS-S
Previous Balance		\$124.99	Facilities Use Charge		\$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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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.



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
--

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,442.50	\$1,442.50
Administrative Services	1.00	\$337.50	\$337.50
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$1,869.17	\$1,869.17
Website Compliance & Management	1.00	\$110.00	\$110.00
Subtotal			\$3,859.17
Total			\$3,859.17

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
January 2026
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,016.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	20260109-3	AB010626	Board of Supervisor Meeting 01/06/26	\$ 200.00
Advanced Aquatic Services, Inc.	300137	10562029	Monthly Lake & Fountain Maintenance 01/26	\$ 2,477.00
Advanced Aquatic Services, Inc.	300137	10562151	Irrigation Repair 01/26	\$ 4,096.00
Advanced Aquatic Services, Inc.	300137	10562152	Irrigation Repair 01/26	\$ 2,487.11
Advanced Aquatic Services, Inc.	300137	10562157	Turf Restoration and Pond Bank Repair Pond #22 01/25	\$ 2,400.00
Advanced Aquatic Services, Inc.	300137	10562159	Irrigation Repair 01/26	\$ 4,096.00
Blalock Walters, P.A.	300134	44351-000-48	Legal Services 11/25	\$ 2,162.70
Blalock Walters, P.A.	300136	44351-000-49	Legal Services 12/25	\$ 1,506.25
Blalock Walters, P.A.	300134	44351-002-36	Legal Services 11/25	\$ 3,859.90
Blalock Walters, P.A.	300136	44351-002-37	Legal Services 12/25	\$ 1,940.30
Cepra Landscape, LLC	300133	TPA6417	Landscape Maintenance 12/25	\$ 10,939.80
Cepra Landscape, LLC	300138	TPA6569	Landscape Maintenance 01/26	\$ 11,268.00
Cepra Landscape, LLC	300138	TPA6575	Irrigation Well Pump Maintenance Inspections 01/26	\$ 1,022.25
Cepra Landscape, LLC	300139	TPA6595	Service Call for Master Well 1 01/26	\$ 780.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cepra Landscape, LLC	300138	TPA6596	Service Call for Master Well 3 01/26	\$ 780.00
Cepra Landscape, LLC	300138	TPA6597	Service Call for Master Well 4 01/26	\$ 600.00
Gerard Litrenta III	20260109-1	GL010625	Board of Supervisor Meeting 01/06/26	\$ 200.00
ITZ Electric Corp	300141	F2065	Fountain Repair 01/26	\$ 1,050.00
Michael Fondario	20260109-4	MF010626	Board of Supervisor Meeting 01/06/26	\$ 200.00
Peace River Electric Cooperative, Inc.	20250105-1	93668001-121525 ACH	11237 78th Street E Fountain 11/25	\$ 297.96
Peace River Electric Cooperative, Inc.	20250105-2	93668002-121525 ACH	8790 115th Avenue East SL 11/25	\$ 190.06
Peace River Electric Cooperative, Inc.	20260105-5	93668003-121525 ACH	11595 84th St Cir E Fountain 11/25	\$ 198.94
Peace River Electric Cooperative, Inc.	20260105-4	93668004-121525 ACH	7615 113th Ave E 11/25	\$ 92.87
Peace River Electric Cooperative, Inc.	20260105-3	93668005-121525 ACH	8415 115th Ave E Fountain 11/25	\$ 112.22
Rizzetta & Company, Inc.	300135	INV0000106188	Accounting Services 01/26	\$ 3,859.17
Thomas R Fretz	20260109-2	TF010626	Board of Supervisor Meeting 01/06/26	\$ 200.00
Total Report				<u>\$ 57,016.53</u>

Copperstone CDD

Meeting Date: January 6, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	8:26 pm
Total Meeting Time:	1:56

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: _____

Steven

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

1/1/2026
10562029
\$2,477.00

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

Due Date
Net 30
1/31/2026

Monthly Lake Maintenance.	2,437.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED	
Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly.	270.00
Credit - Per Email Dated 12/1/25	-230.00

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

\$2,477.00

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

1/12/2026
10562151
\$4,096.00

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

Due Date
Net 30
2/11/2026

Supplied, delivered and installed one (1) small cabinet with 2-valve manifold, SonicAir 24v compressor and components.	4,096.00
Completed on 1/8/26	

