



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors' Regular Meeting
September 5, 2023**

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

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, FL 34219

Board of Supervisors	Adam Bailey Gerard Litrenta Ryan Stulman Michael Fondario Tom Fretz	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Attorney	Mark Barnebey	Blalock Walters
District Engineer	Kyle L. Thornton, PE	Halff Associates, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813)-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

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

www.copperstonecdd.org

**Board of Supervisors
Copperstone Community
Development District**

September 5, 2023

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperstone Community Development District will be held on **Tuesday, September 5, 2023, at 6:00 p.m.** at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, FL 34219. The following is the final agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Aquatic Maintenance
 - 1. Presentation of Waterway Inspection Report.....Tab 1
 - B.** District Engineer
 - C.** District Counsel
 - D.** District Manager
 - 1. Review of District Manager’s Report.....Tab 2
- 4. BUSINESS ITEMS**
 - A.** Discussion of Vehicle Bridge
 - B.** Discussion of County Grant for Ditch Bank Erosion
 - C.** Discussion of RFP for District Management Services
 - D.** Public Hearing on the Fiscal Year 2023-2024 Final Budget
 - 1. Consideration of Resolution 2023-07,
Adopting the Fiscal Year 2023-2024 Final Budget.....Tab 3
 - E.** Public Hearing on the Fiscal Year 2023-2024 Special Assessments
 - 1. Consideration of Resolution 2023-08, Adopting the
Fiscal Year 2023-2024 Special Assessments Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors
Meeting held on August 1, 2023..... Tab 5
 - B.** Consideration of Operations and Maintenance Expenditures
for June and July 2023..... Tab 6
- 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,
Christina Newsome
Christina Newsome
District Manager

Tab 1



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/19/2023

Prepared for:
Copperstone
Community Development District

Prepared by:
Tom Donaghy, Service Manager
Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



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Site Assessments

Pond 1

Comments:

Treatment In Progress

2nd treatment of 3 applied today to reduce Phosphorus in pond causing Algae. 3rd to follow next visit in early August.



Pond 2

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



Site Assessments

Pond 3

Comments:

Treatment In Progress

Selective aquatic herbicide (TIGR) applied targeting Torpedograss located within and around the native aquatic plant species .



Pond 4

Comments:

Treatment In Progress

Selective aquatic herbicide (TIGR) applied targeting Torpedograss located within and around the native aquatic plant species.



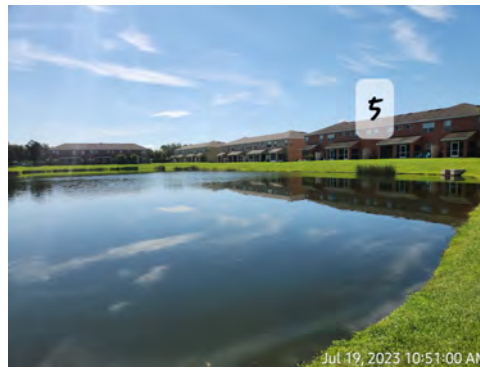
Site Assessments

Pond 5

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



Dry Retention Area 6

Comments:

Normal Growth Observed

Excuse the number on the photo this is Pond 6 pictures. I was able to drive ATV thru middle to treat entire area.



Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

I was able to drive ATV thru middle of retention area and treat entire area.



Pond 8

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



Site Assessments

Pond 9

Comments:

Site Looks Good

Observed and treated Torpedograss.

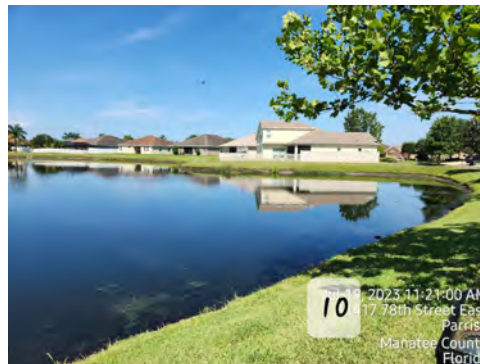


Pond 10

Comments:

Normal Growth Observed

Algae observed and treated.





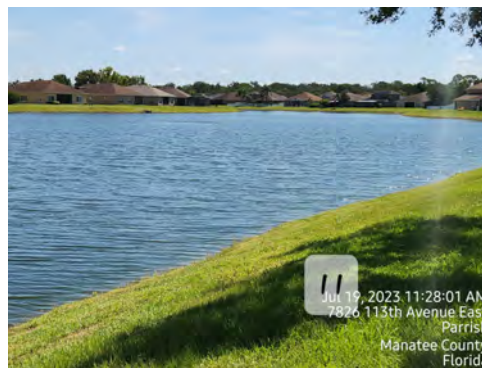
Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amount of Algae observed and treated.



Pond 12

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



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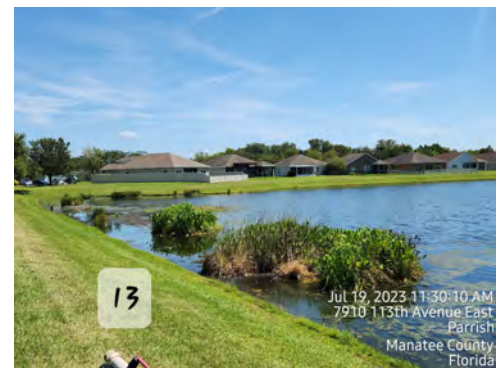
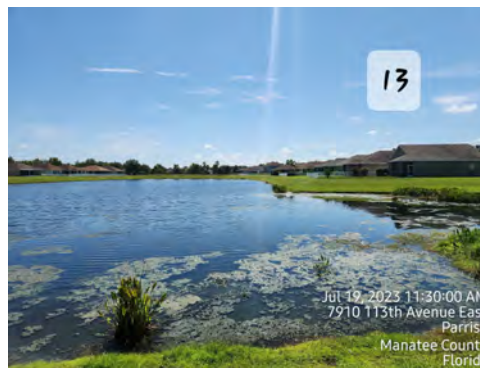
Site Assessments

Pond 13

Comments:

Normal Growth Observed

Previous treatments working well. Alligator weed is defoliated and sinking. Algae observed and treated.

