



Rizzetta & Company

Copperstone Community Development District

**Board of Supervisors'
Regular Meeting
April 2, 2024**

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

copperstonecdd.org

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, FL 34219

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

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

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

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

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

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.copperstonecdd.org

**Board of Supervisors
Copperstone Community
Development District**

April 2, 2024

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, April 2, 2024, at 6:30 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, Florida 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**
 - 1. District Engineer Report
 - C. District Counsel**
 - D. District Manager**
 - 1. Review of District Manager’s Report.....Tab 2
 - 2. Presentation of Website Audit.....Tab 3
 - 3. Updated Action Item List.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion of District Management Services**
 - B. Consideration of Resolution 2024-03, Approving Fiscal Year 2024-2025 Proposed Budget and Setting a Public Hearing.....Tab 5**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 5, 2024Tab 6**
 - B. Consideration of Operations and Maintenance Expenditures for February 2024.....Tab 7**
- 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:
3/13/2024

Prepared for:
Copperstone
Community Development District

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

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lakes@advancedaquatic.com

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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Algae observed and treated.

Observed several very healthy groupings of Jointed Spikerush (*Eleocharis interstincta*), a native aquatic plant that benefits the pond ecosystem in a variety of important ways.



Pond 2

Comments:

Normal Growth Observed

Trace amounts of Hydrilla (*Hydrilla verticillata*) observed and treated.



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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Algae and Torpedograss observed and treated.

A significant amount of the shoreline contains Jointed Spikerush (*Eleocharis interstincta*), a native aquatic plant that benefits the pond ecosystem in a variety of important ways.



Pond 4

Comments:

Site Looks Good

Algae and Torpedograss observed and treated.

A limited amount of the shoreline contains Jointed Spikerush (*Eleocharis interstincta*), a native aquatic plant that benefits the pond ecosystem in a variety of important ways.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Torpedograss observed and treated. A small portion of the shoreline contains Jointed Spikerush (*Eleocharis interstincta*), a native aquatic plant that benefits the pond ecosystem in a variety of important ways.

This pond is scheduled to receive three Midge Fly Larvicidal applications (two weeks apart) from mid April to late May.



Dry Retention Area 6

Comments:

Normal Growth Observed

Torpedograss observed and treated. Outflow structure clear of any vegetative obstruction.



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Site Assessments

Dry Retention Area 7

Comments:

Site Looks Good

Torpedograss observed and treated.
Outflow structure clear of any vegetative obstruction.



Pond 8

Comments:

Site Looks Good

Trace amount of Algae observed and treated.

A very small portion of the shoreline contains Pickerelweed (*Pontederia cordata*), another native aquatic plant that benefits the pond ecosystem in a variety of important ways.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Trace amount of Algae observed and treated.

This pond is scheduled to receive three Midge Fly Larvicidal applications (two weeks apart) from mid April to late May.



Pond 10

Comments:

Site Looks Good

Trace amounts of Algae observed and treated.

This pond is scheduled to receive three Midge Fly Larvicidal applications (two weeks apart) from mid April to late May.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amounts of Torpedograss observed and treated.

This pond is scheduled to receive three Midge Fly Larvicidal applications (two weeks apart) from mid April to late May.



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

Algae and Torpedograss observed and treated.

Advanced Aquatic is performing basic shoreline soil density tests in April to determine the viability of native aquatic plant introduction.

We anticipate providing a proposal for consideration at the May CDD meeting.



Pond 14

Comments:

Normal Growth Observed

Algae observed and treated.

A small portion of the shoreline contains very healthy amounts of Jointed Spikerush (*Eleocharis interstincta*), a native aquatic plant that benefits the pond ecosystem in a variety of important ways.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Trace amounts of Algae observed and treated.



Dry Retention Area 16

Comments:

Normal Growth Observed

Outflow structure clear of any vegetative obstruction.



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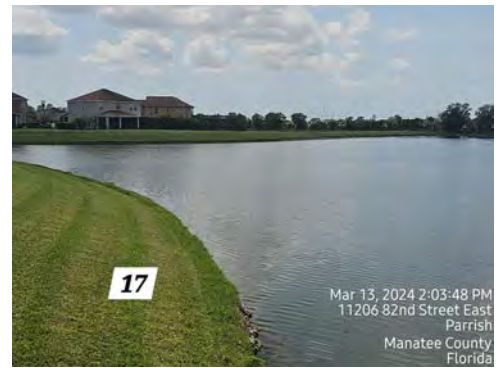
Site Assessments

Pond 17

Comments:

Site Looks Good

Trace amounts of Torpedograss observed and treated.



Pond 18

Comments:

Normal Growth Observed

Torpedograss and Algae observed and treated.



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Site Assessments

Pond 19

Comments:

Normal Growth Observed

Torpedograss and Algae observed and treated.

Advanced Aquatic is performing basic shoreline soil density tests in April to determine the viability of native aquatic plant introduction.

We anticipate providing a proposal for consideration at the May CDD meeting.



Pond 20

Comments:

Normal Growth Observed

Algae observed and treated.



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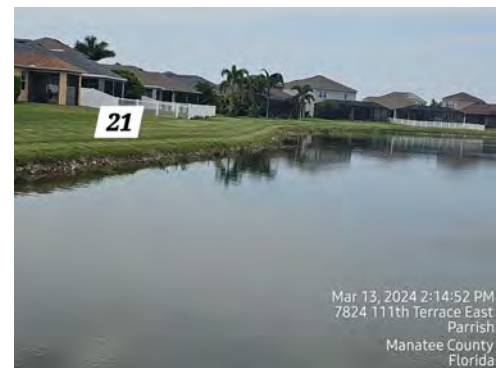
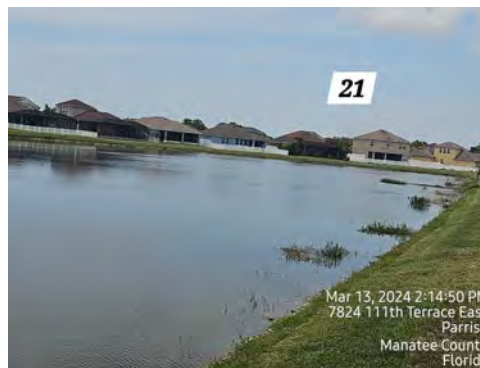
Site Assessments

Pond 21

Comments:

Site Looks Good

Trace amounts of Torpedograss observed and treated.



Pond 22

Comments:

Normal Growth Observed

Trace amounts of Torpedograss and Algae observed and treated.

A small portion of the pond contains native Jointed Spikerush (*Eleocharis interstincta*).

This pond is scheduled to receive three Midge Fly Larvicidal applications (two weeks apart) from mid April to late May.



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Site Assessments

Pond 23

Comments:

Normal Growth Observed

Water Lettuce, Torpedograss, and Algae observed and treated. Water Lettuce is minimal due to previous successful treatments.



Pond 24

Comments:

Site Looks Good

Trace amount of Algae on the shoreline observed and treated.

A very small portion of the shoreline contains Pickerelweed (*Pontederia cordata*), another native aquatic plant that benefits the pond ecosystem in a variety of important ways.



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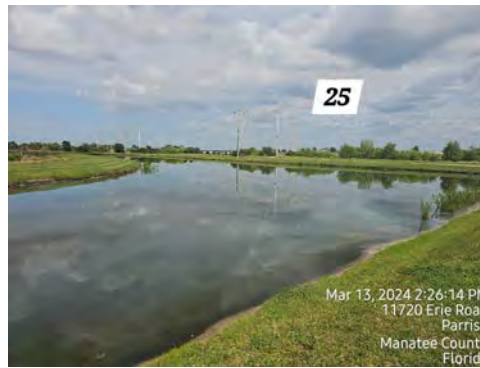
Site Assessments

Pond 25

Comments:

Site Looks Good

Trace amount of Algae observed and treated.



Littoral Area 26

Comments:

Normal Growth Observed

Algae and Torpedo grass observed and treated. Keeping a 10 ft swath around Littoral area and the outflow clear for proper water flow.