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

\$4,096.00

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

1/12/2026
10562152
\$2,487.11

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

Due Date
Net 30
2/11/2026

Supplied, delivered and installed one (1) Atmos Cabinet, 1/2hp 115v compressor with 2-valve manifold and aerator at Pond #14. Completed on 1-8-26	2,487.11
--	----------

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

\$2,487.11

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

1/13/2026
10562157
\$2,400.00

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

Due Date
Net 30
2/12/2026

Turf restoration and pond bank repair at Pond #22 was completed as per Agreement dated 12-11-25	2,400.00
Completed on 1-12-26	

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

\$2,400.00

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

1/13/2026
10562159
\$4,096.00

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

Due Date
Net 30
2/12/2026

Supplied and installed one (1) small cabinet with 3-valve manifold, SonicAir 24v compressor and components at Pond 22A as per Agreement dated 12-2-25.	4,096.00
Completed on 1-8-26	

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

\$4,096.00



INVOICE #TPA6417

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6417	12/01/2025	\$10,939.80	Net 15	

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



INVOICE #TPA6569

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6569	01/01/2026	\$11,268.00	Net 15	

DESCRIPTION	PRICE
JANUARY BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$11,268.00
BALANCE DUE	\$11,268.00



INVOICE #TPA6575

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6575	01/07/2026	\$1,022.25	Net 15	

DESCRIPTION	PRICE
01/07/2026: WORK ORDER: 53698 Yearly Irrigation Well Pump Maintenance Inspections of (4) Wells: Inspections include: -Physically check for leaks or bad connection points -Ensure operating pressure is optimal -Check all electrical points and Meg out Pump and Motor -Adjust cycle stop -Adjust Pressure switch -Manually check filter and clean Inspections to occur quarterly. Annual Price \$6,815.00 QUARTER 1: JANUARY 2026 SPLIT: HOA/40% -- \$681.50 CDD/60% -- \$1,022.25 TOTAL = \$1,703.75	\$1,022.25
BALANCE DUE	\$1,022.25



INVOICE #TPA6595

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6595	01/14/2026	\$780.00	Net 15	

DESCRIPTION	PRICE
01/14/2026: WORK ORDER: 53882 At Copperstone Master Well 1, 115th Ave. East Parrish, FL 34219 this is near Moccasin Wallow entrance. Need 5 HP Grundfos Deluxe Control Box 230v 1PH. This was found during the Quarterly inspections by Accurate Well.	\$780.00
BALANCE DUE	\$780.00



INVOICE #TPA6596

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6596	01/14/2026	\$780.00	Net 15	

DESCRIPTION	PRICE
01/14/2026: WORK ORDER: 53883 At Copperstone Master Well 3, 82nd St. East & 113th Ave. Cir. East Parrish, FL 34219 this is past the Clubhouse. Need 5 HP Grundfos Deluxe Control Box 230v 1PH. This was found during the Quarterly inspections by Accurate Well.	\$780.00
BALANCE DUE	\$780.00



INVOICE #TPA6597

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA6597	01/14/2026	\$600.00	Net 15	

DESCRIPTION	PRICE
01/14/2026: WORK ORDER: 53884 At Copperstone Master Well 4, there is an end of curve PVC pipe that looks like it was hit and it has snapped. This cost will be for the repair of the PVC. This was found during the Quarterly inspections by Accurate Well.	\$600.00
BALANCE DUE	\$600.00

ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

(516)967-0093

itzelectric@earthlink.net

LIC # EC 1301807

Invoice

Date	Invoice #
1/20/2026	F2065

Bill To
Copperstone CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Service For
Copperstone CDD

Project

Description	Amount
Supply and Install Surge protection at Fountains as follows: Fountain 2- 120/240V 60Hz 36KA Type 3 Indoor/Outdoor Surge Protector Fountain 3- 120/240V 60Hz 36KA Type 3 Indoor/Outdoor Surge Protector Fountain 4 - 120/240V 60Hz 36KA Type 3 Indoor Outdoor Surge Protector	1,050.00
Warranty from Manufacturer against defects for (1) One Year Warranty for labor is (1) One Year for defective part.	0.00
Total	\$1,050.00



COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

12/15/2025
93668001
93668

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

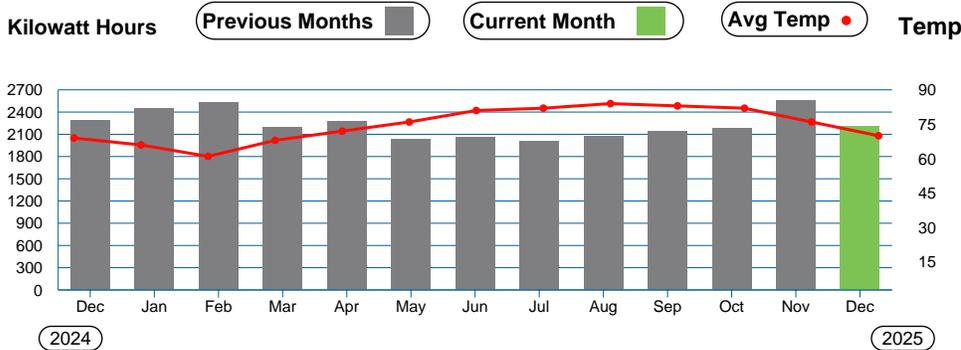


TOTAL AMOUNT DUE

\$297.96

Bank Draft is scheduled for 01/05/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

2,206 kWh

This Month
31 Days

2,560 kWh

Last Month
30 Days

2,294 kWh

This Month
Last Year
31 Days

Your Average Daily Use

71 kWh

Use

\$9.09 Day

Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668001
Service Address 11237 78TH ST E

Bank Draft Amount \$297.96
is scheduled for 01/05/2026



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

4 567

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



110260093668001000029796000030796121520255

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	11/07/2025	12/08/2025	402,480	404,686	1.0	2,206	9.28

Account Summary		Current Charges		GS-S
Previous Balance	\$341.02	Facilities Use Charge		\$28.00
Payment(s) Made	-\$341.02	Energy Charge	2,206 kWh @ 0.121	\$266.93
Balance Forward	\$0.00	CPA	2,206 kWh @ -0.006	-\$13.24
Current Charges	\$297.96	Property Tax Recovery Fee		\$8.82
Total Amount Due	\$297.96	Gross Receipts Tax		\$7.45
		Total Current Charges		\$297.96
Bank Draft Amount				\$297.96



Season of Giving

GIVE ONCE. GIVE OFTEN. GIVE HOPE

This December, make a one-time donation to Operation Round Up and help brighten the holidays for those in need.

Want to keep the giving going all year long? Scan the QR code to join the program and round up your bill each month!

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



799366433650001102600936680018

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

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





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

12/15/2025
93668002
93668

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

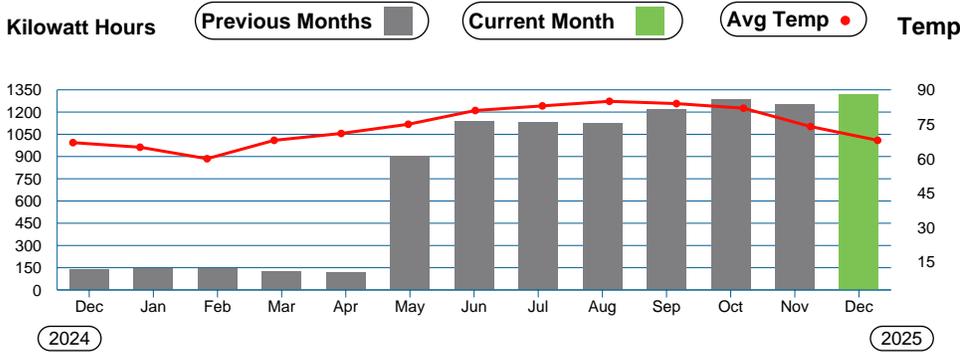


TOTAL AMOUNT DUE

\$190.06

Bank Draft is scheduled for 01/05/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,319 kWh

This Month
31 Days

1,253 kWh

Last Month
30 Days

138 kWh

This Month
Last Year
31 Days

Your Average Daily Use

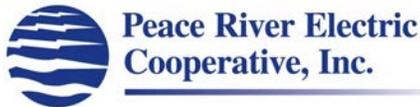
43 kWh

Use

\$5.80 Day

Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668002
Service Address 8790 115TH AVE E