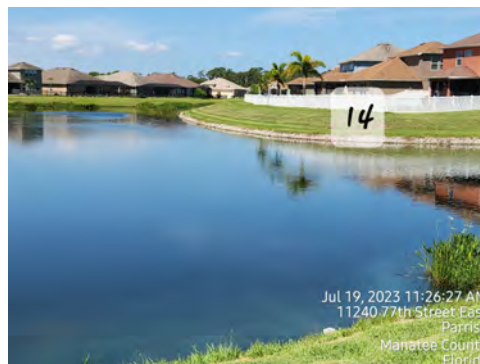


Pond 14

Comments:

Normal Growth Observed

Algae and Torpedo Grass observed and treated.



Site Assessments

Pond 15

Comments:

Normal Growth Observed

Widgeon Grass observed and treated.



Dry Retention Area 16

Comments:

Site Looks Good

Retention area free of any obstruction.



Site Assessments

Pond 17

Comments:

Normal Growth Observed

Hydrilla and Torpedo Grass observed and treated.



Pond 18

Comments:

Normal Growth Observed

Algae observed and treated.



Site Assessments

Pond 19

Comments:

Treatment In Progress

Applied 2nd treatment to reduce Phosphorus in pond to help control Algae. 3rd to follow next visit in early August.



Pond 20

Comments:

Site Looks Good

Trace amount of Algae observed and treated.



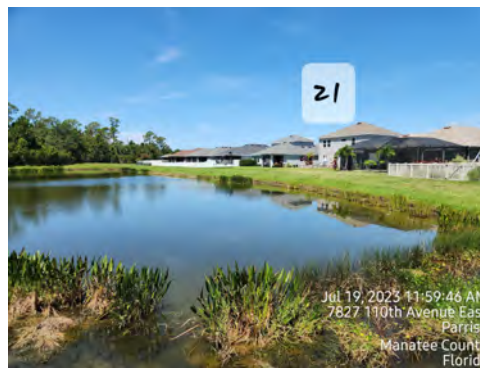
Site Assessments

Pond 21

Comments:

Normal Growth Observed

Torpedo Grass observed and treated.

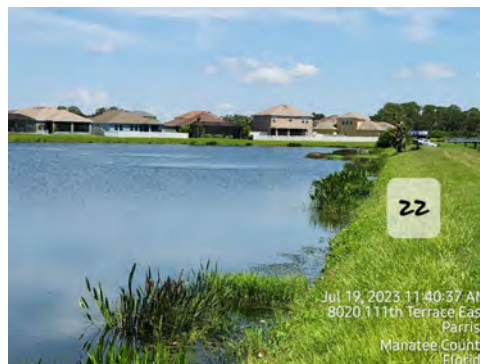


Pond 22

Comments:

Normal Growth Observed

Hydrilla and Torpedo Grass observed and treated.



Site Assessments

Pond 23

Comments:

Normal Growth Observed

Treatment for the Spatterdock is working well. 95% of the Spatterdock is under control. Will leave small amount of this floating native to enhance ecosystem. Will keep neatly maintained . Observed Torpedograss and treated.



Pond 24

Comments:

Normal Growth Observed

Torpedograss observed and treated.



Site Assessments

Pond 25

Comments:

Site Looks Good

Trace amount of Algae observed and treated.



Littoral Area 26

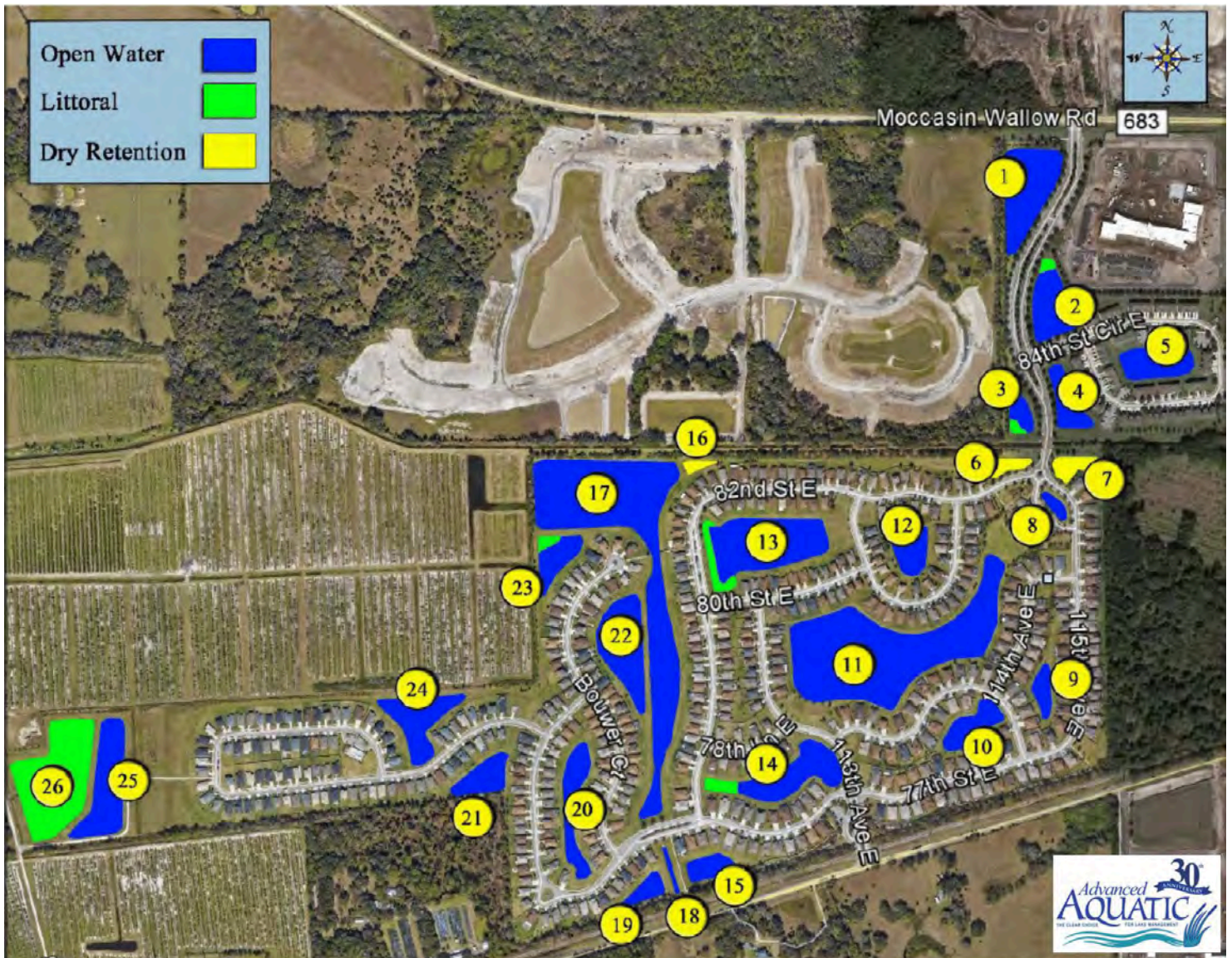
Comments:

