



Rizzetta & Company

# **Copperstone Community Development District**

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**Board of Supervisors'  
Regular Meeting  
May 5, 2026**

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

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

## **COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue East, Parrish, FL 34219

<b>Board of Supervisors</b>	Tom Fretz Michael Fondario Adam Bailey Cory Richter Girard Litrenta	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Sam Stevens	Rizzetta & Company, Inc.
<b>District Attorney</b>	Marisa Powers	Blalock Walters
<b>District Engineer</b>	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](http://www.copperstonecdd.org)

**Board of Supervisors  
Copperstone Community  
Development District**

April 27, 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, May 5, 2026, at 6:30 p.m.** at the Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatic Maintenance**
    - 1. Presentation of Waterway Inspection Report ..... Tab 1
    - 2. Presentation of Waterway Management Report..... Tab 2
    - 3. Consideration of Advanced Aquatic Pond 19 Solar Aeration System Battery Replacement Proposal ..... Tab 3
    - 4. Consideration of Advanced Aquatics Semi-Annual Aeration Maintenance Agreement ..... Tab 4
  - B. District Engineer**
  - C. District Counsel**
  - D. District Manager**
    - 1. Review of Project Tracker ..... Tab 5
  - E. Chair Update**
- 4. BUSINESS ITEMS**
  - A. Review and Consideration of Reflectors for Bridge..... Tab 6**
  - B. Presentation of 2026-2027 Proposed Budget..... Tab 7**
    - 1. Resolution 2026-03, Approving 2026-2027 Proposed Budget and Set Public Hearing..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor's Meeting Held on April 7, 2026 ..... Tab 9**
  - B. Consideration of Minutes of the Board of Supervisor's Budget Meeting held on April 22, 2026 ..... Tab 10**
  - C. Consideration of Operations and Maintenance Expenditures for March 2026..... Tab 11**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Sam Stevens*  
District Manager

# Tab 1



# Copperstone Community Development District

## Waterway Inspection Report

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

4/20/2026

**Prepared for:**

Copperstone  
Community Development District

**Prepared by:**

Jacob M. Adams, Project Manager & Biologist

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## Site Assessments

### Pond 1

#### Comments:

Normal Growth Observed

New Hydrilla growth was observed. A systemic treatment has been applied recently and results can be seen in 14-21 days. Minimal to no new algae, Torpedograss, or other shoreline weed growth was observed. The water level remains low.



### Pond 2

#### Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously the exposed sediment was targeted for spot treatments of Torpedograss and other shoreline weeds. The water level has remained at a low level.



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## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

Pond 3 looks good overall. Minimal amounts of new Torpedograss growth was observed around the native vegetation. This will continue to be targeted during the maintenance visits. No issues were observed with algae, submersed weeds, or other shoreline weeds.



### Pond 4

#### Comments:

Site Looks Good

Pond 4 looks great. Invasive vegetation growth has been kept to a minimum in the littoral area. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



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**Site Assessments**

**Pond 5**

**Comments:**

Site Looks Good

Hydrilla treatments have continued to reduce the remaining amount present. Pond 5 looks good overall. No issues were observed with algae or shoreline weeds. Previously the shoreline perimeter was treated for Torpedograss and other shoreline weed growth, with positive results seen.



**Dry Retention Area 6**

**Comments:**

Site Looks Good

Minimal new growth was observed and shows signs of recent treatment. Treatments will continue to target new growth in this Dry Retention Area. Overall this site looks great and the outflow structure is free to flow.



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## Site Assessments

### Dry Retention Area 7

**Comments:**

Site Looks Good

Minimal new growth was observed and shows signs of recent treatment.

Treatments will continue to target new growth in this Dry Retention Area.

Overall this site looks great and the outflow structure is free to flow.



### Pond 8

**Comments:**

Site Looks Good

Previous algae treatments and dye application has reduced the algae that was previously present. Pond 8 looks great. No issues were observed with algae, submersed weeds, or shoreline weeds. Fountain was inspected and no issues were found.



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**Site Assessments**

**Pond 9**

**Comments:**

Site Looks Good

Pond 9 looks good overall. A trace amount of algae was present. Only 1 small patch of algae was observed and will be treated during the upcoming visit. No issues were observed with submersed weeds, and shoreline weeds were previously targeted for treatment.



**Pond 10**

**Comments:**

Normal Growth Observed

A minimal amount of algae growth has remained after a previous treatment. Treatments will continue to target this growth. No issues were observed with submersed weeds or shoreline weeds. Minimal growth of shoreline weeds are due to the routine maintenance visits keeping new growth to a minimum.



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:**

Site Looks Good

Shoreline weeds, including Torpedograss, were previously targeted for treatment and positive results were seen. At time of inspection, only one diffuser was running. System was balanced and both diffusers are running properly.



The aeration system is operational.

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## Site Assessments

### Pond 13

**Comments:**

Normal Growth Observed

A minor amount of algae was observed on pond 13. This new growth will be targeted for treatment during the upcoming visit. The algae growth was primarily located in the shallow unplanted section of the littoral shelf. A minimal amount of trash was observed.

Aeration system is operational.



### Pond 14

**Comments:**

Site Looks Good

Pond 14 looks great. The previous treatments for Azolla, Alligator weed, Torpedograss, and minimal amounts of algae have all shown positive results and reductions. No issues were observed with algae, submersed weeds, floating weeds, or shoreline weeds.

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 algae growth was observed, treated, and positive results seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Dry Retention Area 16

**Comments:**

Normal Growth Observed

Minimal growth of grasses and weeds were observed around the outflow structure have been targeted for treatment. No other issues to report in the area.



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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. Some midge flies were present in this area.



### 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

New algae growth was observed on pond 19. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.

Aeration system is operational.



**Pond 20**

**Comments:**

Site Looks Good

Pond 20 continues to look great. No issues were observed with algae or submersed 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. 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.

Both aeration systems are fully operational.



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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. The water level has remained low. Treatment was recently applied for the lilies and results will be seen around 14 days.



### Pond 24

**Comments:**

Normal Growth Observed

Minor Torpedograss and Pennywort growth were observed. Treatments were delayed on this pond due to a nesting crane observed. No issues were observed with algae, submersed weeds, or other shoreline weeds.



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## Site Assessments

### Pond 25

**Comments:**

Site Looks Good

Pond 25 looks good overall. No issues were observed with algae or submersed weeds. Minimal new growth of Pennywort, Alligator weed, and Torpedograss were observed. This new growth is extremely minor and will be targeted for treatment to keep new growth to a minimum. The water level has remained low.



### Littoral Area 26

**Comments:**

Normal Growth Observed

Minor new growth in the buffer area of this site was observed. This new growth consisted mainly of Thistle, Camphorweed, and other invasive terrestrials. Treatments will target this new growth in the buffer area during the upcoming visit.



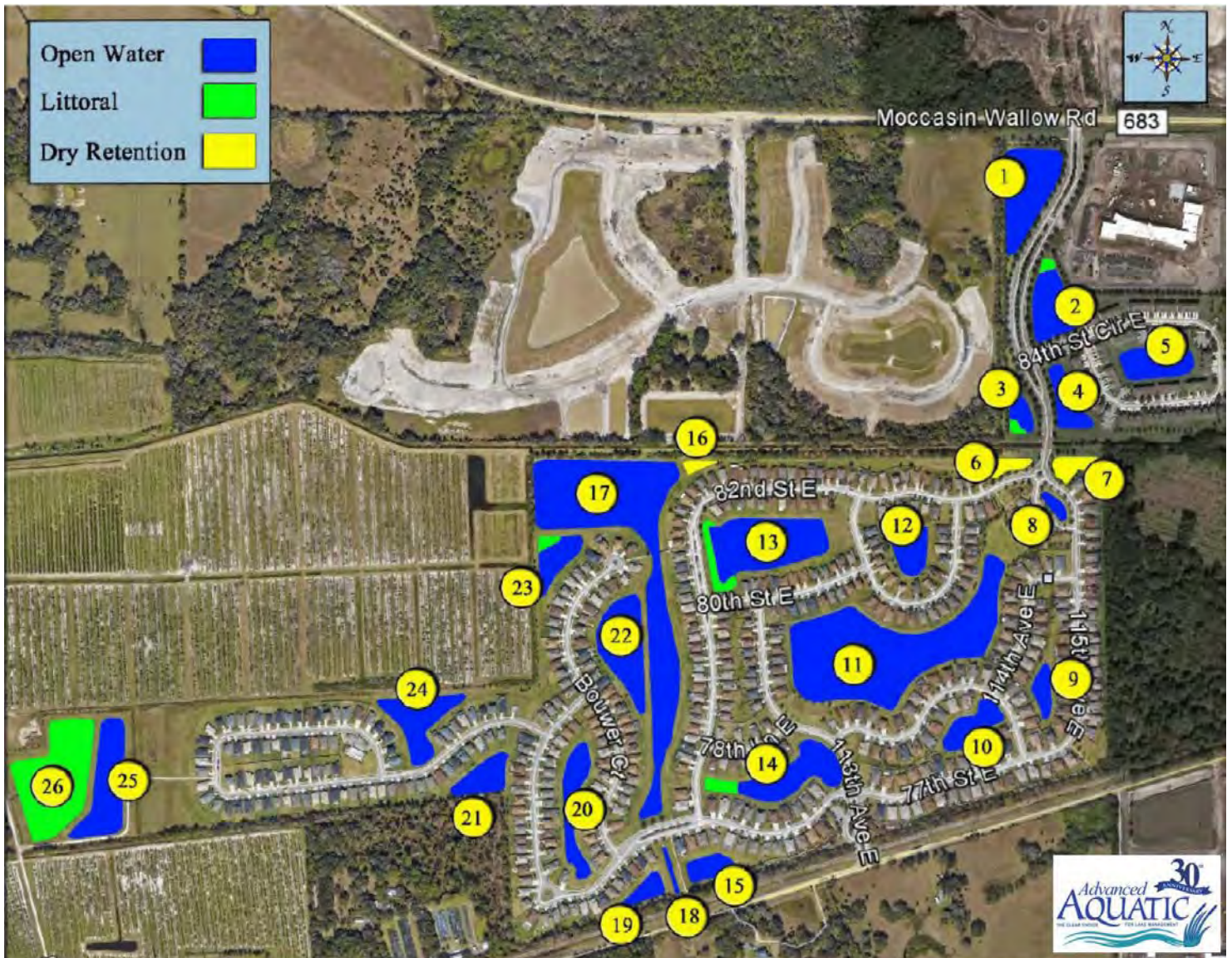
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Map