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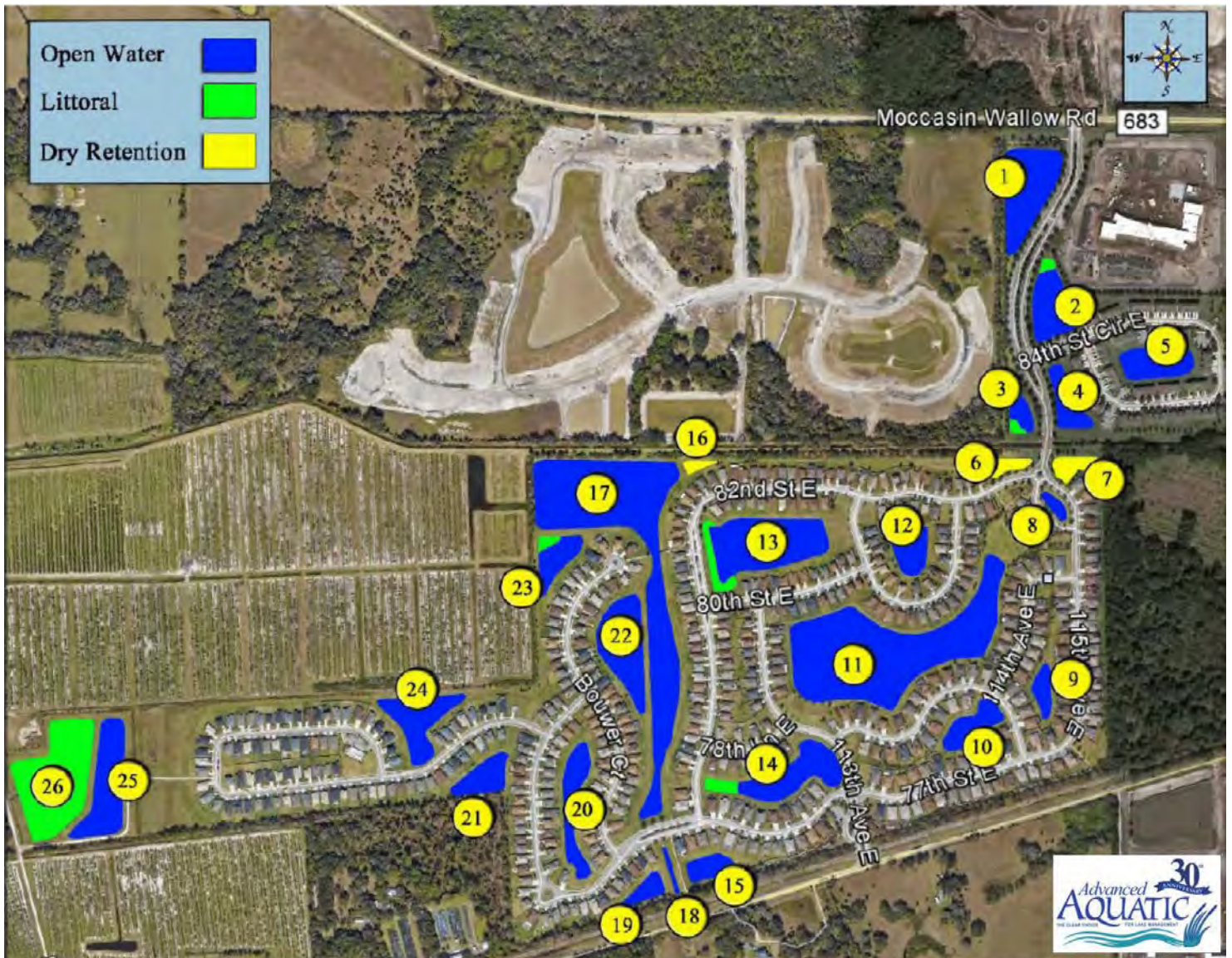
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Map



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Tab 2



Rizzetta & Company

April 2

District Manager's Report

2024

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 7, 2024 @ 630p
 - **Meeting Location:** Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, FL 34219 (confirmed through September)
- **Next Election:** November 2024
- **Copperstone Clubhouse Renovation:** Update as of 02/21/2024 – should be open within the next 30 days.

<u>FINANCIAL SUMMARY</u>	<u>2/29/2024</u>
General Fund Cash & Investment Balance:	\$459,421
Reserve Fund Cash & Investment Balance:	\$389,638
Debt Service Fund Investment Balance:	\$374,644
Total Cash and Investment Balances:	\$1,223,703
General Fund Expense Variance: \$96,520	Under Budget

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Rizzetta & Company

UPDATES:

- Copperstone Clubhouse reopening

Tab 3



Quarterly Compliance Audit Report

Copperstone

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

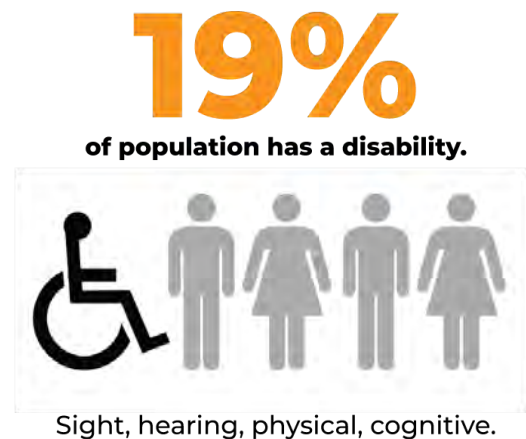
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 4

#	Start Date	Responsible Entity and Points of Contact	Summary of Complete Action Items	Resolution - Status	Next Target or Completion Date	Notes or Questions
1	6/21/2022	DC/DE/Crosscreek Environmental	Bank Restoration Project - Crosscreek Litigation	On Going	04/02/24	Supporting documents were sent to counsel for review as requested. 03/05/2024 - Counsel advised that due to time constraints related to our court case, we will need to hire a separate expert witness for engineering services for the litigation matter.
2	2/7/2023	DM/DE	County Grant for Drainage canal at Erie entrance - W side, N bank erosion.	On Going	04/02/24	Currently working on project plans to submit to county. DM is focusing on the municipal vendors who can conduct the work and the DE firm is working on the scope of work for services. 02/26/2024 - Scope of service and vendor list has been obtained DM will start contacting vendors to narrow down list for the service scope 03/14/24 -the scope of work has been sent to vendors and we are awaiting proposals from vendors
3	3/7/2023	HOA	Landscaping Cost Share Agreement	ON HOLD	OH HOLD	03/05/24 - This item is tabled indefinitely until the HOA presents revised version of cost share agreement to be reviewed by the CDD.
4	3/7/2023	HOA	CEPRA Landscaping Contract Renewal	ON HOLD	OH HOLD	03/05/24 - This item is tabled indefinitely until the HOA presents revised version of cost share agreement to be reviewed by the CDD.
5	3/7/2023	DE/DM/DC	Task Order #5 Temporary Pond Remediation (All Ponds)	On Going	04/02/24	12/15/23 - RFP for Task Order #5 was received sent to counsel for review. Follow-up emails were sent to counsel on 12/24/23 and 01/05/24. Feedback discussions started on 01/09/24 and continued through 01/16/2024. 02/06/2024 - Board motioned to approve RFP subject to final review from DC and DE. Board will be notified when the RFP is sent out. 02/26/2024 - RFP is set to be published this week. 03/21/24 -the scope of work has been sent to vendors and we are awaiting proposals from vendors.
6	12/12/2023	DM/County	Pond 1 Electrical Repair	On Going	04/02/24	Pond 1 electric and control panel require being replaced. The roadway project is the only major work being completed in years. DM to contact the county to perform repairs. 02/06/2024 - Response from Alice Ramos - Thank you for your email regarding the Moccasin Road Improvements project. I have forwarded your request to the Project Manager, and we will get something back to you as soon as possible. DM will send a follow-up with Manatee County on 02/07/2024. 02/26/2024 Manatee County and Electrician are coordinating to meet on-site and go over repairs. 02-26-2024 - Follow up on scheduling sent
7	5/2/2023	DM/DE	Signage for Ponds 9, 10, 12, 17 and 21	COMPLETE	COMPLETE	Tom will be providing locations for sign locations. Mike and Tom have been put in contact with each other and are awaiting scheduling. 02/26/2024 - The install has been postponed but signs have been produced and will be installed before end of March. 03/14/24 - Signs have been installed
8	2/6/2023	DM/Tom	Emergency Fence install on CDD property	On Going	04/02/24	Identify status of back access gate and what is needed for repairs
9	10/3/2023	Advanced Aquatic	Ponds 13 and 19 have shallow ends and Doug recommends planting aquatic plants in those areas	Awaiting Scheduling	Target Date April or May 2024	AA to follow up with the proposal for Aquatic Plants when it is closer to the target date. Doug will have an update at the April meeting.
10	9/5/2023	DE	Pond Recertification for Ponds 19, 20, 21, 22, 23	On Going	Recert Due: 05/09/2024	Nothing is needed from the district at this time. DE team informed that an extension can be obtained if needed.
11						
12						

Tab 5

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED PRELIMINARY 2024/2025 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 Copperstone Community Development District Fiscal Year 2024/2025 (“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 2024/2025 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: _____,2024

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

LOCATION: Eagle Pointe Clubhouse
11450 Moonsail Dr.
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 2nd DAY OF APRIL 2024.