Bank Draft Amount \$190.06
is scheduled for 01/05/2026



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

4 568

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



110260093668002000019006000020006121520256

Account
93668002

Service Address
8790 115TH AVE E

Service Description
LIGHTS

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	11/07/2025	12/08/2025	249,795	251,114	1.0	1,319	5.184

Account Summary		Current Charges		GS-S
Previous Balance	\$182.03	Facilities Use Charge		\$28.00
Payment(s) Made	-\$182.03	Energy Charge	1,319 kWh @ 0.121	\$159.60
Balance Forward	\$0.00	CPA	1,319 kWh @ -0.006	-\$7.91
Current Charges	\$190.06	Property Tax Recovery Fee		\$5.62
Total Amount Due	\$190.06	Gross Receipts Tax		\$4.75
		Total Current Charges		\$190.06
Bank Draft Amount				\$190.06



Season of Giving

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



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





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

12/15/2025
93668003
93668

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

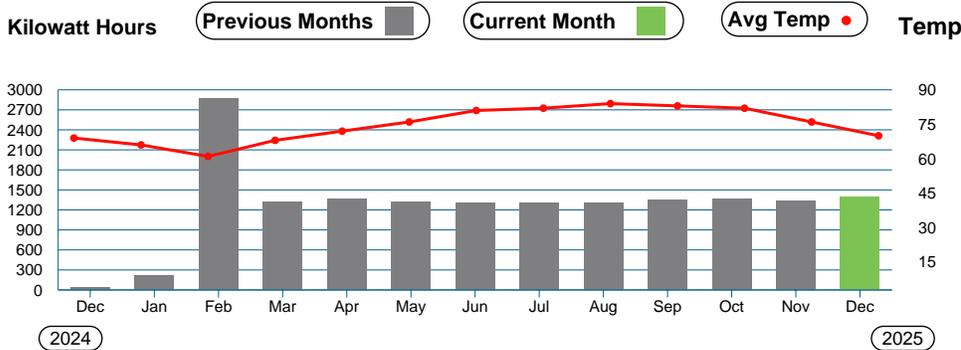


TOTAL AMOUNT DUE

\$198.94

Bank Draft is scheduled for 01/05/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,392 kWh This Month 31 Days

1,335 kWh Last Month 30 Days

43 kWh This Month Last Year 31 Days

Your Average Daily Use

45 kWh Use

\$6.07 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668003
Service Address 11595 84TH ST CIR E

Bank Draft Amount \$198.94
is scheduled for 01/05/2026



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

4 569

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



110260093668003000019894000020894121520253

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	11/07/2025	12/08/2025	251,804	253,196	1.0	1,392	5.62

Account Summary

Previous Balance	\$192.01
Payment(s) Made	-\$192.01
Balance Forward	\$0.00
Current Charges	\$198.94
Total Amount Due	\$198.94

Current Charges

Facilities Use Charge			GS-S	\$28.00
Energy Charge	1,392 kWh @ 0.121			\$168.43
CPA	1,392 kWh @ -0.006			-\$8.35
Property Tax Recovery Fee				\$5.89
Gross Receipts Tax				\$4.97
Total Current Charges				\$198.94

Bank Draft Amount

\$198.94



Season of Giving

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



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





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

12/15/2025
93668004
93668

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

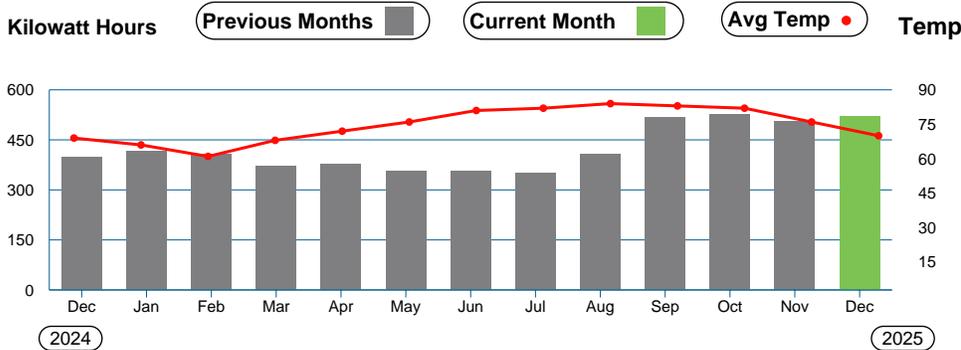


TOTAL AMOUNT DUE

\$92.87

Bank Draft is scheduled for 01/05/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