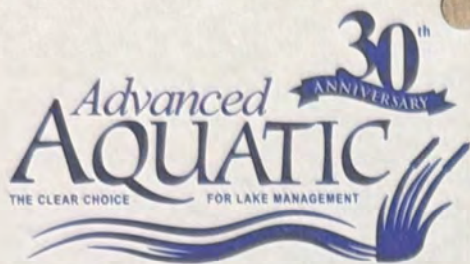


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## **Tab 2**



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CUSTOMER: Coppestone  
 ACCOUNT #: 910  
 DATE: 4/9  
 TECH: B. Myer  
 WEATHER CONDITIONS: Sunny  
 WATER LEVELS: Low 1-2 ft

## WATERWAY MANAGEMENT REPORT

### 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	19	20
ALGAE TREATMENT	X	X		X	X	X		X		X	X	X	X	X	
BORDER GRASSES	X	X	X	X	X	X	X		X		X	X			X
SUBMERSED AQUATICS	X	X		X	X						X	X			
FLOATING AQUATICS		X		X	X						X	X			

SITE OBSERVATIONS:

*Overall property looks good. Water levels up slightly and small algae blooms treated. Treatments added for future maintenance. Roads weeds treated.*

RECOMMENDATIONS:

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

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

Alligators, Cranes

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



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CUSTOMER: Copperstone  
 ACCOUNT #: 910  
 DATE: 4/22  
 TECH: B. Justin Ryan  
 WEATHER CONDITIONS: Overcast  
 WATER LEVELS: Low 2-4ft

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

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

	1/2	3/4	5	6/7	8	9/10	11	12/13	15/19	24	25	22	23
ALGAE TREATMENT	X		X		X	X		X	X				
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X	X	X	X
SUBMERSED AQUATICS													
FLOATING AQUATICS													

SITE OBSERVATIONS: Overall property looks good. Previous treatment present, algae blooms caused by warmer weather and continuing low water levels.

### RECOMMENDATIONS:

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

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH  
 BIOLOGICAL CONTROL FISH  
 OTHER WILDLIFE:

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

REMARKS: Turtles, Gators

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

## **Tab 3**



- SOLAR AERATION SYSTEM BATTERY REPLACEMENT PROPOSAL- **Pond #19**

April 16, 2026

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

**Item Description**

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

Supply, deliver, and install one (1) 12-volt battery for the solar aeration system located at Pond #19.

**Total \$1,742.00**

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

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

## **Tab 4**



Date: 4/16/2026

## SEMI-ANNUAL AERATION MAINTENANCE AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

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

hereinafter called "CUSTOMER". The parties hereto agree to the following scope:

1) AAS, Inc. agrees to maintain one (1) solar aeration system at Pond #19 located at Copperstone CDD in Parrish, Florida.

Semi-Annual Service includes maintenance of the following:

Compressor Services (included but not limited to):

- Replace compressor piston cups and/or vanes, as needed to maintain required air volume & pressure output.
- Adjust air manifold and pressure relief valves to insure optimal performance.
- Replace external air filter(s) twice per year.
- Replace internal air filter(s) (if applicable) once per year.
- Clean muffler assembly and filter.

Cabinet Services (include but not limited to):

- Inspect cooling fan (s)
- Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures.
- Application of fire ant bait around cabinet (if necessary).
- Clean cabinet interior.
- Lubricate cabinet hinges and barrel lock.
- Test and reset GFI circuitry.

Diffuser Services (include but not limited to):

- Clean and adjust diffuser assembly for proper air flow and optimal performance.

Air Line Services (include but not limited to):

- Inspect and repair, airline supply tubing and fittings.

Repairs with a total cost of \$500.00 or less may be completed without prior approval. Any repair item exceeding \$500.00 will be submitted as a written quote and must be approved by the client before work is performed.

2) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.

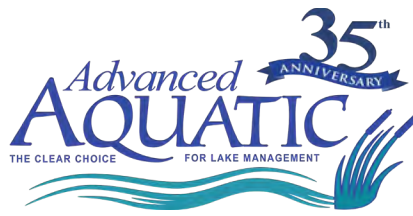
3) This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless

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Date: 4/16/2026

(Copperstone CDD Aeration Maintenance Agreement- Pond #19, Page 2 of 2)

written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Payment is required net thirty (30) days from invoice date.

4) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

5) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

6) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

7) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

8) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

9) No parts or special repairs are included in our services other than those parts specified above. Additional repairs will be invoiced separately. By charging for maintenance, AAS, Inc. does not assume responsibility for parts failure and repair costs not covered above.

10) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified services:

Semi-Annual Aeration System Maintenance

\$252.00 Semi-Annual - to be billed at \$42.00 monthly.

For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_

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## **Tab 5**

## Copperstone CDD Project Tracker - April

Handled By	Project	Resolution - Status	Date	Status
DM	Bridge/Budget	Add bridge to Budget	4/7/2026	Completed
DM	Election Training	Board requested a quarterly reminder for the training	4/7/2026	Completed
DM	Kyle DE Fence and Gate	Reach out to Kyle about how far the fence should be instaled and where the gate should be moved	4/7/2026	Completed
DM	HOA Gate	DM to contact HOA where to relocate the Gate on Sawgrass St	4/7/2026	Pending
DM	HOA Streetlights, Mulch and	DM communicated request to HOA Allan, no clear answer yet	4/7/2026	Pending
DM	Towing Calls	DM reached out to Mr. Bailey, and to be communicated to other board member next meeting	4/7/2026	Pending
DM	Privacy Fince on 79th	Board requested Dm to reach to Mr. Fretz about a privacy fence by lift station on 79th	4/7/2026	Pending
DM	Well Ownership	More information about well to determine ownership 3/10 Email sent to Kyle 3/17 Email sent to Stephanie	3/3/2026	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	Pending	Pending
County	Replacing PVC Fencing - Lift Station	Brett Cox advised that the project is still ongoing with the county , advised that the new supervisor name is John Davis and will provide update as soon as possible. Still ongoing . October is new FY and it may be into next budget ; completion towards end of year outside of Hurricane Season Projected to be transisitioned the first of the year.	11/1/2025	Pending
DC/DE/Crosscreek Environmental	Bank Restoration Project - Crosscreek Litigation	12/3/24 Updated - Mediation has been completed , new point of board contact from Ryan to Adam . Mediation updated given by DC at 12/3 meeting to community members states this is still an active open 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

## **Tab 6**



5G starting at \$29.88 Hottest phones, lowest prices.



Sponsored



KONTONTY

### KONTONTY 2 Pcs Driveway Reflective Pavement Marker Gate Post Reflectors

(No ratings yet)



#### Key item features

- Wide usage: ideal for use on , , parking facilities, and more-parking lot markers
- High visibility: the reflective markers feature a raised design that provides clear visual guidance at night or in lowlight conditions, enhancing road safety.-driveway reflectors heavy duty
- Userfriendly installation: these markers are easy to install and do not require professional tools.-heavy duty driveway markers
- great for driveways: excellent for marking driveways, private roads, bike lanes, streets, or parking spaces-road reflectors driveway markers
- Longlasting: constructed with great materials, these markers are designed to withstand harsh conditions and remain intact-driveway markers
- 2 x reflective mark-high visibility trail markers

[View all item details](#)

#### Specs

\$12.59

Price when purchased online

Earn up to 5% cash back with OnePay CashRewards. Learn how

Buy now

Add to cart

#### How you'll get this item:

<p><b>Shipping</b> Arrives between May 4 - May 11 \$0.99</p>	<p>Pickup Not available</p>	<p>Delivery Not available</p>
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This isn't your usual address. Is this right?