ATTEST:

**COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A



Rizzetta & Company

Copperstone Community Development District

www.copperstonecdd.org

Proposed Budget Fiscal Year 2024-2025

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Proposed Budget
Copperstone Community Development District
General Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 02/29/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1	REVENUES							
2								
3	Interest Earnings							
4	Interest Earnings	\$ 42	\$ 101	\$ -	\$ 101	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$555,290	\$555,290	\$550,692	\$ 4,598	\$550,692	\$ -	
7								
8	TOTAL REVENUES	\$555,332	\$555,391	\$550,692	\$ 4,699	\$550,692	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ 60,000	\$ (60,000)	\$ -	\$ (60,000)	See Reserve Fund Tab
11	TOTAL REVENUES & BALANCE FORWARD	\$555,332	\$555,391	\$610,692	\$ (55,301)	\$550,692	\$ (60,000)	
13								
14	EXPENDITURES - ADMINISTRATIVE							
15								
16	Legislative							
17	Supervisor Fees	\$ 5,000	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	\$ -	5 paid supervisors - 12 Meetings, 2 Workshops
18	Financial & Administrative							
19	Accounting Services	\$ 5,963	\$ 14,310	\$ 14,310	\$ -	\$ 14,310	\$ -	Based on Rizzetta Contract eff 10/01/23
20	Administrative Services	\$ 1,687	\$ 4,050	\$ 4,050	\$ -	\$ 4,050	\$ -	Based on Rizzetta Contract eff 10/01/23
21	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
22	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Based on Rizzetta Contract eff 10/01/23
23	Auditing Services	\$ -	\$ 3,185	\$ 3,185	\$ -	\$ 3,185	\$ -	BTEG&F contract - \$3,185
24	Disclosure Report	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	
25	District Engineer	\$ 5,281	\$ 24,750	\$ 25,000	\$ 250	\$ 25,000	\$ -	
26	District Management	\$ 8,513	\$ 20,430	\$ 29,970	\$ 9,540	\$ 20,430	\$ (9,540)	Based on Rizzetta Contract eff 10/01/23
27	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Annual State Filing Fee
28	Financial & Revenue Collections	\$ 500	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	Based on Rizzetta Contract eff 10/01/23
29	Legal Advertising	\$ 213	\$ 511	\$ 500	\$ (11)	\$ 1,500	\$ 1,000	RFP for repairs & Admin related items
30	Miscellaneous Mailings	\$ -	\$ 1,106	\$ 1,000	\$ (106)	\$ 1,200	\$ 200	Mailed budget notices
31	Public Officials Liability Insurance	\$ 3,458	\$ 3,458	\$ 4,070	\$ 612	\$ 3,850	\$ (220)	Estimated increase from prior FY actuals
32	Tax Collector Fees	\$ -	\$ -	\$ 300	\$ 300	\$ -	\$ (300)	
33	Trustees Fees	\$ 7,071	\$ 8,081	\$ 6,100	\$ (1,981)	\$ 8,100	\$ 2,000	Based on FY23-24 actuals
34	Website Hosting, Maintenance, Backup	\$ 2,038	\$ 5,541	\$ 5,450	\$ (91)	\$ 5,450	\$ -	
35	Legal Counsel							
36	District Counsel	\$ 19,902	\$ 42,265	\$ 40,000	\$ (2,265)	\$ 35,000	\$ (5,000)	Based on current working items
37	Litigation Services	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 40,000	\$ (20,000)	Based on Counsel's advice
38								
39	Administrative Subtotal	\$ 64,801	\$150,062	\$216,310	\$ 6,248	\$184,450	\$ (31,860)	

Proposed Budget
Copperstone Community Development District
General Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 02/29/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
40								
41	EXPENDITURES - FIELD OPERATIONS							
42	Electric Utility Services							
43	Utility Services	\$ 5,091	\$ 12,518	\$ 12,650	\$ 132	\$ 12,650	\$ -	
44	Stormwater Control							
45	Aquatic Maintenance	\$ 11,284	\$ 27,582	\$ 27,600	\$ 18	\$ 27,600	\$ -	
46	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
47	Fountain Service Repairs & Maintenance	\$ 10,694	\$ 25,666	\$ 10,000	\$ (15,666)	\$ 10,000	\$ -	One time epairs this year, not likely next year
48	Fountain Aeration Repairs and Maintenance	\$ 3,577	\$ 8,585	\$ 3,090	\$ (5,495)	\$ 3,090	\$ -	
49	Lake/Pond Bank Maintenance	\$ 4,200	\$ 10,080	\$ 17,500	\$ 7,420	\$ 5,000	\$ (12,500)	Major repairs to come from reserve fund
50	Midge Fly Treatments	\$ 6,180	\$ 14,832	\$ 12,730	\$ (2,102)	\$ 12,730	\$ -	Not expected to exceed contracted amt
51	Other Physical Environment							
52	General Liability Insurance	\$ 3,988	\$ 3,988	\$ 5,380	\$ 1,392	\$ 5,380	\$ -	
53	Irrigation Management Inspections	\$ 4,470	\$ 12,024	\$ 12,024		\$ 12,024	\$ -	Per Board's direction based on 60% of - \$20,040
54	Irrigation Repairs	\$ 654	\$ 19,070	\$ 22,500	\$ 3,430	\$ 19,485	\$ (3,015)	Less repairs expected next FY
55	Landscape - Mulch	\$ -	\$ 11,250	\$ 17,086	\$ 5,836	\$ 17,086	\$ -	Per Board's direction based on 60% of - \$28,476 Cepra Proposal 3/31/23
56	Landscape Maintenance	\$ 49,131	\$117,914	\$125,426	\$ 7,512	\$125,426	\$ -	Per Board's direction based on 60% of - \$192,384
57	Landscape Miscellaneous - Pump Inspection	\$ -	\$ -	\$ 4,104	\$ 4,104	\$ 4,104	\$ -	Per Board's direction based on 60% of - \$6,840
58	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 8,500	\$ 8,500	\$ 5,606	\$ (2,894)	
59	Property Insurance	\$ 6,066	\$ 6,066	\$ 4,595	\$ (1,471)	\$ 6,066	\$ 1,471	Estimated increase on actuals
60	Tree Trimming Services - Pruning	\$ -	\$ -	\$ 3,197	\$ 3,197	\$ 3,197	\$ -	Per Board's direction based on 60% of - \$5,328
61	Road & Street Facilities							
62	Decorative Street Light Maintenance and Repair	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
63	Contingency							
64	Miscellaneous Contingency	\$ 1,600	\$ 3,840	\$ 2,000	\$ (1,840)	\$ 2,000	\$ -	
65	Pond Bank Erosion Loan	\$ 10,451	\$ 67,122	\$ 80,000	\$ 12,878	\$ 88,798	\$ 8,798	Pond Bank Erosion Loan (5 years remaining)
66	Pond Bank Erosion Repairs	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ (20,000)	Pond bank project paid from Reserve Funds
67								
68	Field Operations Subtotal	\$117,386	\$340,536	\$394,382	\$ 20,968	\$366,242	\$ (28,140)	
69								
70	TOTAL EXPENDITURES	\$182,187	\$490,599	\$610,692	\$ 27,215	\$550,692	\$ (60,000)	
71								
72	EXCESS OF REVENUES OVER EXPENDITURES	\$215,044	\$ 64,792	\$ -	\$ (28,086)	\$ -	\$ -	

**Proposed Budget
Copperstone Community Development District
Reserve Fund
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 02/29/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 2,900	\$ 6,960	\$ 0	\$ 6,960	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$85,468	\$ 85,468	\$ 85,468	\$ -	\$ 85,468	\$ -	
7								
8	TOTAL REVENUES	\$88,368	\$ 92,428	\$ 85,468	\$ 6,960	\$ 85,468	\$ -	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	
11								
12	TOTAL REVENUES & BALANCE FORWARD	\$88,368	\$ 92,428	\$ 85,468	\$ 6,960	\$105,468	\$ 20,000	
13								
14	EXPENDITURES							
15								
16	Contingency							
17	Bridge Repairs	\$ 6,750	\$ 16,200	\$ 45,000	\$ 28,800	\$ 45,000	\$ -	Bridge Repairs
18	Capital Reserves	\$ -	\$ -	\$ 40,468	\$ 40,468	\$ 60,468	\$ 20,000	Pond Bank Project
19								
20	TOTAL EXPENDITURES	\$ 6,750	\$ 16,200	\$ 85,468	\$ 69,268	\$105,468	\$ 20,000	
21								
22	EXCESS OF REVENUES OVER EXPENDITURES	\$81,618	\$ 76,228	\$ -	\$ 76,228	\$ -	\$ -	

Copperstone Community Development District

**Debt Service
Fiscal Year 2024/2025**

Chart of Accounts Classification	Series 2019	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$355,423.27	\$355,423.27
TOTAL REVENUES	\$355,423.27	\$355,423.27
EXPENDITURES		
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 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$636,160.00	2023/2024 O&M Budget:	\$636,160.00
Collection Costs:	3%	\$20,521.29	2024/2025 O&M Budget:	\$636,160.00
Early Payment Discounts:	4%	\$27,361.72		
2024/2025 Total:		<u><u>\$684,043.01</u></u>	Total Difference:	<u><u>\$0.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
<i>Townhome 20'</i>	Series 2019 Debt Service	\$244.44	\$244.44	\$0.00	0.00%
	Operations/Maintenance	\$1,099.75	\$1,099.75	\$0.00	0.00%
	Total	\$1,344.19	\$1,344.19	\$0.00	0.00%
<i>Single Family 55'</i>	Series 2019 Debt Service	\$672.20	\$672.20	\$0.00	0.00%
	Operations/Maintenance	\$1,099.75	\$1,099.75	\$0.00	0.00%
	Total	\$1,771.95	\$1,771.95	\$0.00	0.00%
<i>Single Family 65'</i>	Series 2019 Debt Service	\$794.41	\$794.41	\$0.00	0.00%
	Operations/Maintenance	\$1,099.75	\$1,099.75	\$0.00	0.00%
	Total	\$1,894.16	\$1,894.16	\$0.00	0.00%

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR ⁽²⁾	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2019 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
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 the number of total lots with Series 2019 debt outstanding.

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

⁽³⁾ 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.