Normal Growth Observed

Torpedo Grass and primrose observed and treated.



Map



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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Tab 1A



Copperstone Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
8/16/2023

Prepared for:
Copperstone
Community Development District

Prepared by:
Doug Agnew, Senior Environmental Consultant
Tom Donaghy, Service Manager

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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Algae and Torpedo Grass observed and treated.

Pond is responding well to current treatment plan utilizing Peroxide based algal treatment alternating with continued Phosphorus reducing applications.



Pond 2

Comments:

Site Looks Good

Algae and Torpedo Grass observed and treated.



Site Assessments

Pond 3

Comments:

Normal Growth Observed

Torpedo Grass observed and treated.

Significant grouping of native aquatic plant species along a portion of the pond. These natives improve the health of the pond ecosystem.



Pond 4

Comments:

Normal Growth Observed

Torpedo Grass and Alligatorweed observed and treated.

Significant grouping of native aquatic plant species along one side of the pond. These natives improve the health of the pond ecosystem.



Site Assessments

Pond 5

Comments:

Site Looks Good

Trace amount of Torpedo Grass observed and treated.



Dry Retention Area 6

Comments:

Site Looks Good

Drove thru middle to spray entire area while still dry. Keeping drainage area clear of any weed growth.



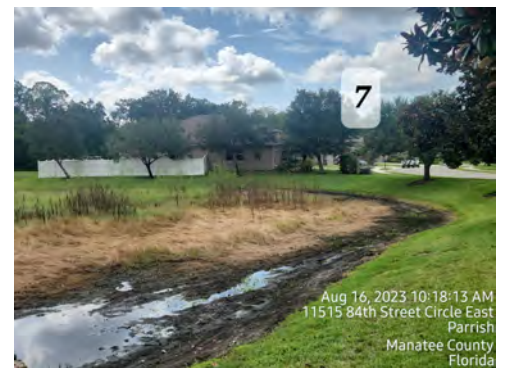
Site Assessments

Dry Retention Area 7

Comments:

Normal Growth Observed

Drove thru entire area and treated all Grasses and Weeds,

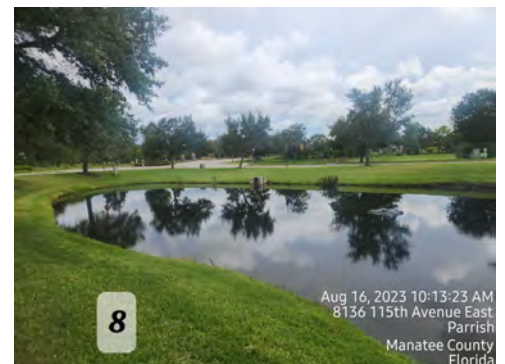


Pond 8

Comments:

Site Looks Good

Trace amount of Torpedo Grass observed and treated.



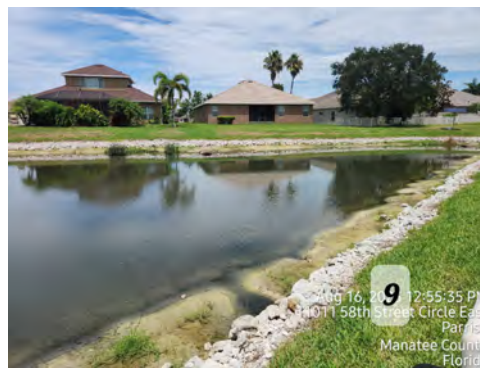
Site Assessments

Pond 9

Comments:

Normal Growth Observed

Torpedo Grass observed and treated.



Pond 10

Comments:

Normal Growth Observed

Algae observed and treated.



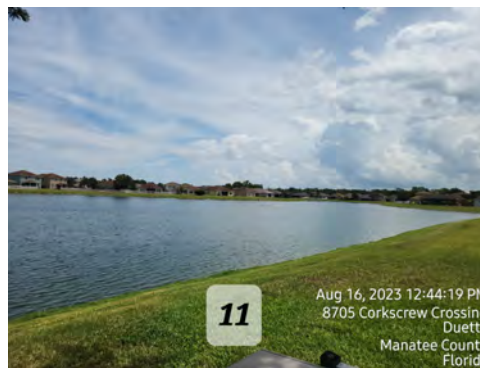
Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amounts of Algae observed and treated.



Pond 12

Comments:

Site Looks Good

Trace amounts of Algae observed and treated.



Site Assessments

Pond 13

Comments:

Normal Growth Observed

Algae and Alligatorweed observed and treated.



Pond 14

Comments:

Normal Growth Observed

Algae observed and treated.



Site Assessments

Pond 15

Comments:

Normal Growth Observed

Algae observed and treated.

Landscaper weed eating and blowing large amount of grass cuttings into pond.

These grass clippings add additional Phosphorus and Nitrogen into the pond ecosystem and contribute to algal growth.



Dry Retention Area 16

Comments:

Site Looks Good

Keeping drain clear of any obstruction.



Site Assessments

Pond 17

Comments:

Normal Growth Observed

Torpedo Grass and Hydrilla observed and treated.