1928 Amberwood Dr [Change](#)

Arrives between May 4 - May 11 | [More options](#)

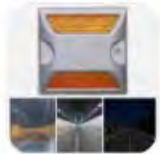
Shipping fee \$0.99

Sold and shipped by Gregular

LIVE Streaming now Shop exclusive items from trusted sellers

Join event

SAVE UP TO 5% WHEN YOU BUY MORE



### Reflective Pavement Stud Speed Bumps Sidewalks Street Square Driveway Marker



ukis-toys (634)

95% positive Seller's other items Message seller

US \$17.18/ea

Was US \$18.08

Save US \$0.90 (5% off)

Condition: New

Color: Select

Quantity: 1 5 available

Bulk savings:

Buy 1 \$17.18/ea	Buy 2 \$16.66/ea	Buy 3 \$16.49/ea	4 or more for \$16.32/ea
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Buy It Now

Add to cart

Have one to sell?

Sell one like this

Sell something else

Share



- Solar Road Stud
  - Solar Buried Road Stud
  - Aluminum Raised Road Stud
  - Plastic Raised Road Stud
- Reflective Road Stud
  - Aluminum Road Stud
  - Plastic Road Stud
  - Glass Buried Road Stud
- Solar Traffic Signage
  - Solar Arrow Signage
  - Solar Pedestrian Crosswalk Signage
- Solar Guardrail Marking
- Solar Bollard Top Marker
- Tunnel Traffic Safety Facility
  - Electrical
  - Photoluminescent Road Stud
  - Tunnel Evacuation Signage
- Personal Protective Equipment
  - Photoluminescent And Reflective Fabric
  - Photoluminescent And Reflective Heat Transfer Vinyl

[Home](#) / [Reflective Road Stud](#) / [Aluminum Road Stud](#) / [Photoluminescent Reflective Raised Aluminum Road Stud RRA2-115PT](#)



## Photoluminescent Reflective Raised Aluminum Road Stud RRA2-115PT

Featuring an aluminum case and patented design, this road stud has exceptional pressure resistance. Its versatile installation options include placement along road edges, crosswalk ends, median strips, and corners, offering safety guidance to pedestrians and drivers.

Model: RRA2-115PT

Body Material: Aluminum

Reflective Material: 43-bead glass bead reflective sheet, 2 pieces (yellow/white or white/white)

Afterglow Intensity: 10min > 1550mcd/m<sup>2</sup>, 60min > 220mcd/m<sup>2</sup>, 3h > 52mcd/m<sup>2</sup>  
 Size: 107\*95\*20mm

Size: 107\*95\*20mm

Load Capacity: > 30 tons

[Inquiry Now](#)



## **Tab 7**



Rizzetta & Company

# **Copperstone Community Development District**

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

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**Proposed Budget**

**Fiscal Year 2026/2027**

**Presented by Rizzetta and  
Company, Inc.**

**Proposed Budget**  
**Copperstone Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Comments

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	<b>ASSESSMENT REVENUES</b>							
3								
4	<i>Special Assessments</i>							
5	Tax Roll*	\$ 733,612	\$ 733,612	\$ 724,649	\$ 8,963	\$ 835,756	\$ 111,107	
6								
7	<b>Assessment Revenue Subtotal</b>	<b>\$ 733,612</b>	<b>\$ 733,612</b>	<b>\$ 724,649</b>	<b>\$ 8,963</b>	<b>\$ 835,756</b>	<b>\$ 111,107</b>	
8								
9	<b>OTHER REVENUES</b>							
10								
11	Balance Forward from Prior Year		\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 3,107	\$ 6,214	\$ -	\$ 6,214	\$ -	\$ -	
13								
14	<b>Other Revenue Subtotal</b>	<b>\$ 3,107</b>	<b>\$ 6,214</b>	<b>\$ -</b>	<b>\$ 6,214</b>	<b>\$ -</b>	<b>\$ -</b>	
15								
16	<b>TOTAL REVENUES</b>	<b>\$ 736,719</b>	<b>\$ 739,826</b>	<b>\$ 724,649</b>	<b>\$ 15,177</b>	<b>\$ 835,756</b>	<b>\$ 111,107</b>	
17								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	<i>Legislative</i>							
21	Supervisor Fees	\$ 9,000	\$ 18,000	\$ 14,000	\$ (4,000)	\$ 17,000	\$ 3,000	
22	<i>Financial &amp; Administrative</i>							
23	Accounting Services	\$ 8,655	\$ 17,310	\$ 16,810	\$ (500)	\$ 17,829	\$ 1,019	
24	Administrative Services	\$ 2,025	\$ 4,050	\$ 4,050	\$ -	\$ 4,172	\$ 122	
25	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
26	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150	
27	Auditing Services	\$ -	\$ 3,185	\$ 3,185	\$ -	\$ 3,685	\$ 500	
28	Disclosure Report	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	

**Proposed Budget**  
**Copperstone Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
29	District Engineer	\$ 24,444	\$ 58,888	\$ 30,000	\$ (28,888)	\$ 65,000	\$ 35,000	
30	District Management	\$ 11,215	\$ 22,430	\$ 22,430	\$ -	\$ 23,103	\$ 673	
31	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -	
32	Financial & Revenue Collections	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 2,436	\$ 1,236	
33	Legal Advertising	\$ 312	\$ 624	\$ 1,000	\$ 376	\$ 900	\$ (100)	
34	Miscellaneous Mailings	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
35	Public Officials Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,200	\$ 278	\$ 4,314	\$ 114	Total from EGIS
36	Trustees Fees	\$ 7,234	\$ 9,234	\$ 10,102	\$ 868	\$ 10,102	\$ -	
37	Website Hosting, Maintenance, Backup	\$ 2,197	\$ 4,394	\$ 5,000	\$ 606	\$ 5,000	\$ -	
38	<b>Legal Counsel</b>							
39	District Counsel	\$ 10,955	\$ 31,910	\$ 35,000	\$ 3,090	\$ 35,000	\$ -	
40	Litigation Services	\$ 21,407	\$ 150,000	\$ 150,000	\$ -	\$ 75,000	\$ (75,000)	
41								
42	<b>Administrative Subtotal</b>	<b>\$ 107,141</b>	<b>\$ 333,697</b>	<b>\$ 305,352</b>	<b>\$ (28,345)</b>	<b>\$ 272,066</b>	<b>\$ (33,286)</b>	
43								
44	<b>EXPENDITURES - FIELD OPERATIONS</b>							
45								
46	<b>Electric Utility Services</b>							
47	Utility Services	\$ 4,103	\$ 9,206	\$ 12,000	\$ 2,794	\$ 11,000	\$ (1,000)	
48	<b>Stormwater Control</b>							
49	Aquatic Maintenance	\$ 14,547	\$ 29,094	\$ 30,000	\$ 906	\$ 32,000	\$ 2,000	
50	Fountain Service Repairs & Maintenance	\$ 1,050	\$ 12,100	\$ 5,000	\$ (7,100)	\$ 5,000	\$ -	
51	Aeration Repairs & Maintenance	\$ 19,047	\$ 38,094	\$ 20,000	\$ (18,094)	\$ 27,800	\$ 7,800	
52	Lake/Pond Bank Maintenance	\$ 8,845	\$ 40,000	\$ 40,000	\$ -	\$ 150,000	\$ 110,000	
53	Midge Fly Treatments	\$ 6,684	\$ 13,368	\$ 15,000	\$ 1,632	\$ 13,770	\$ (1,230)	
54	<b>Other Physical Environment</b>							
55	General Liability Insurance	\$ 4,523	\$ 4,523	\$ 5,400	\$ 877	\$ 4,975	\$ (425)	Total from EGIS
56	Potential Additional Street Light Insurance		\$ -		\$ -	\$ 2,525	\$ 2,525	



COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

<b>2026/2027 O&amp;M Budget:</b>		\$885,203.00	<b>2025/2026 O&amp;M Budget:</b>	\$829,649.00
<b>Collection Costs:</b>	3%	\$28,554.94	<b>2026/2027 O&amp;M Budget:</b>	\$885,203.00
<b>Early Payment Discounts:</b>	4%	\$38,073.25		
<b>2026/2027 Total:</b>		<b>\$951,831.18</b>	<b>Total Difference:</b>	<b>\$55,554.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Townhome 20'</i>	Series 2019 Debt Service	\$244.44	\$244.44	\$0.00	0.00%
	Operations/Maintenance	\$1,434.24	\$1,530.28	\$96.04	6.70%
	<b>Total</b>	<b>\$1,678.68</b>	<b>\$1,774.72</b>	<b>\$96.04</b>	<b>5.72%</b>
<i>Single Family 55'</i>	Series 2019 Debt Service	\$672.20	\$672.20	\$0.00	0.00%
	Operations/Maintenance	\$1,434.24	\$1,530.28	\$96.04	6.70%
	<b>Total</b>	<b>\$2,106.44</b>	<b>\$2,202.48</b>	<b>\$96.04</b>	<b>4.56%</b>
<i>Single Family 65'</i>	Series 2019 Debt Service	\$794.41	\$794.41	\$0.00	0.00%
	Operations/Maintenance	\$1,434.24	\$1,530.28	\$96.04	6.70%
	<b>Total</b>	<b>\$2,228.65</b>	<b>\$2,324.69</b>	<b>\$96.04</b>	<b>4.31%</b>