⁽⁴⁾ Annual assessment that will appear on November 2024 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 6

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, March 5, 2024, at 6:30 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

Adam Bailey	Board Supervisor; Chair
Gerard Litrenta	Board Supervisor, Vice Chair (via Phone)
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.
Marisa Powers	District Counsel, Blalock Walters
Doug Agnew	Representative, Advanced Aquatics

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

There were no audience comments.

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.

2. Pond 1 Floating Fountain Proposal

48 Mr. Agnew presented the Pond1 Floating Fountain Proposal to the Board. He informed the
49 Board that the quote is valid for 90 days, which would be May 7, 2024. A Board Member
50 commented on the approval needed for heavy machinery use within the District and
51 inquired about the approval needed.

52
53 **B. District Engineer**

54 **1. District Engineer Report**

55
56 Ms. Newsome updated the Board.

57
58 **2. Update Country Grant- Erie Road Canal**

59
60 Ms. Newsome presented any updates that she had for the County Grant.

61
62 **C. District Counsel**

63
64 Ms. Powers informed the Board that due to time restrictions on court cases, the District will
65 need to hire expert witnesses to inspect the erosion caused by improper maintenance. Ms.
66 Powers also went over the free training links that Florida provides for ethics training.

67
68 **D. District Manager**

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

70
71 Ms. Newsome informed the Board that the next regular meeting is scheduled for Tuesday,
72 April 2, 2024, at 6:30 p.m. at the Eagle Pointe Clubhouse.

73
74 Ms. Newsome presented the District Manager's Report to the Board.

75
76 **2. Updated Action Item List**

77
78 During the meeting, the Board discussed the Action Item list and identified some updates
79 and changes that need to be made. A new updated action item list will be presented at the
80 next meeting.

81
82 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2024-02, Officer Redesignating

83
84
85 Ms. Newsome presented Resolution 2024-02, Officer Redesignating.

86

On a Motion by Mr. Stulman seconded by Mr. Bailey with all in favor, the Board of Supervisors adopted Resolution 2024-02, Officer Redesignating, for the Copperstone Community Development District.
--

87
88 **FIFTH ORDER OF BUSINESS**

**Update on Pond 1
Electrical Repairs**

89
90
91 This topic was discussed during the Floating Fountain Proposal.
92

93 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of**
94 **the Board of Supervisors Meeting**
95 **held on January 24, 2024**
96

On a Motion by Mr. Stulman, seconded by Mr. Fondario with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 24, 2024, for the Copperstone Community Development District.

97
98 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of**
99 **the Board of Supervisors Meeting**
100 **held on February 6, 2024**
101

On a Motion by Mr. Stulman, seconded by Mr. Bailey with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 6, 2024, for the Copperstone Community Development District.

102
103 **EIGHTH ORDER OF BUSINESS** **Consideration of Operations and**
104 **Maintenance Expenditures**
105 **for January 2024**
106

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 January 2024 (\$37,046.75), for the Copperstone Community Development District.

107
108 **NINTH ORDER OF BUSINESS** **Supervisors Requests**
109

110 Mr. Fretz informed the Board that the bridge resurfacing will be scheduled for April 1,
111 2024, and the pedestrian bridge needs to have lights installed. He also requested that a
112 discussion of District Management Services be on the agenda for the April meeting.

113
114 **TENTH ORDER OF BUSINESS** **Adjournment**
115

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

116
117
118 _____
Assistant Secretary Chairman/Vice Chairman

Tab 7

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
February 2024
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,676.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam E Bailey	100253	AB020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Advanced Aquatic Services, Inc.	100250	10552599	Monthly Lake & Fountain Maintenance 02/24	\$ 2,554.50
Blalock Walters, P.A.	100261	44351-000-26	Legal Services 01/24	\$ 1,900.00
Cepra Landscape, LLC	100248	TPA3247	Landscape Maintenance 12/23	\$ 9,945.00
Cepra Landscape, LLC	100251	TPA3508	Irrigation Repair 01/24	\$ 240.60
Cepra Landscape, LLC	100262	TPA3528	Landscape Maintenance 02/24	\$ 10,621.20
Finn Outdoor, LLC	100266	2792	Pond Bank Restoration 02/24	\$ 4,200.00
Gerard Litrenta III	100254	GL020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Halff Associates, Inc	100252	10112654	District Engineering Services 12/23	\$ 1,294.91
McClatchy Company, LLC	100263	0000233986	Legal Advertising 01/24	\$ 160.29
Michael Fondario	100255	MG020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Peace River Electric Cooperative, Inc.	100264	Electric Summary 01/24 ACH	Electric Summary 01/24 ACH	\$ 725.25
Peace River Electric Cooperative, Inc.	100264	Electric Summary 12/23 ACH	Electric Summary 12/23 ACH	\$ 811.37
Rizzetta & Company, Inc.	100249	INV0000087036	District Management Fees 02/24	\$ 3,432.50
Ryan Stulman	100256	RS020624	Board of Supervisors Meeting 02/06/24	\$ 200.00

Copperstone Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas R Fretz	100257	TF020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Timber Intentions	100265	111	Down Payment - Bridge Refurbishment 02/24	\$ 6,750.00
U.S. Bank	100259	7200787	Trustee Fees Series 2020 01/01/24-12/31/24	\$ <u>4,040.63</u>
Total Report				\$ <u>47,676.25</u>

Copperstone CDD
Meeting Date: February 6, 2024

SUPERVISOR PAY REQUEST

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

(*) Does not get paid
NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30p
Meeting End Time:	
Total Meeting Time:	

Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: Christina Newsome

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

2/1/2024
10552599
\$2,554.50

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

Due Date
Net 30
3/2/2024

Monthly Lake Maintenance. 2,297.00
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***
Quarterly Fountain and Semi-Annual Aeration System Maintenance Billed Monthly. 257.50

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

RECEIVED
01.25.24

\$2,554.50

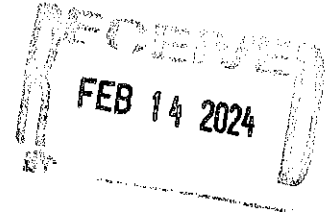


BLALOCK WALTERS

ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

P.O. Box 469 • Bradenton, Florida 34206-0469
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, 2024
Account # 44351-000
Invoice # 44351-000-26

ATTN: CHRISTINA NEWSOME, DISTRICT MGR.

GENERAL REPRESENTATION

MPB

For Professional Services Rendered Thru 01/31/2024

			HOURS	
01/04/2024	MJP	Prepare communication to Attorney Barnebey regarding comments to RFP for District Engineer.	0.20	50.00
	MJP	Review communication from Christina Newsome regarding HOA/CDD cost share agreement.	0.20	50.00
	MJP	Review communication from Christina Newsome regarding RFP for pond rehabilitation.	0.20	50.00
01/08/2024	MJP	Communications with Attorney Barnebey regarding pond remediation RFP.	0.20	50.00
01/09/2024	MJP	Meeting with Attorney Barnebey to discuss pond remediation RFP.	0.20	50.00
	MPB	Telephone with Christina Newsome. Prepare memorandum to Chair. Prepare memorandum to Chair on HOA an weather issues. Telephone call with Lesli Candelier's Office.	1.60	400.00
01/10/2024	MPB	Telephone conference with Atty. Jonathan Moski, Attorney for the Homeowners Association; telephone conference with Adam Bailey.	0.90	225.00
01/11/2024	MJP	Review of communication from Adam Bailey regarding HOA cost share agreement.	0.20	50.00
	MJP	Review of communication from Christina Newsome regarding rescheduled meeting.	0.20	50.00
01/16/2024	MJP	Review communication from Antonio Serbia regarding RFP for pond remediation.	0.20	50.00
01/17/2024	MPB	Telephone conference with Antonio Serbia; telephone conference with Adam Bailey.	0.40	100.00
01/18/2024	MPB	Telephone conference with Christina Newsome.	0.30	75.00

		HOURS	
01/24/2024	MJP	Review communication from Mr. Serbia regarding RFP for pond remediation.	0.20 50.00
	MPB	Telephone conference with Antonio Serbia; telephone conference with Christina Newsome; preparation of Memorandum to Board of Supervisors; preparation of Memorandum to Lesly Candelier; review and respond to correspondence from Chair; preparation for and attendance via phone at Board of Supervisors meeting.	2.60 650.00
		TOTAL FOR THE ABOVE SERVICES	7.60 1,900.00
		TOTAL CURRENT WORK	1,900.00
		PREVIOUS BALANCE	\$2,375.00
<u>PAYMENTS RECEIVED</u>			
01/22/2024		Payment received on account. Thank you!	-2,375.00
		AMOUNT DUE (includes Previous Balance if shown above)	<u>\$1,900.00</u>

If you prefer to receive paperless invoices by email, please complete the information below or email billing@blalockwalters.com.