Pond 18

Comments:

Normal Growth Observed

Duckweed observed and treated.



Site Assessments

Pond 19

Comments:

Normal Growth Observed

Algae observed and treated.

Responding well to adjusted treatment plan. Trending in the right direction.



Pond 20

Comments:

Normal Growth Observed

Torpedo Grass observed and treated.

Pond level still low.



Site Assessments

Pond 21

Comments:

Site Looks Good

Trace amount of Torpedo Grass observed and treated.

Selective aquatic herbicide (TIGR) applied targeting Torpedograss located within and around the native aquatic plant species .

Significant grouping of native aquatic plant species along a portion of the pond. These natives improve the health of the pond ecosystem.



Pond 22

Comments:

Normal Growth Observed

Torpedo Grass and Hydrilla observed and treated.

Limited stands of native aquatic plant species along a portion of the pond. These natives improve the health of the pond ecosystem.



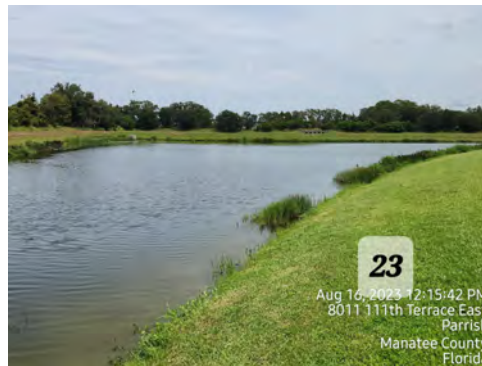
Site Assessments

Pond 23

Comments:

Site Looks Good

Trace amount of Torpedo Grass observed and treated.



Pond 24

Comments:

Site Looks Good

Trace amount of Torpedo Grass observed and treated.

Limited stands of native aquatic plant species along a portion of the pond. These natives improve the health of the pond ecosystem.



Site Assessments

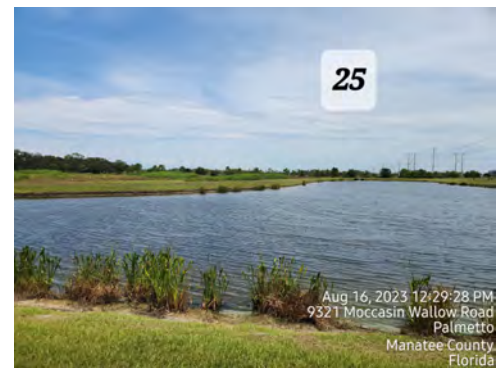
Pond 25

Comments:

Site Looks Good

Trace amounts of Algae observed and treated.

Very limited stands of native aquatic plant species along a portion of the pond. These natives improve the health of the pond ecosystem.



Littoral Area 26

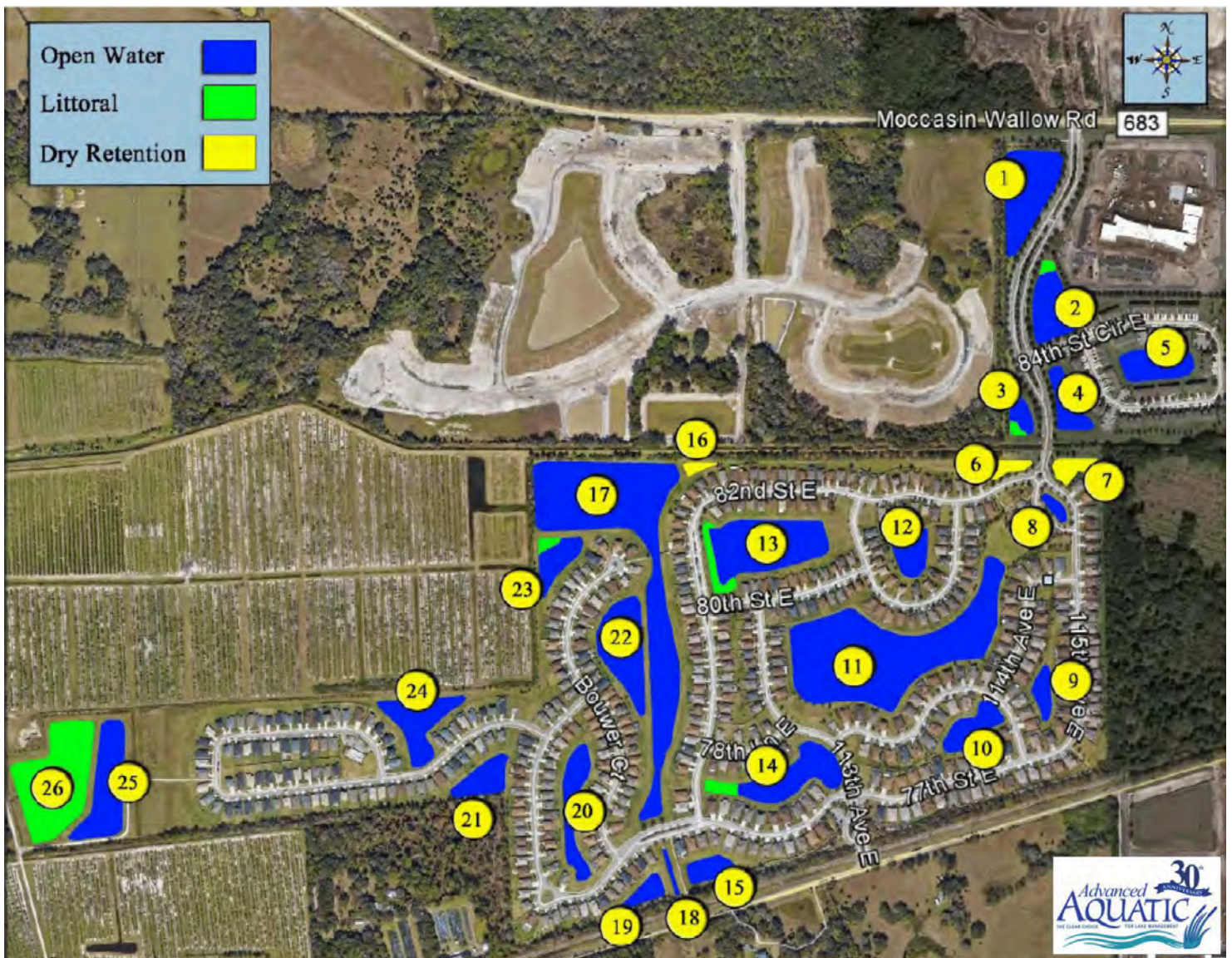
Comments:

Normal Growth Observed

Torpedo Grass observed and treated. Drain area is clear of any vegetative obstruction.