**Proposed Budget**  
**Copperstone Community Development District**  
Reserve Fund  
Fiscal Year 2026/2027

Comments

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 105,000	\$ 105,000	\$ 105,000	\$ -	\$ 49,447	\$ (55,553)
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 49,447</b>	<b>\$ (55,553)</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	<b>Other Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
15							
16	<b>TOTAL REVENUES</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 49,447</b>	<b>\$ (55,553)</b>
17							
18	<b>EXPENDITURES</b>						
19							
20	<i>Contingency</i>						
21	Bridge Repairs	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
22	Capital Reserves	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 4,447	\$ (55,554)
23							
24	<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ 49,447</b>	<b>\$ (55,554)</b>
25							
26	<b>EXCESS OF REVENUES OVER EXPENDIT</b>	<b>\$ 105,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 1</b>
27							

**Copperstone Community Development District**

**Debt Service**

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019	Budget for 2026/2027
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$355,423.27	\$355,423.27
<b>TOTAL REVENUES</b>	<b>\$355,423.27</b>	<b>\$355,423.27</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$355,423.27	\$355,423.27
<b>Administrative Subtotal</b>	<b>\$355,423.27</b>	<b>\$355,423.27</b>
<b>TOTAL EXPENDITURES</b>	<b>\$355,423.27</b>	<b>\$355,423.27</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

**GROSS ASSESSMENTS**

**\$382,175.56**

**Notes:**

Tax Roll Collection Costs for Manatee County are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received.

**COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>		<b>\$885,203.00</b>
<b>COLLECTION COSTS @</b>	3%	<b>\$28,554.94</b>
<b>EARLY PAYMENT DISCOUNT @</b>	4%	<b>\$38,073.25</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$951,831.18</u></b>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE <sup>(1)</sup>
Townhome 20'	118	115
Single Family 55'	368	366
Single Family 65'	136	136
<b>Total</b>	<b>622</b>	<b>617</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR <sup>(2)</sup>	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	118.00	18.97%	\$180,572.48
1.00	368.00	59.16%	\$563,141.28
1.00	136.00	21.86%	\$208,117.43
	<b>622.00</b>	<b>100.00%</b>	<b>\$951,831.18</b>

PER LOT ANNUAL ASSESSMENT		
O&M <sup>(2)</sup>	SERIES 2019 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
<b>\$1,530.28</b>	<b>\$244.44</b>	<b>\$1,774.72</b>
<b>\$1,530.28</b>	<b>\$672.20</b>	<b>\$2,202.48</b>
<b>\$1,530.28</b>	<b>\$794.41</b>	<b>\$2,324.69</b>

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%): **(\$66,628.18)**

**Net Revenue to be Collected:** **\$885,203.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2019 debt outstanding.

<sup>(2)</sup> This assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

## **Tab 8**

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED PRELIMINARY 2026/2027 BUDGET AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors of the Copperstone Community Development District (the “Board”) the proposed operating budget for the District’s Fiscal Year 2026/2027 (“Proposed Budget”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager to the District Budget to provide a budget for the operation, maintenance, and capital improvement of the District for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 4, 2026

HOUR: 6:30 p.m., or as soon thereafter as may be heard

LOCATION: Copperstone Community Development District Clubhouse  
8145 115<sup>th</sup> Avenue East  
Parrish, FL 34219

3. **TRANSMITTAL OF PROPOSED BUDGET AMENDMENT TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County in accordance with Chapter 189, Florida Statutes.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, shall be posted within five (5) days after adoption, and shall remain on the website for at least two (2) years. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the manager or administrator of Manatee County for posting on the County website.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5th DAY OF MAY, 2026.**

ATTEST:

**COPPERSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## **Tab 9**

**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, April 07, 2026, at 6:30 p.m.** at **Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

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

Also, present were:

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

Audience	<b>None</b>
----------	-------------

**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 comments, 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 reviewed the management report with the Board

- 50           **3. Presentation of Quarterly Fountain Report**  
51           Mr. Jazczak reviewed the quarterly Fountain Report with the Board.  
52  
53           **4. Presentation of Fish Stocking Completion**  
54           Mr. Jazczak reviewed the Fish Stocking Project with the Board.  
55  
56           **5. Consideration of Advanced Aquatic Proposal-Aeration Pond #5**  
57           This item was tabled for next meeting.  
58  
59           **6. Consideration of Advanced Aquatic 2027 Renewal Letter**  
60

On a Motion by Mr. Richter, seconded by Mr. Litrenta, with all in favor, the Board of Supervisors approved the Advanced Aquatic 2027 Renewal Letter, for the Copperstone Community Development District.

- 61  
62           **B. District Engineer**  
63           Not Present  
64

- 65           **C. District Counsel**  
66           1. District Counsel discussed Ethics Training and reminded the Board of their  
67           training requirements.  
68  
69           2. Consideration of Settlement with Crosscreek Environmental, Inc.  
70

On a Motion by Mr. Fretz, seconded by Mr. Fondario, with all in favor, the Board of Supervisors approved the Settlement Agreement with Crosscreek Environmental Inc., as presented, for the Copperstone Community Development District.

- 71  
72           **D. District Manager**  
73           Ms. Stevens reminded the Board that the next meeting is scheduled for Tuesday,  
74           May 5, 2026, at 6:30 p.m. at the Copperstone Clubhouse and reviewed the  
75           SharePoint action items.  
76

- 77           **E. Chair Update**  
78           The District Manager to follow up with Chair for privacy fence needed for lift station  
79           at 97<sup>th</sup> Street.  
80

81 **FOURTH ORDER OF BUSINESS**

**Business Items**

- 82  
83           **A. Consideration Resolution 2026-02; Announcing General Election**  
84

On a Motion by Mr. Fondario, seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved Resolution 2026-02; Announcing the General Election, for the Copperstone Community Development District.

87  
88 **B. Consideration of Neptune and RKA Fencing – 84<sup>th</sup> Street**  
89 The Board discussed needing clarification from District Engineer how far from the  
90 edge of the existing fence can they install a new fence and length.

91  
92 **C. Consideration of Neptune Large Fence Proposal #194**  
93 The Board discussed needing clarification from HOA and District Engineer on  
94 moving the fence gate on Sawgrass Road.  
95

On a Motion by Mr. Bailey seconded by Mr. Fretz, with all in favor, the Board of Supervisors approved Neptune Proposal with stipulation that HOA approved moving the gate, for the Copperstone Community Development District.

96  
97 **D. Consideration of Florida Brothers Proposals #1515 & #1516**  
98 The Board requested that the vendor put lights back after repair.  
99

On a Motion by Mr. Litrenta seconded by Mr. Bailey, with all in favor, the Board of Supervisors approved Florida Brothers Proposals #1515 & #1516, for the Copperstone Community Development District.

100  
101 **E. Consideration of Reflectors**  
102 Mr. Richter will check on reflectors for bridge.  
103

104 **F. Ratification of Timber Intentions #178**  
105

On a Motion by Mr. Bailey seconded by Mr. Richter, with all in favor, the Board of Supervisors ratified Timber Intentions proposal #178 in the amount of \$805.00, for the Copperstone Community Development District.

106  
107 **G. Ratification of Bullet Towing Agreement**  
108

On a Motion by Mr. Fondario seconded by Mr. Fretz, with all in favor, the Board of Supervisors ratified the Bullet Towing Agreement, for the Copperstone Community Development District.

109  
110 **FIFTH ORDER OF BUSINESS** **Business Administration**  
111

112 **A. Consideration of the Minutes of the Shade Meeting Held on February 24, 2026**  
113

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the minutes from February 24, 2026, Shade Meeting, as presented, for the Copperstone Community Development District.

114  
115 **i. Consideration of the Minutes of March 03, 2026 Board of Supervisors**  
116 **Meeting**

On a Motion by Mr. Fondario, seconded by Mr. Richter, with all in favor, the Board of Supervisors approved the minutes from March 3, 2026, Regular Meeting, as presented, for the Copperstone Community Development District.

117  
118  
119  
120

**B. Consideration of Operations and Maintenance Expenditures for February 2026**

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 February 2026 (\$33,517.14), for the Copperstone Community Development District.

121  
122  
123  
124  
125  
126  
127

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

The District Manager will follow up with Mr. Bailey for towing calls.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Richter, seconded by Mr. Litrenta with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:24 p.m., for Copperstone Community Development District.