_____ Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

*Please Return the Remittance Copy with Your Payment
Make Check Payable to Blalock Walters, P.A.
Federal Tax ID # 59-1950976*



INVOICE #TPA3247

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA3247	12/01/2023	\$9,945.00	Net 15	

DESCRIPTION	PRICE
DECEMBER BILLING Landscape Maintenance - 60% of total (\$16,575.00)	\$9,945.00
Base Maintenance \$ 8,990.28 Irrigation Inspections \$ 954.72	
BALANCE DUE	\$9,945.00

RECEIVED
 01.30.24



INVOICE #TPA3508

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA3508	01/31/2024	\$240.60	Net 15	

DESCRIPTION	PRICE
01/31/2024: WORK ORDER: 37600 Copperstone Master irrigation inspection for JANUARY 2024. 6" Rainbird 5006 Rotor 4.00 6" Rainbird Spray 1806 NSI 3.00 Nozzle RainBird Fixed Arc 3.00	\$240.60
TOTAL = \$401	
HOA -- \$160.40	
CDD -- \$240.60	
BALANCE DUE	\$240.60

RECEIVED

02.01.24



INVOICE #TPA3528

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

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

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
TPA3528	02/01/2024	\$10,621.20	Net 15	

DESCRIPTION	PRICE
FEBRUARY BILLING Landscape Maintenance 60% of Base Maint and Irrigation	\$10,621.20
BALANCE DUE	\$10,621.20

RECEIVED
02.07.24

INVOICE

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075



Copperstone CDD

Bill to

Copperstone CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Ship to

Copperstone CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 2792
Terms: Due on receipt
Invoice date: 02/20/2024
Due date: 02/20/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration Pond 5 - 11515 84th St Cir E and surroundings -- Restore 4 eroding areas -- Finn Outdoor will excavate by hand and/or machinery from the hole in the pond bank to the water's edge to expose piping / eroding under the turf. Areas will be filled, graded, and compacted with imported soil, and erosion control fabric will be installed to prevent reoccurrence of erosion. Sod will be reinstalled or replaced as needed.		1	\$2,950.00	\$2,950.00
2.		Swale Maintenance 7804 115th Ave E -- Swale grading -- Finn Outdoor will remove small rise in the swale at the above address and laser measure the area to ensure proper fall from the area to the nearby inlet to alleviate standing water in the area. Disturbed area will be re-sodded with Bahia sod		1	\$1,250.00	\$1,250.00

Total **\$4,200.00**

RECEIVED
02.22.24



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

Invoice Date: 01/31/2024
 Invoice: 10112654
 Project: 045847.001

Attention: Ms. Christina Newsome, cnewsome@rizzetta.com
 Project Name: Copperstone CDD/District Engineering

For Professional Services Rendered through: December 24, 2023

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	31,419.69	30,291.81	1,127.88
000999 - Reimbursable Expenses	509.86	342.83	167.03
Total Hourly Services:	31,929.55	30,634.64	1,294.91

Remaining Fee: 0.00

Total Earned to Date: 33,929.55
 Less Previous Billed: 32,634.64
Amount Due this Invoice: 1,294.91

RECEIVED
 01.31.24

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
 Reference Project 045847.001 and Invoice 10112654
 Contact Amy Penprase at aPenprase@halff.com with any billing questions.

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

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

January 31, 2024
 Project No: 045847.001
 Invoice No: 10112654
 Invoice Total: \$1,294.91

045847.001 Copperstone CDD/District Engineering
Professional Services thru December 24, 2023

Phase 000100 District Engineering Services

Professional Personnel

	Hours	Amount	
Engineer V - Civil	4.00	1,127.88	
Totals	4.00	1,127.88	
Total Labor			1,127.88

Phase 000999 Reimbursable Expenses

Reimbursable Expenses

Mileage			
11/7/2023	Serbia Guzman, Antonio	Travel to Meeting	92.36
12/12/2023	Serbia Guzman, Antonio	Travel to Meeting	74.67
	Total Reimbursables	1.0 times	167.03
		Total this Invoice	<u><u>\$1,294.91</u></u>

Expense Report for Invoice #10112654

Wednesday, January 31, 2024

09:21:52 AM

Half

11/1/2023 12:00:00 AM through 12/24/2023 12:00:00 AM

Detail for Copperstone Community Development District - Invoice #10112654, Dated 1/31/2024 12:00:00 AM

Report Type: Reimbursable Expenses

Date	Employee	Category	Description	Amount
Project 045847.001 - Copperstone CDD/District Engineering				
11/07/2023	Serbia Guzman, Antonio	1.13 Travel - Mileage	Travel to Meeting	\$92.36
Business Reason: Copperstone CDD monthly meeting		Travel To/From: TPA / Riverview	Travel: 141.00 mi @ 0.655	
12/12/2023	Serbia Guzman, Antonio	1.13 Travel - Mileage	Travel to Meeting	\$74.67
Business Reason: Copperstone CDD monthly meeting		Travel To/From: TPA / Parrish, FL	Travel: 114.00 mi @ 0.655	
Total				\$167.03

Category Summary

1.13 Travel - Mileage \$167.03



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News | Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

COPPERSTONE CDD
 Attn: Accounts Payable
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW, FL 33578

JANUARY INVOICE	
Invoice No.:	233986
Invoice Date:	01/31/2024
Due Date:	03/01/2024
Bill-To Account:	25352
Sales Rep:	Christy Habony

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
01/01/2024 - 01/01/2024	503545	Print Legal Ad-IPL01531120 IPL0153112	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 44 L	44 L	1	\$52.65
01/18/2024 - 01/18/2024	510494	Print Legal Ad-IPL01558000 IPL0155800	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 45 L	45 L	1	\$53.82
01/29/2024 - 01/29/2024	514225	Print Legal Ad-IPL01571550 IPL0157155	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 45 L	45 L	1	\$53.82

January Summary	
Amount Due:	\$160.29

RECEIVED
 02.06.24

 Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
 PO Box 510150
 Livonia MI 48151

ADVERTISING INVOICE

COPPERSTONE CDD
 Attn: Accounts Payable
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW, FL 33578

JANUARY INVOICE	
Invoice No.:	233986
Account No.:	25352
Account Name:	COPPERSTONE CDD
Amount Due:	\$160.29

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
 PO Box 510150
 Livonia MI 48151

0000025352 0000233986 000016029 7



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
25352	51425	Print Legal Ad-IPL01571550 - IPL0157155		\$53.82	1	45 L

Attention: Bridget Murphy
 COPPERSTONE CDD
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW, FL 33578

vsmith@rizzetta.com

**Notice of Public
 Regular Meeting for the
 Copperstone
 Community Development
 District**

The Copperstone Community Development District will hold a regular meeting on Tuesday, February 6, 2024, at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr, Parrish, Florida 34219, at 6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.
 Christina Newsome
 District Manager
 IPL0157155
 Jan 29 2024

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

01/29/24

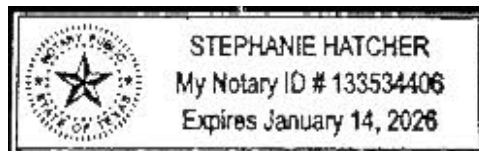
THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 8th day of February in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
25352	510494	Print Legal Ad-IPL01558000 - IPL0155800		\$53.82	1	45 L

Attention: Bridget Murphy
 COPPERSTONE CDD
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW, FL 33578

vsmith@rizzetta.com

**Notice of Public
 Special Meeting for the
 Copperstone
 Community Development
 District**

The Copperstone Community Development District will hold a special meeting on Wednesday, January 24, 2024, at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr, Parrish, Florida 34219, at 6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.
 Christina Newsome
 District Manager
 IPL0155800
 Jan 18 2024

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

01/18/24

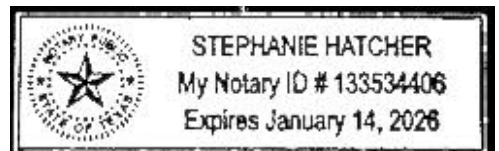
THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 8th day of February in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
25352	503545	Print Legal Ad-IPL01531120 - IPL0153112		\$52.65	1	44 L

Attention: Bridget Murphy
 COPPERSTONE CDD
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW, FL 33578

vsmith@rizzetta.com

Notice of Public Meeting for the Copperstone Community Development District

The Copperstone Community Development District will hold a regular meeting on Tuesday, January 9, 2024, at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr, Parrish, Florida 34219, at 6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Christina Newsome
 District Manager
 IPL0153112
 Jan 1 2024

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

01/01/24

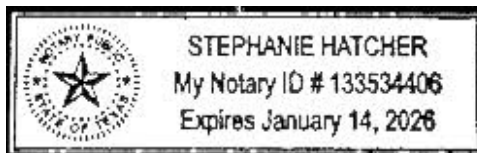
THE STATE OF FLORIDA COUNTY OF MANATEE

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Sworn to and subscribed before me this 8th day of February in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date | 02/13/2024
Account # | 93668001
Member # | 93668

Customer Care | 800-282-3824 8am - 5pm M-F
Pay by Phone | 855-386-9924 24/7
Outage | 800-282-3824 24/7
Website | www.preco.coop



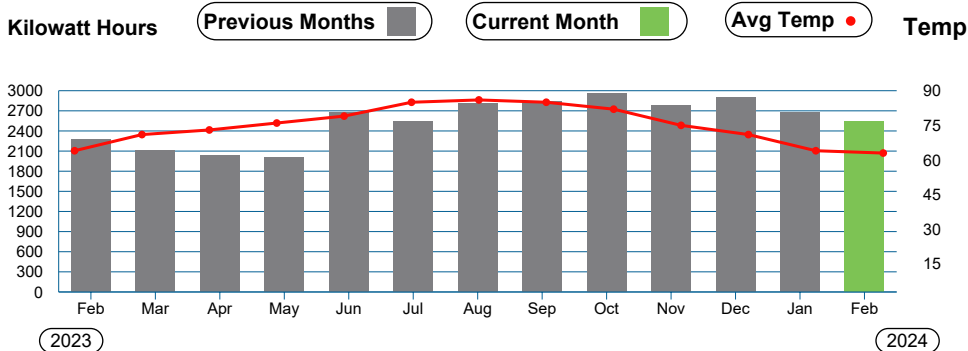
TOTAL AMOUNT DUE

\$313.32

Bank Draft is scheduled for 03/05/2024

RECEIVED
02.15.24

Monthly Energy Use



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

Monthly Energy Use Comparison

2,535 kWh

This Month
31 Days

2,672 kWh

Last Month
30 Days

2,269 kWh

This Month
Last Year
31 Days

Your Average Daily Use

82 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.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # | 93668001
Service Address | 11237 78TH ST E

Bank Draft Amount \$313.32
is scheduled for 03/05/2024

Check here to indicate address or phone # change on back.