Map



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

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Tab 2



Rizzetta & Company

September 5

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 3, 2023 @ 630p (Harrison Ranch Clubhouse)
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>7/31/2023</u>
General Fund Cash & Investment Balance:	\$215,180
Reserve Fund Cash & Investment Balance:	\$306,864
Debt Service Fund Investment Balance:	<u>\$86,888</u>
Total Cash and Investment Balances:	\$910,850
General Fund Expense Variance:	Under Budget

C
D
D

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com



Rizzetta & Company

UPDATES:

- Action Item List will be finalized and sent prior to the meeting.

Tab 3

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, on or prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Copperstone Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set September 5, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2) (a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Copperstone Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF SEPTEMBER 2023.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budgets for Fiscal Year 2023/2024

Exhibit A

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida – (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.copperstonecdd.org

Dear Property Owner:

This letter provides information regarding the proposed increase for CDD assessments. It aims to answer some questions about the budget in general and the proposed increase in particular.

The proposed budget for Fiscal Year 2023/2024 considers the rising costs in managing the District's business. It is designed to meet current needs and to fund our community's operations into the future.

The Board and District Staff have been working hard to keep costs in check. At this point, expenses have outgrown revenues and an increase is necessary to avoid impacting the District's ability to continue providing excellent service to its residents.

The amount you would pay under the proposed assessments is determined by the front footage of your property. Exact figures are provided in the attachment. On a percentage basis, the proposal would raise your assessment 7 to 10% above the amount you paid last year.

Please note that you have the right to appear at this public hearing at The Harrison Ranch Clubhouse on Tuesday, 09/05/23 at 6:30 p.m. and express any objections, suggestions, or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to: Copperstone Community Development District, Attn: District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The public hearing may be continued to a date and time certain that will be announced at the hearing. The Board also welcomes you to attend any of our other monthly Board meetings at the [Copperstone Clubhouse](#). All meetings are open to the public.

While no one knows the future, you can be sure that the CDD Board and Staff continue to work diligently to keep expenses low while providing excellent amenities and service to all residents and guests. This letter also provides you with information about the Copperstone Community Development District (the "District"), its budget, services, and upcoming events.

We hope you will find this information useful. If you have any questions, please do not hesitate to contact the District Manager, Christina Newsome at: cnewsome@rizzetta.com. We look forward to your continued interest in the CDD.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.copperstonecdd.org

2023/2024 BUDGET FAQs

1) What are the CDD assessments for?

- The CDD assessment has two (2) parts: debt service (unchanged), and Operations & Management [O&M] (operational expenses). **The proposed O&M annual amount ranges from: \$1,099.75 per lot, or an increase of \$1,344.19 to \$1894.16 or an increase of \$126.17. from last year's budget. In other words, if this budget is adopted, your monthly CDD assessment cost would increase by \$10.51.** (Note: CDD assessments are reflected in your annual tax bill.)
- For details on what is included in the O&M budget, please refer to the line items in the proposed 2022/2023 budget under Financial Documents:
<https://www.copperstonecdd.org/documents>

2) Why the increase?

- The CDD Board feels it is imperative to properly fund the reserves for future capital improvements as the community and infrastructure age. Based on the current pond remediation projects and large-scale infrastructure projects, the Board is proposing to phase in a budget increase for FY 23-24, as well as transfer any operating excess from the O&M budget at the end of the current fiscal year into the Reserve Fund.

3) What is the total CDD assessment?

- Assessments are determined by the size of each lot. The proposed budget will be met by annual assessments ranging from \$1,344.19 (Townhome) to \$1,894.16 (single-family home on 65' lot). These totals include O&M and debt service based on lot size. See digital page 6 of 16 on the website here: <https://www.copperstonecdd.org/documents> under the proposed budget for details.

4) How can property owners provide input on the budget?

- The CDD Board usually holds public meetings on the first Tuesday of each month at The Copperstone Clubhouse. Due to renovations, meetings are being held at the Harrison Ranch Clubhouse. To encourage resident attendance, the Board holds evening meetings on a set schedule for the year.
- The annual meeting schedule as well as agendas for previous and upcoming meetings can be found on the District's website at the following link: <https://www.copperstonecdd.org/>

5) What can I do if I still have questions?

- Visit <https://www.copperstonecdd.org/> to view the proposed budget and explanations.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida – (813) 533-2950

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

www.copperstonecdd.org

- Come to the meeting at The Harrison Ranch Clubhouse on Tuesday, 09/05/23 at 6:30 p.m.
- If you are unable to attend in person (strongly recommended), you may contact the District Manager in advance of the meeting to submit your comments to the Board prior to the adoption of the final budget.
- Email District Manager Christina Newsome at: cnewsome@rizzetta.com or your elected CDD Board members (the email addresses are listed on the CDD website)