128  
129  
130  
131  
132

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

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 10

**MINUTES OF MEETING**

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

**COPPERSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

The budget workshop of the Board of Supervisors of the Copperstone Community Development District was held on **Tuesday, April 22, 2026, at 6:30 p.m.** at **Copperstone Clubhouse located at 8145 115<sup>th</sup> Avenue E., Parrish, Florida 34219.**

Present and constituting a quorum:

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

Also, present were:

Sam Stevens	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Stevens called the workshop to order at 6:30 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Fiscal Year 2026-2027 Budget**

The Fiscal Year 2026-2027 was discussed line by line, in detail, by the Board.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The workshop was adjourned at 9:28 p.m.

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

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 11

# COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

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

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

The total items being presented: **\$43,620.46**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	20260310-6	AB030326	Board of Supervisors Meeting 03/03/26	\$ 200.00
Advanced Aquatic Services, Inc.	300156	10562848	Monthly Lake & Fountain Maintenance 03/26	\$ 2,707.00
Advanced Aquatic Services, Inc.	300156	10562981	Remaining Balance for HeliosAir 24v Solar Aeration System at Pond #19	\$ 7,200.00
Advanced Aquatic Services, Inc.	300156	10562982	Disc Diffuser Installation 03/26	\$ 484.00
Advanced Aquatic Services, Inc.	300156	10562983	Solar Compressor Installation 03/26	\$ 286.00
Blalock Walters, P.A.	300153	44351-000-50	Legal Services 01/26	\$ 881.10
Blalock Walters, P.A.	300149	44351-000-51	Legal Services 02/26	\$ 2,136.00
Blalock Walters, P.A.	300152	44351-002-38	Legal Services 01/26	\$ 815.60
Blalock Walters, P.A.	300149	44351-002-39	Legal Services 02/26	\$ 3,989.30
Cepira Landscape, LLC	300157	TPA6814	Landscape Maintenance 03/26	\$ 11,268.00
Cory Richter	20260310-1	CR010626	Board of Supervisors Meeting 01/06/26	\$ 200.00
Cory Richter	20260310-3	CR030326	Board of Supervisors Meeting 03/03/26	\$ 200.00
Gerard Litrenta III	20260310-2	GL030326	Board of Supervisors Meeting 03/03/26	\$ 200.00
Halff Associates, Inc	300150	10160800	District Engineering Services 02/26	\$ 6,197.24

# Copperstone Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ITZ Electric Corp	300154	F2068	Service Call 03/26	\$ 1,450.00
Michael Fondario	20260310-5	MF030326	Board of Supervisors Meeting 03/03/26	\$ 200.00
Peace River Electric Cooperative, Inc.	20260305-4	93668001-021226	11237 78th Street E Fountain 01/26	\$ 303.92
Peace River Electric Cooperative, Inc.	20260305-1	93668002-021226	8790 115th Avenue East SL 01/26	\$ 182.73
Peace River Electric Cooperative, Inc.	20260305-2	93668003-021226	11595 84th St Cir E Fountain 01/26	\$ 193.58
Peace River Electric Cooperative, Inc.	20260305-5	93668004-021226	7615 113th Ave E 01/26	\$ 91.03
Peace River Electric Cooperative, Inc.	20260305-3	93668005-021226	8415 115th Ave E Fountain 01/26	\$ 102.35
Rizzetta & Company, Inc.	300148	INV0000107427	Accounting Services 03/26	\$ 3,859.17
The Observer Group, Inc.	300158	26-00430M	Legal Advertising 03/26	\$ 98.44
Thomas R Fretz	20260310-4	TF030326	Board of Supervisors Meeting 03/03/26	\$ 200.00
United Methodist Church of Parrish. Inc.	300151	022626	Rent - Meeting 02/24/2026 02/26	\$ 100.00
United Methodist Church of Parrish. Inc.	300155	033026	Rent - Meeting 03/30/2026 03/26	<u>\$ 75.00</u>
<b>Total Report</b>				<b><u>\$ 43,620.46</u></b>

**Copperstone CDD**

**Meeting Date: March 3, 2026**

**SUPERVISOR PAY REQUEST**

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

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30 PM
Meeting End Time:	8:23 AM
Total Meeting Time:	1H 53 Min

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: \_\_\_\_\_



**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**

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

3/1/2026
10562848
\$2,707.00

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

Due Date
Net 30
3/31/2026

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

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

\$2,707.00

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

3/6/2026
10562981
\$7,200.00

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

Due Date
Net 30
4/5/2026

Remaining balance on one (1) HeliosAir 24v Solar aeration system at Pond #19 Completed on 3-5-26	7,200.00
---	----------

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

\$7,200.00

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

3/9/2026
10562982
\$484.00

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

Due Date
Net 30
4/8/2026

Supplied and installed one (1) Dual 9" Disc Diffuser at the aeration system located at Pond #14. Completed on 3/5/26	484.00
---	--------

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

\$484.00

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

3/9/2026
10562983
\$286.00

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

Due Date
Net 30
4/8/2026

Installed one (1) 1/4hp Single Piston Solar Compressor Maintenance Kit at Pond #22	286.00
Completed on 3-5-26	

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

\$286.00



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
 ph: 941.748.0100 fx: 941.745.2093

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614-8390

Page: 1  
 January 31, 2026  
 Account # 44351-000  
 Invoice # 44351-000-50

ATTN: STEPHANIE DELUNA  
 GENERAL REPRESENTATION

MJP

***For Professional Services Rendered Thru 01/31/2026***

			HOURS	
01/06/2026	REG	Prepare for and attend January meeting via phone.	2.50	667.50
01/30/2026	REG	Review and respond to emails; review agenda for upcoming February meeting	0.80	213.60
TOTAL FOR THE ABOVE SERVICES			3.30	881.10
TOTAL CURRENT WORK				881.10
PREVIOUS BALANCE				\$3,668.95
<u>PAYMENTS RECEIVED</u>				
01/12/2026		Payment received on account. Thank you!		-2,162.70
01/23/2026		Payment received on account. Thank you!		-1,506.25
TOTAL PAYMENTS				-3,668.95
AMOUNT DUE (includes Previous Balance if shown above)				<u>\$881.10</u>

**If you prefer to receive paperless invoices by email, please complete the information below or email [billing@blalockwalters.com](mailto:billing@blalockwalters.com).**

\_\_\_\_\_ **Yes, I would prefer paperless billing by email.**

**Email Address for paperless billing purposes:**

\_\_\_\_\_

**Please Provide Invoice Number With Payment to:  
 Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
 Federal Tax ID # 59-1950976**



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Page: 1  
February 28, 2026  
Account # 44351-000  
Invoice # 44351-000-51

ATTN: STEPHANIE DELUNA

GENERAL REPRESENTATION

MJP

***For Professional Services Rendered Thru 02/28/2026***

			HOURS	
02/02/2026	REG	Telephone conference with District Manager and District Engineer regarding SWFMD certifications.	0.60	160.20
	MJP	Participate in call with District Manager and District Engineer.	0.20	53.40
	MJP	Conference with Reyna to discuss 2/3 meeting.	0.20	53.40
	REG	Phone call with Sam Stevens; review updated agenda	0.30	80.10
02/03/2026	REG	Prepare for and attend February meeting	2.70	720.90
02/17/2026	MJP	Review communication from Phil Deblasio.	0.20	53.40
	REG	Review email correspondence and tentative agenda	0.20	53.40
02/19/2026	MJP	Review and respond to Kyle Thornton email regarding SWFMD.	0.40	106.80
02/24/2026	REG	Review of agenda; email correspondence to attorney Powers regarding comments to resolution; review and respond to emails from district management office regarding agenda.	0.70	186.90
02/25/2026	MJP	Review County easement issue; prepare response to District Manager.	0.20	53.40
	MJP	Various communications with District Manager regarding fence issue; call with Mike Ward at the County regarding fence issues; provide follow up communication to District Manager.	0.90	240.30
	REG	Review of various emails regarding fence issue; confer with attorney Powers regarding same.	0.30	80.10
02/26/2026	MJP	Conference with Attorney Barnebey regarding fence issue; prepare updated response to District.	0.40	106.80
	MJP	Review communication from District Engineer regarding fence issue.	0.20	53.40
	REG	Review of email correspondence regarding fence issues.	0.20	53.40
	MPB	Review fence and gate issue.	0.30	80.10
		<b>TOTAL FOR THE ABOVE SERVICES</b>	<b>8.00</b>	<b>2,136.00</b>

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT  
GENERAL REPRESENTATION  
MJP

Page: 2  
February 28, 2026  
Account # 44351-000  
Invoice # 44351-000-51

TOTAL CURRENT WORK	2,136.00
PREVIOUS BALANCE	\$881.10
AMOUNT DUE (includes Previous Balance if shown above)	<u>\$3,017.10</u>

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\_\_\_\_\_ **Yes, I would prefer paperless billing by email.**

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\_\_\_\_\_

***Please Provide Invoice Number With Payment to:  
Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976***



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Page: 1  
January 31, 2026  
Account # 44351-002  
Invoice # 44351-002-38