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

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

4 446



110260093668001000031332000032332021320241

Account
93668001

Service Address
11237 78TH ST E

Service Description
TPOLE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31779012	01/06/2024	02/06/2024	349,474	352,009	1.0	2,535	11.204

Account Summary			Current Charges			GS-S
Previous Balance		\$331.46	Facilities Use Charge			\$28.00
Payment(s) Made		-\$331.46	Energy Charge	2,535 kWh @ 0.121		\$306.74
Balance Forward		\$0.00	CPA	2,535 kWh @ -0.014		-\$35.49
Current Charges		\$313.32	Property Tax Recovery Fee			\$6.24
Total Amount Due		\$313.32	Gross Receipts Tax			\$7.83
			Total Current Charges			\$313.32
Bank Draft Amount						\$313.32



\$100,000

College Scholarships available
Application deadline is February 28.
www.preco.coop/community/scholarships

Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
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www.preco.coop



Mobile App
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SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

02/13/2024
93668002
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



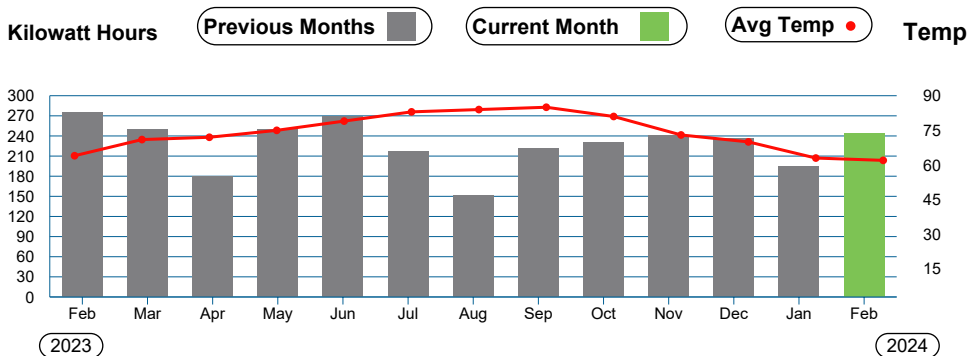
TOTAL AMOUNT DUE

\$56.54

Bank Draft is scheduled for 03/05/2024

RECEIVED
02.15.24

Monthly Energy Use



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

Monthly Energy Use Comparison

243 kWh

This Month
31 Days

194 kWh

Last Month
30 Days

275 kWh

This Month
Last Year
31 Days

Your Average Daily Use

8 kWh

Use

\$1.74 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668002
Service Address 8790 115TH AVE E

Bank Draft Amount \$56.54
is scheduled for 03/05/2024

Check here to indicate address or phone # change on back.



4 447

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668002000005654000006654021320248

Account
93668002

Service Address
8790 115TH AVE E

Service Description
BACK ENTRANCE LIGHTS

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	01/06/2024	02/06/2024	239,754	239,997	1.0	243	0.352

Account Summary

Previous Balance	\$51.25
Payment(s) Made	-\$51.25
Balance Forward	\$0.00
Current Charges	\$56.54
Total Amount Due	\$56.54

Current Charges **GS-S**

Facilities Use Charge	\$28.00
Energy Charge	243 kWh @ 0.121 \$29.40
CPA	243 kWh @ -0.014 -\$3.40
Property Tax Recovery Fee	\$1.13
Gross Receipts Tax	\$1.41
Total Current Charges	\$56.54

Bank Draft Amount **\$56.54**



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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www.preco.coop



Mobile App
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SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date | 02/13/2024
Account # | 93668003
Member # | 93668

Customer Care | 800-282-3824 8am - 5pm M-F
Pay by Phone | 855-386-9924 24/7
Outage | 800-282-3824 24/7
Website | www.preco.coop



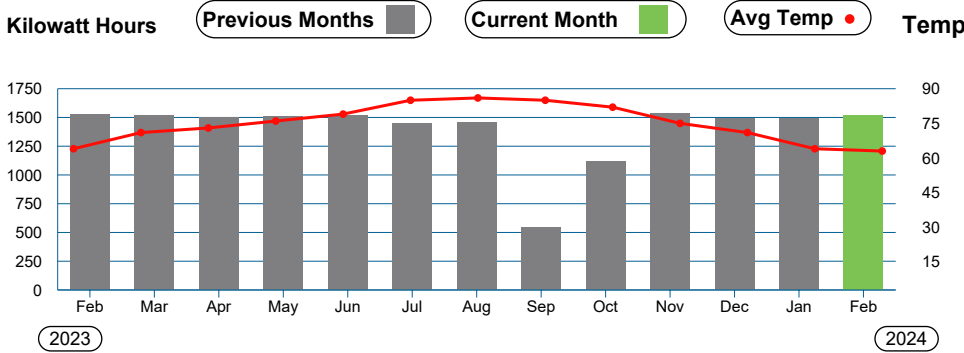
TOTAL AMOUNT DUE

\$199.17

Bank Draft is scheduled for 03/05/2024



Monthly Energy Use



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

Monthly Energy Use Comparison

1,516 kWh

This Month
31 Days

1,488 kWh

Last Month
30 Days

1,524 kWh

This Month
Last Year
31 Days

Your Average Daily Use

49 kWh

Use

\$6.14 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668003
Service Address 11595 84TH ST CIR E

Bank Draft Amount \$199.17
is scheduled for 03/05/2024

Check here to indicate address or phone # change on back.



4 448

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668003000019917000020917021320243

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	01/06/2024	02/06/2024	223,837	225,353	1.0	1,516	6.64

Account Summary			Current Charges			GS-S
Previous Balance		\$197.58	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$197.58	Energy Charge	1,516 kWh @ 0.121	\$183.44	
Balance Forward		\$0.00	CPA	1,516 kWh @ -0.014	-\$21.22	
Current Charges		\$199.17	Property Tax Recovery Fee		\$3.97	
Total Amount Due		\$199.17	Gross Receipts Tax		\$4.98	
			Total Current Charges		\$199.17	
Bank Draft Amount						\$199.17



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date | 02/13/2024
Account # | 93668004
Member # | 93668

Customer Care | 800-282-3824 8am - 5pm M-F
Pay by Phone | 855-386-9924 24/7
Outage | 800-282-3824 24/7
Website | www.preco.coop



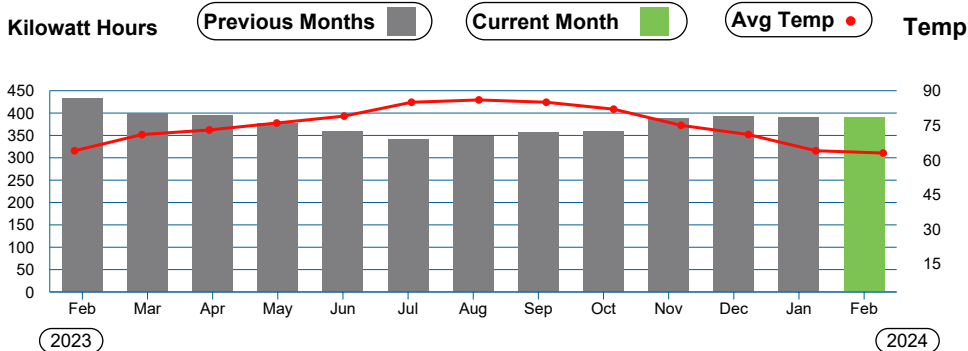
TOTAL AMOUNT DUE

\$73.13

Bank Draft is scheduled for 03/05/2024

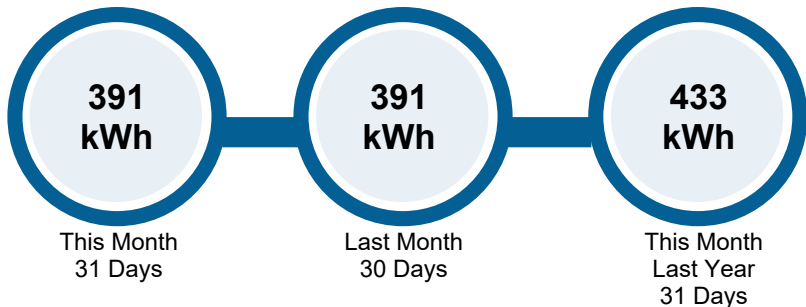
RECEIVED
02.15.24

Monthly Energy Use

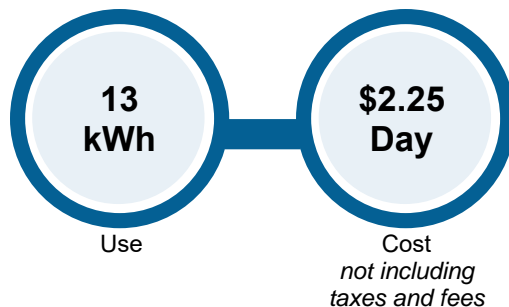


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # | 93668004
Service Address | 7615 113TH AVE E

Bank Draft Amount \$73.13
is scheduled for 03/05/2024

Check here to indicate address or phone # change on back.