Rizzetta & Company

Copperstone Community Development District

www.copperstonecdd.org

Approved Proposed Budget Fiscal Year 2023/2024

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Approved Proposed Budget
Copperstone Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 07/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
1							
2	REVENUES						
3							
4	Interest Earnings						
5	Interest Earnings	\$ 7	\$ 7	\$ -	\$ 7	\$ -	
6	Special Assessments						
7	Tax Roll	\$ 490,410	\$ 490,410	\$ 487,711	\$ 2,699	\$ 550,692	
8							
9	TOTAL REVENUES	\$ 490,417	\$ 490,417	\$ 487,711	\$ 2,706	\$ 550,692	
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	
12							
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 490,417	\$ 490,417	\$ 487,711	\$ 2,706	\$ 550,692	
14							
16							
17	EXPENDITURES - ADMINISTRATIVE						
18							
19	Legislative						
20	Supervisor Fees	\$ 6,000	\$ 12,000	\$ 12,000	\$ -	\$ 14,000	5 paid supervisors - 12 Meetings, 2 Workshops
21	Financial & Administrative						
22	Administrative Services	\$ 2,250	\$ 2,700	\$ 4,500	\$ 1,800	\$ 4,050	
23	District Management	\$ 11,350	\$ 22,700	\$ 22,700	\$ -	\$ 29,970	Based on PFM Group Proposal
24	District Engineer	\$ 19,911	\$ 23,893	\$ 16,000	\$ (7,893)	\$ 25,000	50% increase
25	Disclosure Report	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	
26	Trustees Fees	\$ 6,100	\$ 6,100	\$ 7,071	\$ 971	\$ 6,100	
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	
28	Financial & Revenue Collections	\$ 1,800	\$ 2,160	\$ 3,600	\$ 1,440	\$ 1,200	
29	Tax Collector Fees	\$ -	\$ -	\$ 300	\$ 300	\$ 300	
30	Accounting Services	\$ 7,950	\$ 9,540	\$ 15,900	\$ 6,360	\$ 14,310	
31	Auditing Services	\$ -	\$ -	\$ 3,185	\$ 3,185	\$ 3,185	BTEG&F contract - \$3,185
32	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	

Approved Proposed Budget
Copperstone Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 07/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
33	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,256	\$ (85)	\$ 4,070	EGIS Estimate FY23-24 25%
34	Legal Advertising	\$ -	\$ -	\$ 500	\$ 500	\$ 500	
35	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
36	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	Annual State Filing Fee
37	Website Hosting, Maintenance, Backup	\$ 2,138	\$ 4,363	\$ 4,250	\$ (113)	\$ 5,450	Inclusion of Technology Services (optional)
38	Legal Counsel						
39	District Counsel	\$ 26,210	\$ 31,452	\$ 15,000	\$ (16,452)	\$ 40,000	Based on Current Working Items
40	Litigation Services	\$ -	\$ -	\$ -	\$ -	\$ 60,000	Based on Counsel Advice
41							
42	Administrative Subtotal	\$ 92,225	\$ 123,424	\$ 116,437	\$ (6,987)	\$ 156,310	
43							
44	EXPENDITURES - FIELD OPERATIONS						
45	Electric Utility Services						
46	Utility Services	\$ 5,921	\$ 9,105	\$ 11,500	\$ 2,395	\$ 12,650	Increased 10% to follow trends
47	Stormwater Control						
48	Fountain Service Repairs & Maintenance	\$ 250	\$ 300	\$ 10,000	\$ 9,700	\$ 10,000	
49	Aquatic Maintenance	\$ 14,880	\$ 17,856	\$ 26,760	\$ 8,904	\$ 27,600	Add 3% increase to contract
50	Lake/Pond Bank Maintenance	\$ 1,256	\$ 1,507	\$ 17,500	\$ 15,993	\$ 17,500	
51	Pond Aeration Repairs and Maintenance	\$ 1,256	\$ 1,507	\$ 3,000	\$ 1,493	\$ 3,090	Add 3% increase to contract
52	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	
53	Midge Fly Treatments	\$ 6,180	\$ 7,416	\$ 12,360	\$ 4,944	\$ 12,730	Add 3% increase to contract
54	Other Physical Environment						
55	Property Insurance	\$ 4,241	\$ 4,241	\$ 3,674	\$ (567)	\$ 4,595	EGIS Estimate FY23-24 25% Increase
56	General Liability Insurance	\$ 3,853	\$ 3,853	\$ 4,301	\$ 448	\$ 5,380	EGIS Estimate FY23-24 25% Increase
57	Landscape Maintenance	\$ 57,897	\$ 69,476	\$ 119,340	\$ 49,864	\$ 125,426	Based on 60% of - \$192,384
58	Irrigation Management Inspections	\$ -	\$ -	\$ -	\$ -	\$ 12,024	Based on 60% of - \$20,040
59	Irrigation Repairs	\$ 21,988	\$ 26,386	\$ 22,500	\$ (3,886)	\$ 22,500	
60	Tree Trimming Services - Pruning	\$ -	\$ -	\$ -	\$ -	\$ 3,197	Based on 60% of - \$5,328
61	Landscape Miscellaneous - Pump Inspection	\$ -	\$ -	\$ -	\$ -	\$ 4,104	Based on 60% of - \$6,840
62	Annuals	\$ -	\$ -	\$ -	\$ -	\$ -	HOA Responsibility
63	Landscape - Mulch	\$ -	\$ -	\$ 11,000	\$ 11,000	\$ 17,086	Based on 60% of - \$28,476 - Cepra Proposal 03/31/23

**Approved Proposed Budget
Copperstone Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 07/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
64	Landscape Replacement Plants, Shrubs, Trees	\$ 3,837	\$ 4,604	\$ 8,500	\$ 3,896	\$ 8,500	
65	Road & Street Facilities						
66	Decorative Street Light Maintenance and Repair	\$ 4,668	\$ 5,602	\$ 18,000	\$ 12,398	\$ 4,000	Decreased
67	Contingency						
68	Miscellaneous Contingency	\$ 9,054	\$ 10,865	\$ 1,810	\$ (9,055)	\$ 2,000	Increased
69	Pond Bank Erosion Loan	\$ 67,122	\$ 67,122	\$ 100,000	\$ 32,878	\$ 80,000	Pond Bank Erosion Loan (6 years remaining)
70	Pond Bank Erosion Repairs					\$ 20,000	Pond Bank Erosion Repairs
71							
72	Field Operations Subtotal	\$ 202,403	\$ 229,840	\$ 372,245	\$ 109,527	\$ 394,382	
73							
74	Contingency for County TRIM Notice						
75	TOTAL EXPENDITURES	\$ 294,628	\$ 353,265	\$ 488,682	\$ 102,539	\$ 550,692	
76							
77	EXCESS OF REVENUES OVER EXPENDITURES	\$ 215,044	\$ 137,152	\$ -	\$ 105,245	\$ -	