ATTN: STEPHANIE DELUNA

ADV CROSS CREEK AND SCHAPPACHER ENGINEERING

MJP

***For Professional Services Rendered Thru 01/31/2026***

			HOURS	
01/06/2026	MFL	Email exchange with client regarding status.	0.10	31.90
01/14/2026	REG	Review and respond to emails	0.20	50.00
	MFL	Email from mediator regarding status of negotiations; email exchange with District counsel regarding same.	0.10	31.90
01/15/2026	MFL	Email mediator regarding status of negotiations.	0.10	31.90
01/23/2026	MFL	Email exchange with client regarding call to discuss aquatic vendor proposals.	0.10	31.90
01/26/2026	MFL	Email exchange with client regarding discussion with aquatics vendors.	0.10	31.90
01/29/2026	MJP	Call with District Manager and Attorney Liebert regarding continued mediation matters.	0.40	127.60
	MFL	Review and analyze transcript from most recent shade meeting; telephone conference with District Manager regarding continued mediation issues.	1.50	478.50
		<b>TOTAL FOR THE ABOVE SERVICES</b>	<u>2.60</u>	<u>815.60</u>
		<b>TOTAL CURRENT WORK</b>		<b>815.60</b>
		<b>PREVIOUS BALANCE</b>		<b>\$5,800.20</b>
<b><u>PAYMENTS RECEIVED</u></b>				
01/12/2026		Payment received on account. Thank you!		-3,859.90
01/23/2026		Payment received on account. Thank you!		-1,940.30
		<b>TOTAL PAYMENTS</b>		<u>-5,800.20</u>
		<b>AMOUNT DUE (includes Previous Balance if shown above)</b>		<u><b>\$815.60</b></u>

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Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976***



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Page: 1  
February 28, 2026  
Account # 44351-002  
Invoice # 44351-002-39

ATTN: STEPHANIE DELUNA

ADV CROSS CREEK AND SCHAPPACHER ENGINEERING

MJP

***For Professional Services Rendered Thru 02/28/2026***

			HOURS	
02/04/2026	MJP	Review and respond to District Manager regarding shade notice.	0.40	127.60
	REG	Review and respond to emails; work on shade meeting notice	0.80	200.00
	MFL	Email exchange with board counsel regarding shade meeting; email exchange with mediator regarding status.	0.30	95.70
	JA	Draft shade meeting notice.	0.30	57.00
02/06/2026	MFL	Review and analyze email exchange with District Manger regarding shade meeting.	0.20	63.80
02/11/2026	MJP	Review communications regarding shade meeting.	0.40	127.60
02/24/2026	MJP	Call with Attorney Liebert to discuss shade meeting; prepare for shade meeting.	0.50	159.50
	MJP	Attend shade meeting.	3.00	957.00
	MFL	Correspond with Board counsel regarding shade meeting; review and analyze aquatic plant contractors' information; draft memorandum regarding topics for shade meeting; attend shade meeting; travel to and from same.	4.70	1,499.30
02/25/2026	MJP	Communicate with Attorney Liebert regarding settlement.	0.20	63.80
	MFL	Email exchange with Crosscreek's attorney regarding call to discuss settlement proposal; email Board attorney regarding same.	0.30	95.70
02/26/2026	MFL	Email exchange with Crosscreek's attorney regarding written settlement proposal and agreement for confidentiality.	0.20	63.80
02/27/2026	MJP	Review draft document to Crosscreek; various communications with Attorney Liebert.	0.40	127.60
	MFL	Draft settlement proposal to Crosscreek; email exchange with Board counsel regarding same; email exchange with Crosscreek's counsel regarding same.	1.10	350.90
		<b>TOTAL FOR THE ABOVE SERVICES</b>	<b>12.80</b>	<b>3,989.30</b>

TOTAL CURRENT WORK	3,989.30
PREVIOUS BALANCE	\$815.60
AMOUNT DUE (includes Previous Balance if shown above)	<u>\$4,804.90</u>

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***Please Provide Invoice Number With Payment to:  
Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976***



**INVOICE #TPA6814**

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
TPA6814	03/01/2026	\$11,268.00	Net 15	

DESCRIPTION	PRICE
MARCH BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$11,268.00
<b>BALANCE DUE</b>	<b>\$11,268.00</b>

**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	X
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:	1H 56min

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: \_\_\_\_\_





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

Invoice Date: 02/26/2026  
 Invoice: 10160800  
 Project: 045847.001

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

For Professional Services Rendered through: February 22, 2026

Lump Sum	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000400 - 2026 SWFWMD Certifications	17,000.00	25.00	4,250.00	0.00	4,250.00
Total Lump Sum Services:	17,000.00	25.00	4,250.00	0.00	4,250.00

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	74,191.14	72,382.38	1,808.76
000300 - Legal Support - CC	12,623.84	12,623.84	0.00
000999 - Reimbursable Expenses	920.03	781.55	138.48
Total Hourly Services:	87,735.01	85,787.77	1,947.24

Remaining Fee: 12,750.00

Total Earned to Date: 93,985.01  
 Less Previous Billed: 87,787.77

**Amount Due this Invoice: 6,197.24**

**Notes from Project Manager:**

District Engineering - Research DM Questions, resident complaints/commentary (PD), CDD Board Mtg by phone 2/3, Discussion with SWFWMD and review of SWFWMD letters to determine course of action on Certs. Discussion with Kearney re: pricing for 'pond tractor' and establishing a ballpark per LF price. Send pricing ranges to DM.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 045847.001 and Invoice 10160800  
 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

February 26, 2026  
 Project No: 045847.001  
 Invoice No: 10160800  
 Invoice Total: \$6,197.24

045847.001 Copperstone CDD/District Engineering  
**Professional Services thru February 22, 2026**

Phase 000100 District Engineering Services

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>
Engineer V	5.00	1,716.70
Administrative III	.75	92.06
Totals	5.75	1,808.76
<b>Total Labor</b>		<b>1,808.76</b>

Phase 000300 Legal Support – CC

Phase 000400 2026 SWFWMD Certifications

**Fee**

<b>Billing Phase</b>	<b>Fee</b>	<b>Percent Comp</b>	<b>Earned To-Date</b>	<b>Previous Amount</b>	<b>Current Amount</b>
2026 SWFWMD Certifications	17,000.00	25.00	4,250.00	0.00	4,250.00
Total Fee	17,000.00		4,250.00	0.00	4,250.00
<b>Total Fee</b>					<b>4,250.00</b>

Phase 000999 Reimbursable Expenses

**Other Billing**

Office Vehicle Mileage					
2/20/2026	pond inspections	191.0 miles @ 0.725		138.48	
	<b>Total Other</b>			<b>138.48</b>	<b>138.48</b>

**Total this Invoice** \$6,197.24

ITZ Electric Corp

36-09 20th Ave  
Astoria NY 11105

(516)967-0093

itzelectric@earthlink.net

LIC # EC 1301807

# Invoice

Date	Invoice #
3/10/2026	F2068

<b>Bill To</b>
Copperstone CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Service For</b>

<b>Project</b>

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



COPPERSTONE COMM DEV DIST

Bill Date  
Account #  
Member #

02/12/2026  
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

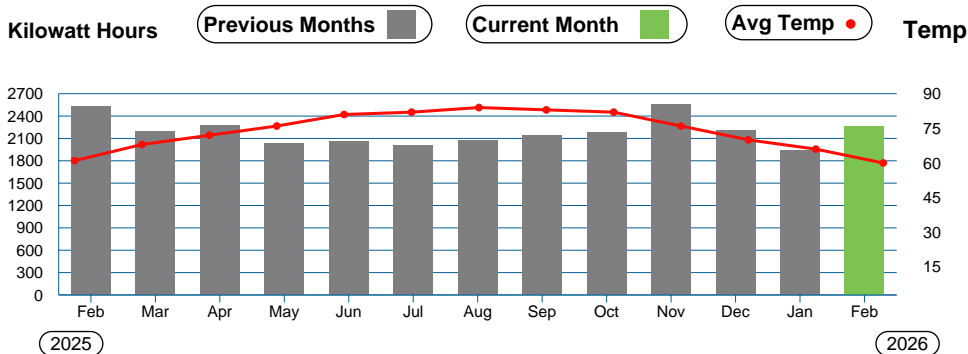


**TOTAL AMOUNT DUE**

**\$303.92**

Bank Draft is scheduled for 03/05/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**2,254 kWh**  
This Month  
30 Days

**1,943 kWh**  
Last Month  
31 Days

**2,533 kWh**  
This Month  
Last Year  
31 Days

### Your Average Daily Use

**75 kWh**  
Use

**\$9.65 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 \$303.92**  
is scheduled for 03/05/2026



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

4 590

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



110260093668001000030392000031392021220264

**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	01/08/2026	02/07/2026	406,629	408,883	1.0	2,254	7.002

Account Summary			Current Charges			GS-S
Previous Balance		\$266.04	Facilities Use Charge			\$28.00
Payment(s) Made		-\$266.04	Energy Charge	2,254 kWh @ 0.121		\$272.73
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	2,254 kWh @ -0.005		-\$11.27
Current Charges		\$303.92	Property Tax Recovery Fee			\$6.86
<b>Total Amount Due</b>		<b>\$303.92</b>	Gross Receipts Tax			\$7.60
			<b>Total Current Charges</b>			<b>\$303.92</b>
<b>Bank Draft Amount</b>						<b>\$303.92</b>