4 449

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668004000007313000008313021320240

Account
93668004

Service Address
7615 113TH AVE E

Service Description
FRONT GATES

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778993	01/06/2024	02/06/2024	72,330	72,721	1.0	391	0.836

Account Summary			Current Charges			GS-S
Previous Balance		\$73.53	Facilities Use Charge			\$28.00
Payment(s) Made		-\$73.53	Energy Charge	391 kWh @ 0.121		\$47.31
Balance Forward		\$0.00	CPA	391 kWh @ -0.014		-\$5.47
Current Charges		\$73.13	Property Tax Recovery Fee			\$1.46
Total Amount Due		\$73.13	Gross Receipts Tax			\$1.83
			Total Current Charges			\$73.13
Bank Draft Amount						\$73.13



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Mobile App
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or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date | 02/13/2024
Account # | 93668005
Member # | 93668

Customer Care | 800-282-3824 8am - 5pm M-F
Pay by Phone | 855-386-9924 24/7
Outage | 800-282-3824 24/7
Website | www.preco.coop



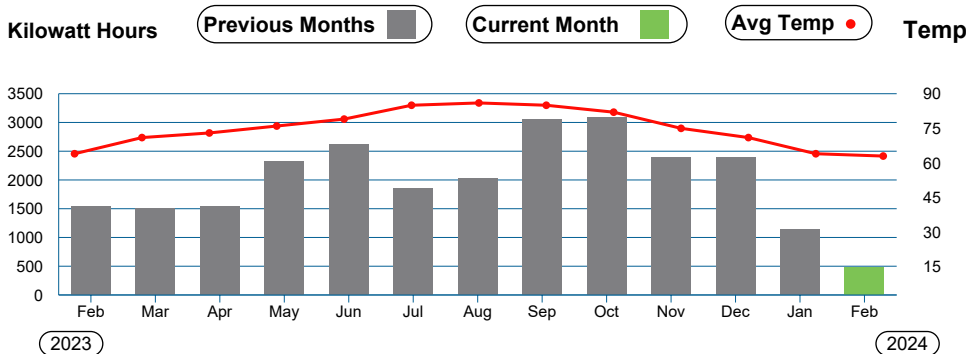
TOTAL AMOUNT DUE

\$83.09

Bank Draft is scheduled for 03/05/2024

RECEIVED
02.15.24

Monthly Energy Use



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

Monthly Energy Use Comparison

480 kWh

This Month
31 Days

1,134 kWh

Last Month
30 Days

1,531 kWh

This Month
Last Year
31 Days

Your Average Daily Use

15 kWh

Use

\$2.56 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # | 93668005
Service Address | 8415 115TH AVE E

Bank Draft Amount \$83.09
is scheduled for 03/05/2024

Check here to indicate address or phone # change on back.



4 450

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668005000008309000009309021320241

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	01/06/2024	02/06/2024	318,419	318,899	1.0	480	6.258

Account Summary

Previous Balance	\$157.55
Payment(s) Made	-\$157.55
Balance Forward	\$0.00
Current Charges	\$83.09
Total Amount Due	\$83.09

Current Charges **GS-S**

Facilities Use Charge		\$28.00
Energy Charge	480 kWh @ 0.121	\$58.08
CPA	480 kWh @ -0.014	-\$6.72
Property Tax Recovery Fee		\$1.65
Gross Receipts Tax		\$2.08
Total Current Charges		\$83.09

Bank Draft Amount **\$83.09**



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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www.preco.coop



Mobile App
Download the
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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/15/2024
93668001
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop

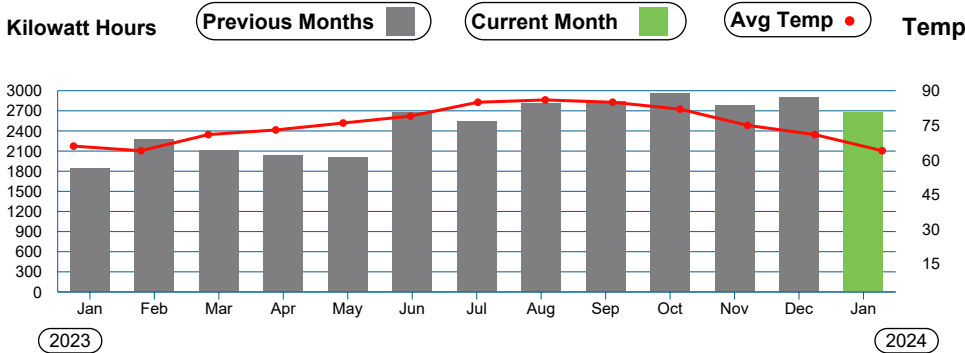


TOTAL AMOUNT DUE

\$331.46

Bank Draft is scheduled for 02/05/2024

Monthly Energy Use



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

Monthly Energy Use Comparison

2,672 kWh

This Month
30 Days

2,905 kWh

Last Month
30 Days

1,834 kWh

This Month
Last Year
30 Days

Your Average Daily Use

89 kWh

Use

\$10.55 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668001
Service Address 11237 78TH ST E

Bank Draft Amount \$331.46
is scheduled for 02/05/2024

Check here to indicate address or phone # change on back.



4 451

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668001000033146000034146011520244

Account
93668001

Service Address
11237 78TH ST E

Service Description
TPOLE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31779012	12/07/2023	01/06/2024	346,802	349,474	1.0	2,672	11.68

Account Summary

Previous Balance	\$364.19
Payment(s) Made	-\$364.19
Balance Forward	\$0.00
Current Charges	\$331.46
Total Amount Due	\$331.46

Current Charges **GS-S**

Facilities Use Charge	\$28.00
Energy Charge	2,672 kWh @ 0.121 \$323.31
CPA	2,672 kWh @ -0.013 -\$34.74
Property Tax Recovery Fee	\$6.60
Gross Receipts Tax	\$8.29
Total Current Charges	\$331.46

Bank Draft Amount **\$331.46**



\$100,000

College Scholarships available
Application deadline is February 28.
www.preco.coop/community/scholarships

Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/15/2024
93668002
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop

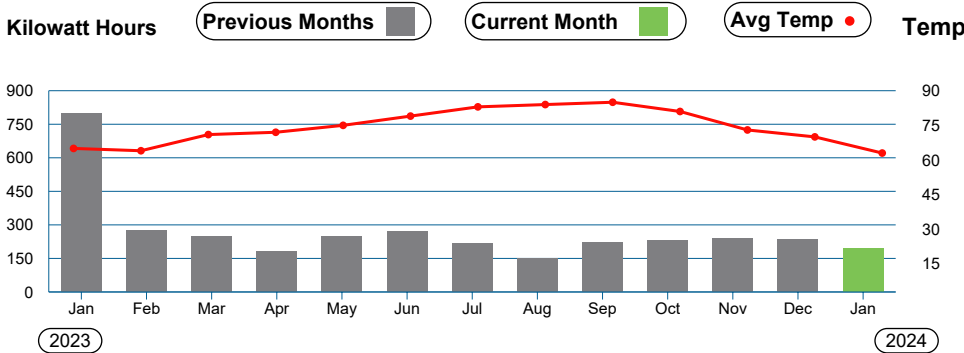


TOTAL AMOUNT DUE

\$51.25

Bank Draft is scheduled for 02/05/2024

Monthly Energy Use



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

Monthly Energy Use Comparison

194 kWh

This Month
30 Days

237 kWh

Last Month
30 Days

799 kWh

This Month
Last Year
30 Days

Your Average Daily Use

6 kWh

Use

\$1.63 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668002
Service Address 8790 115TH AVE E

Bank Draft Amount \$51.25
is scheduled for 02/05/2024

Check here to indicate address or phone # change on back.