Draft Budget
Copperstone Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 07/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024
1						
2	REVENUES					
3	Interest Earnings					
4	Interest Earnings	\$ 1,658	\$ 15	0	\$ 15	
5	Special Assessments					
6	Tax Roll	\$ 40,468	\$ 40,468	\$ 40,468	\$ -	\$ 85,468
7						
8	TOTAL REVENUES	\$ 42,126	\$ 40,483	\$ 40,468	\$ 15	\$ 85,468
9						
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -
11						
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 42,126	\$ 40,483	\$ 40,468	\$ 15	\$ 85,468
13						
14						
15						
16	EXPENDITURES					
17						
18	Contingency					
19	Capital Reserves	\$ 40,483	\$ 40,483	\$ 40,468	\$ (15)	\$ 40,468
20	Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
21	Bridge Repairs	\$ -	\$ -	\$ 35,000	\$ -	\$ 45,000
22	TOTAL EXPENDITURES	\$ 40,483	\$ 40,483	\$ 75,468	\$ (15)	\$ 85,468
23						
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 1,643	\$ -	\$ (35,000)	\$ -	\$ -

Copperstone Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2019	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$355,423.27	\$355,423.27
TOTAL REVENUES	\$355,423.27	\$355,423.27
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$355,423.27	\$355,423.27
Administrative Subtotal	\$355,423.27	\$355,423.27
TOTAL EXPENDITURES	\$355,423.27	\$355,423.27
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received.

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$636,160.00
Manatee County Collection Cost @	3%	\$20,521.29
Early Payment Discount @	4%	\$27,361.72
2023/2024 Total		<u>\$684,043.01</u>

2022/2023 O&M Budget	\$563,179.00
2023/2024 O&M Budget	\$636,160.00

Total Difference	<u>\$72,981.00</u>
------------------	--------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2019 Debt Service - Townhome 20'	\$244.44	\$244.44	\$0.00	0.00%
Operations/Maintenance - Townhome 20'	\$973.58	\$1,099.75	\$126.17	12.96%
Total	\$1,218.02	\$1,344.19	\$126.17	10.36%
Series 2019 Debt Service - Single Family 55'	\$672.20	\$672.20	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$973.58	\$1,099.75	\$126.17	12.96%
Total	\$1,645.78	\$1,771.95	\$126.17	7.67%
Series 2019 Debt Service - Single Family 65'	\$794.41	\$794.41	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$973.58	\$1,099.75	\$126.17	12.96%
Total	\$1,767.99	\$1,894.16	\$126.17	7.14%

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$636,160.00
COLLECTION COSTS @	3%	\$20,521.29
EARLY PAYMENT DISCOUNT @	4%	\$27,361.72
TOTAL O&M ASSESSMENT		<u>\$684,043.01</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	SERIES 2019		EAU FACTOR	TOTAL	% TOTAL	TOTAL	DEBT		
	O&M	DEBT SERVICE ^{(1) (2)}		EAU's	EAU's	O&M BUDGET	O&M ⁽³⁾	SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Townhome 20'	118	115	1.00	118.00	18.97%	\$129,770.22	\$1,099.75	\$244.44	\$1,344.19
Single Family 55'	368	366	1.00	368.00	59.16%	\$404,707.12	\$1,099.75	\$672.20	\$1,771.95
Single Family 65'	136	136	1.00	136.00	21.86%	\$149,565.67	\$1,099.75	\$794.41	\$1,894.16
Total	622	617		622.00	100.00%	\$684,043.01			

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

(\$47,883.01)

Net Revenue to be Collected:

\$636,160.00

⁽¹⁾ Reflects 5 (five) Series 2019 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽³⁾ This assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

⁽⁴⁾ 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.

⁽⁵⁾ Annual assessment that will appear on November 2023 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. The second way is by Off Roll collection.

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 Master 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.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

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

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

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. The second way is by Off Roll collection.

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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 4

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Copperstone Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Copperstone Community Development District (“**Assessment Roll**”) and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibit “A” and the Assessment Roll**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibit “A” and the Assessment Roll**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS ____ DAY OF SEPTEMBER 2023.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

Tab 5

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, August 1, 2023, at 6:20 p.m.** at the Copperstone Clubhouse located at 8145 115th Avenue East, Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

Gerard Litrenta	Board Supervisor, Vice Chair
Michael Fondario	Board Supervisor, Assistant Secretary
Ryan Stulman	Board Supervisor, Assistant Secretary
Tom Fretz	Board Supervisor, Assistant Secretary

Also present were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	VP of Operations, Rizzetta & Company, Inc.
Mark Barnebey	District Counsel, Blalock Walters
Doug Agnew	Representative, Advanced Aquatics
Kyle Thornton	District Engineer; Halff Associates, Inc.
Andrew Mendenhall	Representative; Inframark

Audience **Present.**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

An audience was present. A resident voiced his concerns on the repeated agenda items that the Board take no action on.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

1. Presentation of Waterway Inspection Report

Mr. Agnew presented the Waterway Inspection Report to the Board.

49 **2. Presentation of Quarterly Fountain Maintenance Report**

50 Mr. Agnew informed the Board that Pond 22 aerators are not functioning
51 properly, and the brush needs to be trimmed back. Staff will coordinate with
52 landscaping to address the issue.

53
54 **3. Presentation of Inspection Report for the Fountain at Pond 14**

55
56 Mr. Agnew presented the Inspection Report for the Fountain at Pond 14. The
57 Board approved the proposal for the Pond 1 Fountain Motor Repair, the repair
58 will begin after the Roadway Project is completed.
59

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors approved the Pond 1 Fountain Motor Repair Proposal for \$3,861.42, for the Copperstone Community Development District.