**PRECO Offers \$140,000 in College Scholarships**

Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)



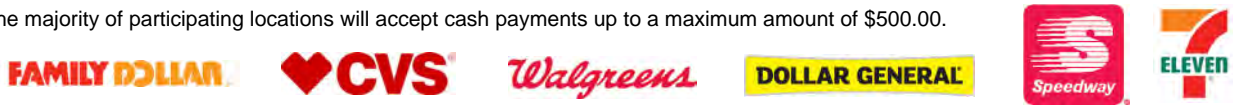
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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





COPPERSTONE COMM DEV DIST

Bill Date  
Account #  
Member #

02/12/2026  
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

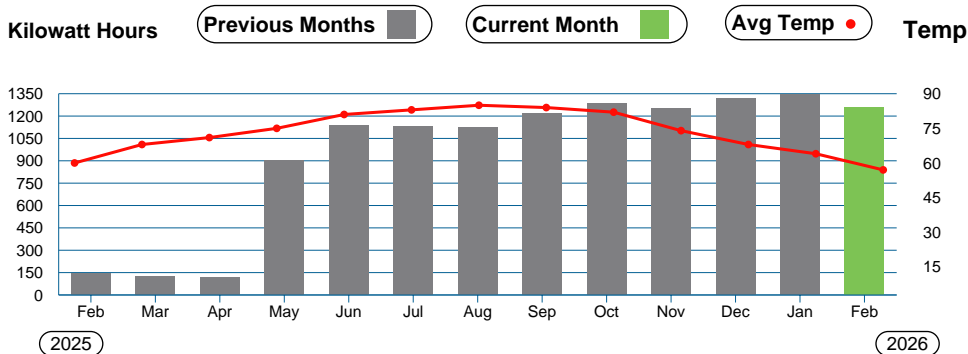


TOTAL AMOUNT DUE

# \$182.73

Bank Draft is scheduled for 03/05/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,259 kWh**

This Month  
30 Days

**1,346 kWh**

Last Month  
31 Days

**143 kWh**

This Month  
Last Year  
31 Days

### Your Average Daily Use

**42 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 \$182.73**  
is scheduled for 03/05/2026



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

4 591

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



110260093668002000018273000019273021220263

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	01/08/2026	02/07/2026	252,460	253,719	1.0	1,259	5.122

Account Summary			Current Charges			GS-S
Previous Balance		\$193.33	Facilities Use Charge			\$28.00
Payment(s) Made		-\$193.33	Energy Charge	1,259 kWh @ 0.121		\$152.34
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	1,259 kWh @ -0.005		-\$6.30
Current Charges		\$182.73	Property Tax Recovery Fee			\$4.12
<b>Total Amount Due</b>		<b>\$182.73</b>	Gross Receipts Tax			\$4.57
			<b>Total Current Charges</b>			<b>\$182.73</b>
<b>Bank Draft Amount</b>						<b>\$182.73</b>





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**\$140,000 in**  
**College Scholarships**

Application deadline is February 28  
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COPPERSTONE COMM DEV DIST

Bill Date  
Account #  
Member #

02/12/2026  
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

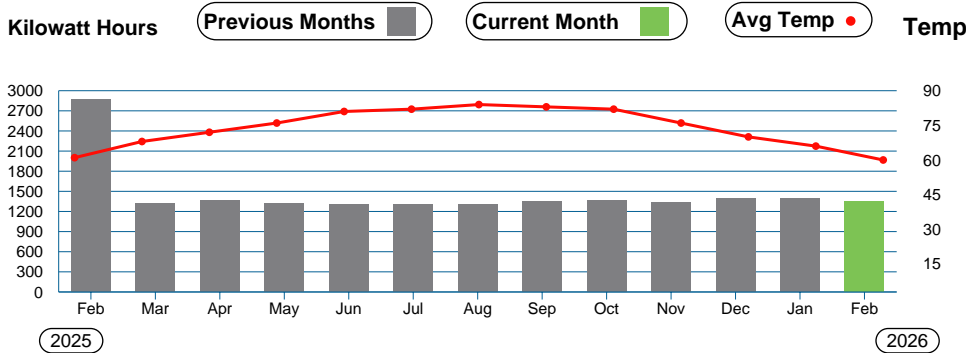


TOTAL AMOUNT DUE

# \$193.58

Bank Draft is scheduled for 03/05/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

<b>1,348 kWh</b>	<b>1,396 kWh</b>	<b>2,865 kWh</b>
This Month 30 Days	Last Month 31 Days	This Month Last Year 31 Days

### Your Average Daily Use

<b>45 kWh</b>	<b>\$6.15 Day</b>
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 \$193.58**  
is scheduled for 03/05/2026



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

4 592

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



110260093668003000019358000020358021220260

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	01/08/2026	02/07/2026	254,592	255,940	1.0	1,348	5.62

Account Summary			Current Charges			GS-S
Previous Balance		\$199.43	Facilities Use Charge			\$28.00
Payment(s) Made		-\$199.43	Energy Charge	1,348 kWh @ 0.121		\$163.11
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	1,348 kWh @ -0.005		-\$6.74
Current Charges		\$193.58	Property Tax Recovery Fee			\$4.37
<b>Total Amount Due</b>		<b>\$193.58</b>	Gross Receipts Tax			\$4.84
			<b>Total Current Charges</b>			<b>\$193.58</b>
<b>Bank Draft Amount</b>						<b>\$193.58</b>





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COPPERSTONE COMM DEV DIST

Bill Date  
Account #  
Member #

02/12/2026  
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

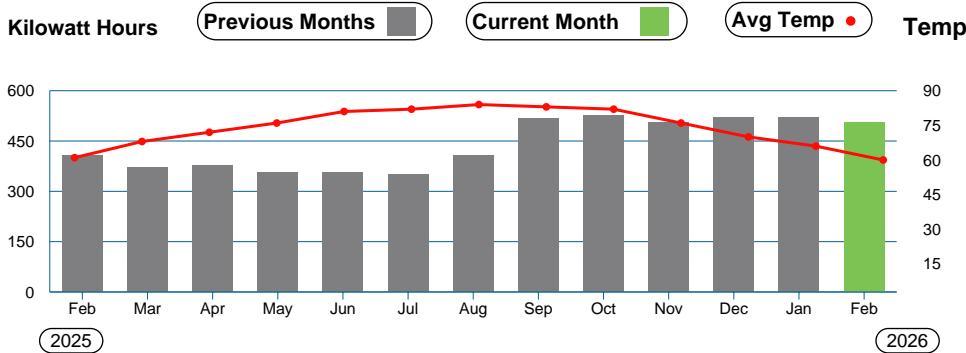


**TOTAL AMOUNT DUE**

**\$91.03**

Bank Draft is scheduled for 03/05/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**506 kWh**  
This Month  
30 Days

**520 kWh**  
Last Month  
31 Days

**408 kWh**  
This Month  
Last Year  
31 Days

### Your Average Daily Use

**17 kWh**  
Use

**\$2.89 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 \$91.03**  
is scheduled for 03/05/2026



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

4 593

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



110260093668004000009103000010103021220268

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	01/08/2026	02/07/2026	81,675	82,181	1.0	506	0.838

Account Summary			Current Charges			GS-S
Previous Balance		\$92.73	Facilities Use Charge			\$28.00
Payment(s) Made		-\$92.73	Energy Charge	506 kWh @ 0.121		\$61.23
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	506 kWh @ -0.005		-\$2.53
Current Charges		\$91.03	Property Tax Recovery Fee			\$2.05
<b>Total Amount Due</b>		<b>\$91.03</b>	Gross Receipts Tax			\$2.28
			<b>Total Current Charges</b>			<b>\$91.03</b>
<b>Bank Draft Amount</b>						<b>\$91.03</b>




**PRECO Offers \$140,000 in College Scholarships**

Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

The advertisement features the PRECO logo on the left, which includes a stylized 'UP' in a triangle and 'ROUND' in a circle. On the right, there is an image of a stack of books with a graduation cap and a globe on top.