520 kWh This Month 31 Days

505 kWh Last Month 30 Days

398 kWh This Month Last Year 31 Days

Your Average Daily Use

17 kWh Use

\$2.83 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668004
Service Address 7615 113TH AVE E

Bank Draft Amount \$92.87
is scheduled for 01/05/2026



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

4 570

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



110260093668004000009287000010287121520259

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	11/07/2025	12/08/2025	80,635	81,155	1.0	520	0.838

Account Summary		Current Charges		GS-S
Previous Balance	\$91.05	Facilities Use Charge		\$28.00
Payment(s) Made	-\$91.05	Energy Charge	520 kWh @ 0.121	\$62.92
Balance Forward	\$0.00	CPA	520 kWh @ -0.006	-\$3.12
Current Charges	\$92.87	Property Tax Recovery Fee		\$2.75
Total Amount Due	\$92.87	Gross Receipts Tax		\$2.32
		Total Current Charges		\$92.87
Bank Draft Amount				\$92.87



Season of Giving

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



799366433650001102600936680042

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

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





COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

12/15/2025
93668005
93668

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

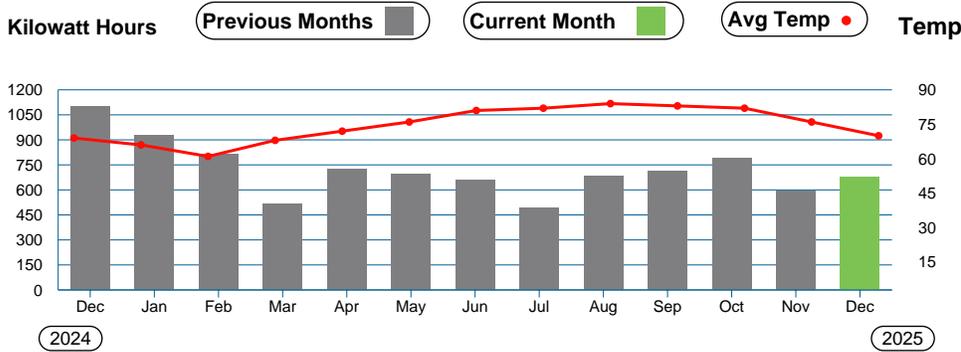


TOTAL AMOUNT DUE

\$112.22

Bank Draft is scheduled for 01/05/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

679 kWh
This Month
31 Days

594 kWh
Last Month
30 Days

1,101 kWh
This Month
Last Year
31 Days

Your Average Daily Use

22 kWh
Use

\$3.42
Day
Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668005
Service Address 8415 115TH AVE E

Bank Draft Amount \$112.22
is scheduled for 01/05/2026



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

4 571

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



110260093668005000011222000012222121520259

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	11/07/2025	12/08/2025	333,909	334,588	1.0	679	5.34

Account Summary		Current Charges		GS-S
Previous Balance	\$101.87	Facilities Use Charge		\$28.00
Payment(s) Made	-\$101.87	Energy Charge	679 kWh @ 0.121	\$82.16
Balance Forward	\$0.00	CPA	679 kWh @ -0.006	-\$4.07
Current Charges	\$112.22	Property Tax Recovery Fee		\$3.32
Total Amount Due	\$112.22	Gross Receipts Tax		\$2.81
		Total Current Charges		\$112.22
Bank Draft Amount				\$112.22



Season of Giving

GIVE ONCE. GIVE OFTEN. GIVE HOPE

This December, make a one-time donation to Operation Round Up and help brighten the holidays for those in need.

Want to keep the giving going all year long? Scan the QR code to join the program and round up your bill each month!

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

Invoice

Date	Invoice #
1/2/2026	INV0000106188

Bill To:

COPPERSTONE CDD (Former Valencia Groves) 3434 Colwell Avenue, Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
January	Upon Receipt	00155

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,442.50	\$1,442.50
Administrative Services	1.00	\$337.50	\$337.50
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$1,869.17	\$1,869.17
Website Compliance & Management	1.00	\$110.00	\$110.00
Subtotal			\$3,859.17
Total			\$3,859.17