60
61 **B. District Engineer**

62 **1. Discussion of Ongoing and Completed Engineering Related Projects**

63
64 Kyle Thornton was present. Mr. Thornton informed the Board that there is a
65 roadway project along Moccasin Wallow, and the contractor is seeking CDD
66 approval to drain Pond 1. District Counsel will prepare an agreement after
67 District Engineer receives a response from the contractor. Mr. Fretz will reach
68 out to CMS construction to discuss the update on the bridge repair list.
69

70 **C. District Counsel**

71 **1. Consideration of Resolution 2023-06, Resetting the Public Hearing on**
72 **the Rules of Procedure**

73
74 Mr. Barnebey advised the Board that the suit has been filed against CrossCreek
75 Environmental and Schappacher Engineering. Mr. Barnebey informed the Board
76 that they will need to attend a Shade meeting pending a confirmation of the
77 date and time.
78

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors adopted Resolution 2023-06, Setting a Public Hearing on the Rules of Procedure on October 3rd, at 6:30p.m., for the Copperstone Community Development District.

79
80 **D. District Manager**

81 **1. Review of District Manager's Report**

82
83 Ms. Newsome informed the Board that the next regular meeting is scheduled for
84 Tuesday, September 5, 2023, at 6:00 p.m. The location will be the Harrison Ranch
85 Clubhouse.

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87 Ms. Newsome presented the District Manager's Report to the Board. The time of
88 the September meeting will be at 6:30p.m.

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2. Discussion of Status Update for Action Items

Ms. Newsome presented an update on the action item list to the Board.

FOURTH ORDER OF BUSINESS

Consideration of District Manager RFP Proposals

The Board decided to table this discussion to the September meeting due to the full Board members not being present.

FIFTH ORDER OF BUSINESS

Discussion of CEPRA Landscape Contract Renewal

The Board discussed their concerns regarding the landscape renewal contract.

SEVENTH ORDER OF BUSINESS

Consideration of Arbitrage Engagement Renewal

The Board accepted the Arbitrage Engagement Renewal letter at the January meeting and informed Staff to resubmit the signed copy from that meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Adopting the Fiscal Year 2023-2024 Meeting Schedule

The Board informed Staff that the renovations at the Coppertone Clubhouse are scheduled to be completed in January 2024. At this time, meetings can resume at the clubhouse.

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors adopted Resolution 2023-07, Adopting the Fiscal Year 2023-2024 Meeting Schedule, for the Copperstone Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on March 7, 2023

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors approved the amended minutes of the Board of Supervisors' meeting held on March 7, 2023, for the Copperstone Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on April 4, 2023

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors approved the amended minutes of the Board of Supervisors' meeting held on April 4, 2023, for the Copperstone Community Development District.

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ELEVENTH ORDER OF BUSINESS

**Consideration of Minutes of
the Regular Board held on
May 2, 2023**

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors approved the amended minutes of the Board of Supervisors' meeting held on May 2, 2023, for the Copperstone Community Development District.

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TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of Supervisors
Meeting held on June 6, 2023**

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors approved the amended minutes of the Board of Supervisors' meeting held on June 6, 2023, for the Copperstone Community Development District.

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THIRTEENTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures
for March through June 2023**

On a Motion by Mr. Stulman, seconded by Mr. Litrenta with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for March (\$36,687.31), April (\$22,685.12), May (\$45,507.24), and June (\$33,592.58) 2023, for the Copperstone Community Development District.

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FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Fretz requested that Staff receive bids for mulch, irrigation, and tree trimming.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Litrenta, seconded by Mr. Fondario, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:56 p.m., for the Copperstone Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 6

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **33,592.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100144	AB060623	Board of Supervisors Meeting 06/06/23	\$ 200.00
Advanced Aquatic Services, Inc.	100148	10549382	Midge Fly Treatments for Ponds 04/23 - 05/23	\$ 6,180.00
Advanced Aquatic Services, Inc.	100150	10549741	Service Call 05/23	\$ 1,313.92
Advanced Aquatic Services, Inc.	100152	10549868	Service Call 01/23	\$ 1,395.82
Advanced Aquatic Services, Inc.	100156	10549704	Monthly Lake Maintenance 06/23	\$ 2,480.00
Berger, Toombs, Elam, Gaines & Frank CPA	100146	362901	Audit FYE 2022	\$ 3,310.00
Blalock Walters, P.A.	100153	44351-002-6	Legal Services through 05/31/23	\$ 7,470.00
Blalock Walters, P.A.	100155	44351-000-18	Legal Services through 05/31/23	\$ 3,912.50
Cepra Landscape, LLC	100147	TPA2242	Irrigation Inspection 05/23	\$ 461.40
Cepra Landscape, LLC	100149	TPA1586	Work Order 12/22	\$ 261.57
Genesis Halff, Inc.	100151	10097563	Engineering Services Through 05/23	\$ 915.57
Gerard Litrenta III	100140	GL060623	Board of Supervisors Meeting 06/06/23	\$ 200.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
McClatchy Company, LLC	100154	194394	Legal Ad 05/23	\$ 121.68
Michael Fondario	100143	MF060623	Board of Supervisors Meeting 06/06/23	\$ 200.00
Peace River Electric Cooperative, Inc.	EFT	Electric Summary 04/23 Auto Draft	Electric Summary 04/23	\$ 978.45
Rizzetta & Company, Inc.	100145	INV0000080644	District Management Fees 06/23	\$ 3,991.67
Thomas R Fretz	100142	TF060623	Board of Supervisors Meeting 06/06/23	\$ <u>200.00</u>
Report Total				\$ <u>33,592.58</u>

Tab 6A

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
July 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **15,106.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100158	10548168	Fountain Service 02/23	\$ 285.00
Advanced Aquatic Services, Inc.	100160	10550220	Monthly Lake Maintenance 07/23	\$ 2,480.00
Advanced Aquatic Services, Inc.	100160	10550273	Fountain Repair 06/23	\$ 292.00
Blalock Walters, P.A.	100159	44351-000-19 06/23	Legal Services through 06/30/23	\$ 2,092.50
Blalock Walters, P.A.	100159	44351-002-7 06/23	Legal Services 06/23	\$ 4,900.00
Peace River Electric Cooperative, Inc.	20230705-1	Electric Summary 05/23 Auto Draft	Electric Summary 05/23	\$ 1,065.82
Rizzetta & Company, Inc.	100157	INV0000081319	District Management Fees 07/23	<u>\$ 3,991.67</u>
Total Report				<u>\$ 15,106.99</u>