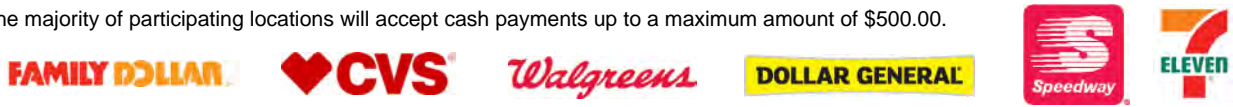
Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



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](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://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 #

02/12/2026  
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.precio.coop

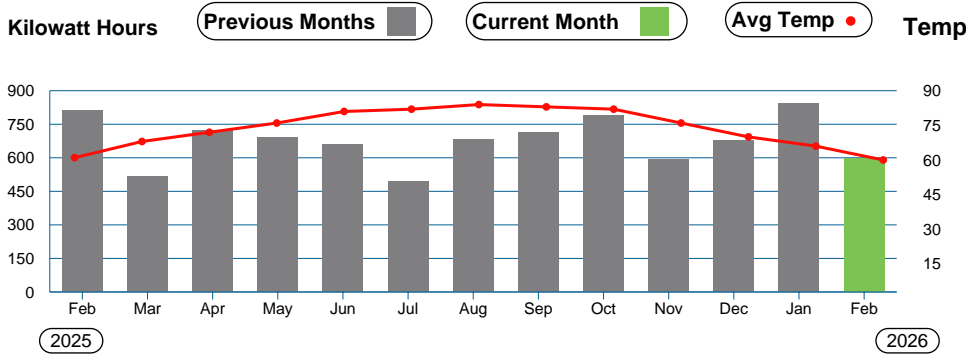


**TOTAL AMOUNT DUE**

# \$102.35

Bank Draft is scheduled for 03/05/2026

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**599 kWh**

This Month  
30 Days

**844 kWh**

Last Month  
31 Days

**812 kWh**

This Month  
Last Year  
31 Days

### Your Average Daily Use

**20 kWh**

Use

**\$3.25 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 \$102.35**  
is scheduled for 03/05/2026



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

4 594

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



110260093668005000010235000011235021220264

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	01/08/2026	02/07/2026	335,432	336,031	1.0	599	5.388

Account Summary			Current Charges			GS-S
Previous Balance		\$132.18	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$132.18	Energy Charge	599 kWh @ 0.121	\$72.48	
<b>Balance Forward</b>		<b>\$0.00</b>	CPA	599 kWh @ -0.005	-\$3.00	
Current Charges		\$102.35	Property Tax Recovery Fee		\$2.31	
<b>Total Amount Due</b>		<b>\$102.35</b>	Gross Receipts Tax		\$2.56	
			<b>Total Current Charges</b>		<b>\$102.35</b>	
<b>Bank Draft Amount</b>						<b>\$102.35</b>





**PRECO Offers**  
**\$140,000 in**  
**College Scholarships**

Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)




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](http://pay.vanilladirect.com/pages/retailers)



799366433650001102600936680059

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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 #
3/2/2026	INV0000107427

**Bill To:**

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

Services for the month of	Terms	Client Number
March	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
<b>Subtotal</b>			\$3,859.17
<b>Total</b>			\$3,859.17

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00430M

Date 03/20/2026

**Attn:**  
Copperstone CDD - Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 26-00430M <b>Public Notice</b> RE: Meeting on March 30, 2026 at 6:30pm Published: 3/20/2026	\$98.44
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### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$98.44</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### PUBLIC NOTICE

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

SPECIAL MEETING

ATTORNEY/CLIENT SESSION MEETING

MONDAY, March 30, 2026, AT 6:30 PM

Parrish United Methodist Church, 12180 US 301, Parrish FL 34219

U.S. 301 North and C.R. 675 (Rutland Road)

A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Monday, March 30, 2026, and beginning at 6:30 p.m. and lasting approximately ninety (90) minutes at the request of the District's Attorney. This meeting shall be held at Parrish United Methodist Church, 12180 US 301, Parrish, FL 34219 - US. 301 North and C.R. 675 (Rutland Road). This meeting shall commence at an open meeting and then will move into an Attorney/Client Session limited in attendance to the District Attorneys, Marisa Powers and Matthew Liebert, and District Managers, Stephanie DeLuna and Sam Stevens, who will meet in private with the Board of Supervisors of the Copperstone Community Development District (Adam Bailey, Gerard Litrenta, Tom Fretz, Michael Fondario, Cory Richter), and a court reporter who will transcribe the full proceedings to be made part of the public record for release at the conclusion of the litigation for the purpose of discussing: settlement negotiations or strategy sessions related to litigation expenditures in the following court case: Copperstone Community Development District v. Crosscreek Environmental, Inc., et al, Case No.: 2023-CA-004175. At the conclusion of the private portion of the meeting, the meeting shall then reopen in public.

**PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.**

**PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571.**

March 20, 2026

26-00430M

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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# Parrish United Methodist Church

## Facility Use Invoice #022626 - \$100.00

**Group/Company:** Copperstone CDD

**Contact Person:** Stephanie DeLuna/Christy Gargaro **Contact phone #:** 813-892-4876

**Name of Event:** Copperstone CDD Meeting

**Times Facilities Required: From:** 5:30 **a.m./p.m.** To: 8:30 **a.m./p.m.**

**Circle:** Monday Tuesday Wednesday Thursday Friday Saturday Sunday

**Specific date(s) requested:** February 24, 2026

? **Single Event** **Description of Event:** Meeting

? **Recurring use of specific rooms/areas for regularly scheduled program**

**Number of people expected to attend:** 12

**Room(s) Requested: (circle one)**

Historic Chapel	Youth Hall	Fellowship Hall	Room 125/126	<u>Room 123</u>	Small Classroom-Meeting Room	Kitchen	Pavilion	Field
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**Special request/set up needs :** \_\_\_\_\_

head table for BOS and chairs theater style

\_\_\_\_\_

*I have read and agree to comply with the "Facility Use Policy" of Parrish UMC and the "Child Protection Policy of the United Methodist Church" which are deemed incorporated herein by reference.*

Printed Name: Stephanie DeLuna Signature: Stephanie DeLuna

Date: 2/4/26 Address: 3434 Colwell Ave Suite 200, Tampa FL 33614

Phone #: 813-892-4876 Email Address: cgargaro@rizzetta.com

---

FOR OFFICE USE ONLY

Approved:  Yes     No

Date of Approval: \_\_\_\_\_

Rooms/areas to be used: \_\_\_\_\_

**Donations/Fees To Be Paid: \$100.00 Parrish United Methodist Church, PO Box 375, Parrish FL 34212.**

Admin Team Member Signature: \_\_\_\_\_

**Mail check to: PO Box 375, Parrish FL 34212.**



# Parrish United Methodist Church

## Facility Use Request Invoice

Please return completed forms to:

Invoice 033026

[office@parrishumc.com](mailto:office@parrishumc.com)

**Group/Company:** Copperstone CDD

**Contact Person:** Stephanie DeLuna /Christy Gargaro **Contact phone #:** 813-927-4808 / 813-892-4876

**Name of Event:** Copperstone CDD Meeting

**Times Facilities Required: From:** 6:00 p.m. **a.m./p.m. To:** 8:30 p.m. **a.m./p.m.**

**Circle: Monday Tuesday Wednesday Thursday Friday Saturday Sunday**

**Specific date(s) requested:** Monday, 3/30

? **Single Event** **Description of Event:** Copperstone CDD Shade Meeting

? **Recurring use of specific rooms/areas for regularly scheduled program**

**Number of people expected to attend:** Approx. 10

**Room(s) Requested: (circle one)**

Historic Chapel	Youth Hall	Fellowship Hall	Room 125/126	<b>Room 104</b>	Small Classroom- Meeting Room	Kitchen	Pavilion	Field
--------------------	---------------	--------------------	-----------------	---------------------	--	---------	----------	-------

**Special request/set up needs :** Table for Board members and DM (6) , and then about 4 extra chairs

.\$75.00 for space.

*I have read and agree to comply with the "Facility Use Policy" of Parrish UMC and the "Child Protection Policy of the United Methodist Church" which are deemed incorporated herein by reference.*

Printed Name: Stephanie DeLuna Signature: Stephanie DeLuna

Date: 1/21/26 Address: 3434 Colwell Ave Suite 200, Tampa FL 33614

Phone #: 813-927-4808 / 813-892-4876 Email Address: sdeluna@rizzetta.com and cgargaro@rizzetta.com

FOR OFFICE USE ONLY

Approved:  Yes  No

Date of Approval: \_\_\_\_\_

Rooms/areas to be used: \_\_\_\_\_

Donations/Fees To Be Paid: \$ 75.00



## Parrish United Methodist Church

[www.parrishumc.com](http://www.parrishumc.com)

Corner of U.S. 301 North & C.R. 675 (Rutland Rd.)

In the  of Parrish

Office: 941-776-1539

**We invite you to worship with us!**

### FEE SCHEDULE

#### Non-Church Related Group Meetings

*Fees are for a 3-hour time period after which a fee of \$50/hour will apply.*

<b>Fellowship Hall</b>	\$300
(larger group setting for up to 200 people; with up to 3 tables optional)	
(\$300 charge is for up to 100 people, 101-150 is <b>\$350</b> , 151-200 is <b>\$400</b> )	
<b>Historic Chapel*</b>	\$250
(small to medium size groups, up to 75-80 people)	
<b>Classroom / Meeting Room</b>	\$75 Room 104
(small room, up to 10 people)	
<b>Room 123</b>	\$100
(medium room, up to 30 people)	
<b>Room 125/126</b>	\$150
(medium to large room, up to 40 people)	
<b>Youth Hall*</b>	\$125
(medium to large room, up to 40 people)	
<b>Outdoor Pavilion</b>	\$100
<b>Kitchen</b>	\$100
<b>Custodian</b>	\$100
(if deemed necessary for extra cleaning, opening & lock up, food & drink)	