4 452

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668002000005125000006125011520241

Account
93668002

Service Address
8790 115TH AVE E

Service Description
BACK ENTRANCE LIGHTS

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778822	12/07/2023	01/06/2024	239,560	239,754	1.0	194	0.35

Account Summary	
Previous Balance	\$56.66
Payment(s) Made	-\$56.66
Balance Forward	\$0.00
Current Charges	\$51.25
Total Amount Due	\$51.25

Current Charges		GS-S
Facilities Use Charge		\$28.00
Energy Charge	194 kWh @ 0.121	\$23.47
CPA	194 kWh @ -0.013	-\$2.52
Property Tax Recovery Fee		\$1.02
Gross Receipts Tax		\$1.28
Total Current Charges		\$51.25

Bank Draft Amount **\$51.25**



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/15/2024
93668003
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop

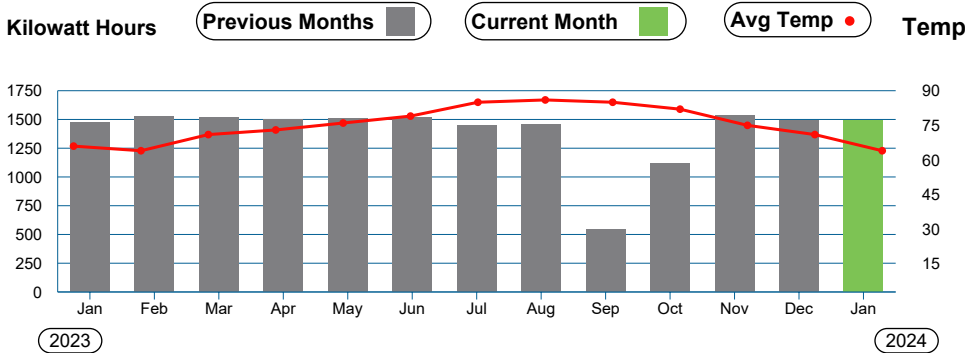


TOTAL AMOUNT DUE

\$197.58

Bank Draft is scheduled for 02/05/2024

Monthly Energy Use



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

Monthly Energy Use Comparison

1,488 kWh

This Month
30 Days

1,487 kWh

Last Month
30 Days

1,476 kWh

This Month
Last Year
30 Days

Your Average Daily Use

50 kWh

Use

\$6.29 Day

Cost
not including
taxes and fees

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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668003
Service Address 11595 84TH ST CIR E

Bank Draft Amount \$197.58
is scheduled for 02/05/2024

Check here to indicate address or phone # change on back.



4 453

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668003000019758000020758011520244

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	12/07/2023	01/06/2024	222,349	223,837	1.0	1,488	6.662

Account Summary			Current Charges			GS-S
Previous Balance		\$200.75	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$200.75	Energy Charge	1,488 kWh @ 0.121	\$180.05	
Balance Forward		\$0.00	CPA	1,488 kWh @ -0.013	-\$19.34	
Current Charges		\$197.58	Property Tax Recovery Fee		\$3.93	
Total Amount Due		\$197.58	Gross Receipts Tax		\$4.94	
			Total Current Charges		\$197.58	
Bank Draft Amount						\$197.58



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/15/2024
93668004
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop

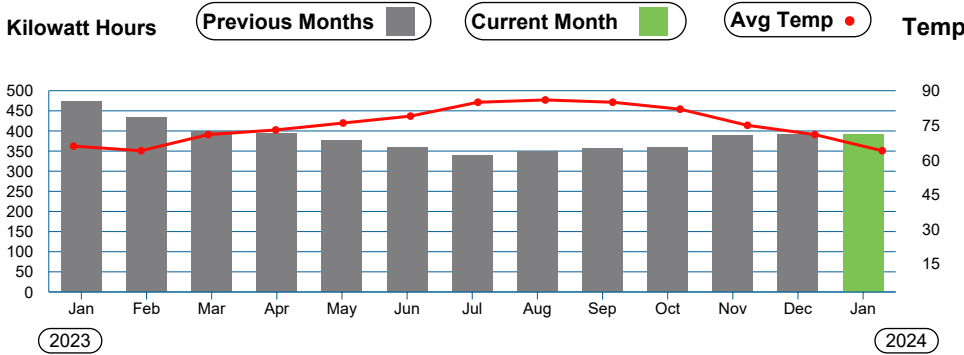


TOTAL AMOUNT DUE

\$73.53

Bank Draft is scheduled for 02/05/2024

Monthly Energy Use



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

Monthly Energy Use Comparison

391 kWh

This Month
30 Days

392 kWh

Last Month
30 Days

473 kWh

This Month
Last Year
30 Days

Your Average Daily Use

13 kWh

Use

\$2.34 Day

Cost
not including
taxes and fees

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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
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800.282.3824

Account # 93668004
Service Address 7615 113TH AVE E

Bank Draft Amount \$73.53
is scheduled for 02/05/2024

Check here to indicate address or phone # change on back.



4 454

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668004000007353000008353011520241

Account
93668004

Service Address
7615 113TH AVE E

Service Description
FRONT GATES

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
31778993	12/07/2023	01/06/2024	71,939	72,330	1.0	391	0.854

Account Summary			Current Charges			GS-S
Previous Balance		\$74.52	Facilities Use Charge		\$28.00	
Payment(s) Made		-\$74.52	Energy Charge	391 kWh @ 0.121	\$47.31	
Balance Forward		\$0.00	CPA	391 kWh @ -0.013	-\$5.08	
Current Charges		\$73.53	Property Tax Recovery Fee		\$1.46	
Total Amount Due		\$73.53	Gross Receipts Tax		\$1.84	
			Total Current Charges		\$73.53	
Bank Draft Amount						\$73.53



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

COPPERSTONE COMM DEV DIST

Bill Date
Account #
Member #

01/15/2024
93668005
93668

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop

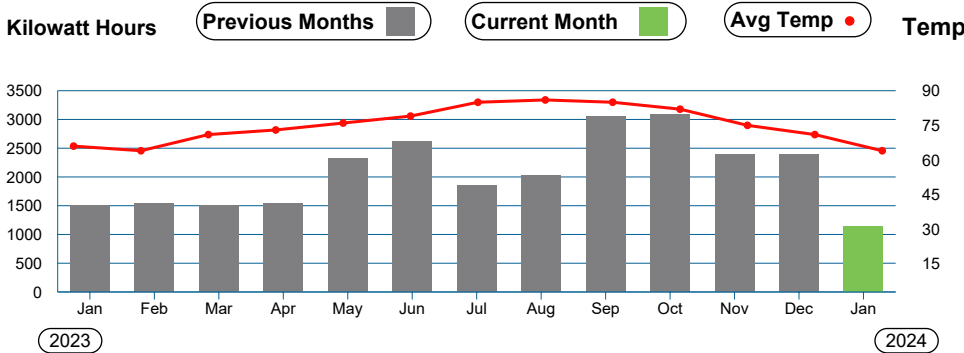


TOTAL AMOUNT DUE

\$157.55

Bank Draft is scheduled for 02/05/2024

Monthly Energy Use



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

Monthly Energy Use Comparison

1,134 kWh

This Month
30 Days

2,385 kWh

Last Month
30 Days

1,500 kWh

This Month
Last Year
30 Days

Your Average Daily Use

38 kWh

Use

\$5.02 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 93668005
Service Address 8415 115TH AVE E

Bank Draft Amount \$157.55
is scheduled for 02/05/2024

Check here to indicate address or phone # change on back.



4 455

COPPERSTONE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



110260093668005000015755000016755011520244

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	12/07/2023	01/06/2024	317,285	318,419	1.0	1,134	11.13

Account Summary			Current Charges			GS-S
Previous Balance		\$304.26	Facilities Use Charge			\$28.00
Payment(s) Made		-\$304.26	Energy Charge	1,134 kWh @ 0.121		\$137.21
Balance Forward		\$0.00	CPA	1,134 kWh @ -0.013		-\$14.74
Current Charges		\$157.55	Property Tax Recovery Fee			\$3.14
Total Amount Due		\$157.55	Gross Receipts Tax			\$3.94
			Total Current Charges			\$157.55
Bank Draft Amount						\$157.55



\$100,000

College Scholarships available

Application deadline is February 28.

www.preco.coop/community/scholarships

- Mailing Address or Phone Number Changes
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Mailing Address _____

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Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail

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

Invoice

Date	Invoice #
2/1/2024	INV0000087036

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,192.50	\$1,192.50
Administrative Services	1.00	\$337.50	\$337.50
Financial & Revenue Collections	1.00	\$100.00	\$100.00
Management Services	1.00	\$1,702.50	\$1,702.50
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$3,432.50
Total			\$3,432.50



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

FEB 10 2009

7200787



000001663 02 SP 106481950178494 P

Copperstone CDD
ATTN District Manager
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7200787
Account Number: 234430000
Invoice Date: 01/25/2024
Direct Inquiries To: FLD 02-01 Duffy, Leanne M
Phone: (407)-835-3807

Copperstone CDD
ATTN District Manager
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

United States
COPPERSTONE COMMUNITY DEVELOPMENTDISTRICT TAXABLE CAPITAL IMPROVEMENTREVENUE
NOTE, SERIES 2020REVENUE

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

RECEIVED
02.05.24

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

COPPERSTONE COMMUNITY
DEVELOPMENTDISTRICT TAXABLE CAPITAL
IMPROVEMENTREVENUE NOTE, SERIES
2020REVENUE

Invoice Number:	7200787
Account Number:	234430000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 234430000
Invoice # 7200787
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7200787
 Invoice Date: 01/25/2024
 Account Number: 234430000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

COPPERSTONE COMMUNITY
 DEVELOPMENTDISTRICT TAXABLE CAPITAL
 IMPROVEMENTREVENUE NOTE, SERIES
 2020REVENUE

Accounts Included 234430000 234430001 234430002 234430003

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024				\$3,750.00
Incidental Expenses 01/01/2024 to 12/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

