

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.copperspringcdd.org

July 3, 2023

**Board of Supervisors
Copperspring Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, July 11, 2023 at 9:00 a.m.**, at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Announcement of Registered Voter Count.....Tab 1
 - B. Consideration of Audit Engagement LetterTab 2
 - C. Public Hearing on Adopting FY 2023-2024 Budget
 - i. Consideration of Resolution 2023-07; Adopting Fiscal Year 2023-2024 Budget.....Tab 3
 - D. Public Hearing on Adopting Levying of Assessments for Fiscal Year 2023-2024
 - i. Consideration of Resolution 2023-08; Adopting Levy of Special AssessmentsTab 4
 - E. Consideration of Resolution 2023-09; Setting Fiscal Year 2023-2024 Meeting Schedule.....Tab 5
 - F. Consideration of Resolution 2023-10; Re-Designating SecretaryTab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Audit Committee Meeting held on May 9, 2023.....Tab 7
 - B. Consideration of the Minutes of the Regular Meeting held on May 9, 2023Tab 8
 - C. Consideration of Operation and Maintenance Expenditures April & May 2023Tab 9

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Landscape and Irrigation Update
- D. District Manager

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) 933-5571.

Sincerely,

Debby Wallace

Debby Wallace
Regional District Manager

Tab 3

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Copperspring Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Copperspring Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 11, 2023.

Attested By:

**Copperspring
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Tab 4

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A** (“**FY 2023-2024 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2023
 2. 25% due no later than February 1, 2024
 3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2023
 2. 25% due no later than February 1, 2024
 3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 11, 2023.

Attested By:

**Copperspring
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget



Rizzetta & Company

Copperspring Community Development District

Copperspringcdd.org

Proposed Budget for Fiscal Year 2023/2024

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Rizzetta & Company

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

Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
REVENUES							
Special Assessments							
Tax Roll	\$ 391,572	\$ 391,563	\$ 390,217	\$ 1,346	\$ 456,550	\$ 66,333	
TOTAL REVENUES	\$ 391,572	\$ 391,563	\$ 390,217	\$ 1,346	\$ 456,550	\$ 66,333	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 4,400	\$ 9,000	\$ 12,000	\$ 3,000	\$ 12,000	\$ -	5 Paid Supervisors
Financial & Administrative							
Administrative Services	\$ 2,790	\$ 4,784	\$ 4,784	\$ -	\$ 5,023	\$ 239	
District Management	\$ 12,437	\$ 21,320	\$ 21,320	\$ -	\$ 22,386	\$ 1,066	
District Engineer	\$ 12,895	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	
Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Trustees Fees	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Assessment Roll	\$ 5,356	\$ 5,356	\$ 5,356	\$ -	\$ 5,624	\$ 268	
Financial & Revenue Collections	\$ 2,244	\$ 3,848	\$ 3,848	\$ -	\$ 4,040	\$ 192	
Accounting Services	\$ 11,224	\$ 19,240	\$ 19,240	\$ -	\$ 20,202	\$ 962	
Auditing Services	\$ 4,400	\$ 4,329	\$ 5,000	\$ 671	\$ 5,000	\$ -	Grau & Associates
Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
Miscellaneous Mailings	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
Public Officials Liability Insurance	\$ 2,667	\$ 2,667	\$ 2,977	\$ 310	\$ 3,200	\$ 223	Egis Estimate
Legal Advertising	\$ 497	\$ 2,000	\$ 2,500	\$ 500	\$ 2,500	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
Miscellaneous Fees	\$ 406	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
Website Hosting, Maintenance, Backup (and Email)	\$ 2,215	\$ 3,500	\$ 5,000	\$ 1,500	\$ 3,500	\$ (1,500)	Website Compliance and Management
Legal Counsel				\$ -		\$ -	
District Counsel	\$ 7,500	\$ 18,000	\$ 11,500	\$ (6,500)	\$ 13,000	\$ 1,500	
				\$ -		\$ -	
Administrative Subtotal	\$ 74,206	\$ 123,369	\$ 122,850	\$ (519)	\$ 125,800	\$ 2,950	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services	\$ 952	\$ 1,500	\$ 1,500	\$ -	\$ 1,700	\$ 200	
Street Lights	\$ 12,777	\$ 21,903	\$ 20,000	\$ (1,903)	\$ 27,000	\$ 7,000	Anticipating increases in utility costs.
Water-Sewer Combination Services						\$ -	
Utility - Reclaimed	\$ 5,004	\$ 8,578	\$ 12,000	\$ 3,422	\$ 12,000	\$ -	
Stormwater Control						\$ -	
Stormwater Assessment	\$ 475	\$ 474	\$ 500	\$ 26	\$ 500	\$ -	Mail Kiosk Parking Lot
Aquatic Maintenance dry pond mowing	\$ 7,200	\$ 9,600	\$ 9,600	\$ -	\$ 9,600	\$ -	Qtly bush hogging (3 dry ponds) - \$2400 x 4
Other Physical Environment						\$ -	
Entry & Wall Maintenance & Repairs	\$ -	\$ 1,000	\$ 7,500	\$ 6,500	\$ 7,500	\$ -	2 Entryways
Perimeter Fence Repairs	\$ -	\$ 1,000	\$ 7,500	\$ 6,500	\$ 7,500	\$ -	
General Liability Insurance	\$ 3,259	\$ 3,259	\$ 3,638	\$ 379	\$ 3,900	\$ 262	Egis Estimate
Property Insurance	\$ 9,195	\$ 9,195	\$ 8,129	\$ (1,066)	\$ 15,000	\$ 6,871	Egis Estimate
Landscape/Irrigation Maintenance	\$ 72,397	\$ 124,000	\$ 150,000	\$ 26,000	\$ 175,000	\$ 25,000	\$124,000 + add'l
Irrigation Repairs	\$ 1,490	\$ 2,000	\$ 5,000	\$ 3,000	\$ 5,000	\$ -	
Landscape - Mulch	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 29,050	\$ 19,050	415 yards @ \$70/y as per Fieldstone
Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 10,000	\$ 5,000	
Contingency						\$ -	
Miscellaneous Contingency	\$ 3,972	\$ 6,809	\$ 27,000	\$ 20,191	\$ 27,000	\$ -	Sidewalk/Road/Pavillion/Deck Repairs
Field Operations Subtotal	\$ 116,721	\$ 204,319	\$ 267,367	\$ 63,048	\$ 330,750	\$ 63,383	
TOTAL EXPENDITURES	\$ 190,927	\$ 327,688	\$ 390,217	\$ 62,529	\$ 456,550	\$ 66,333	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 200,645	\$ 63,875	\$ -	\$ (61,183)	\$ -	\$ -	

**Proposed Budget
Copperspring Community Development District
Reserve Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023
	REVENUES		
	Special Assessments		
	Tax Roll*	\$ 20,000	\$ 20,000
	TOTAL REVENUES	\$ 20,000	\$ 20,000
	Balance Forward from Prior Year	\$ -	\$ -
	TOTAL REVENUES AND BALANCE FORWARD	\$ 20,000	\$ 20,000
	EXPENDITURES		
	Contingency		
	Capital Reserves	\$ 20,000	\$ 20,000
	Capital Outlay	\$ -	\$ -
	TOTAL EXPENDITURES	\$ 20,000	\$ 20,000
	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Copperspring Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2019	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments	\$491,010.00	\$491,010.00
TOTAL REVENUES	\$491,010.00	\$491,010.00
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$491,010.00	\$491,010.00
Administrative Subtotal	\$491,010.00	\$491,010.00
TOTAL EXPENDITURES	\$491,010.00	\$491,010.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments:

\$521,906.89

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County are a total 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Budget		\$476,550.00
Pasco County Collection Cost @	2%	\$10,139.36
Early Payment Discount @	4%	\$20,278.72
2023/2024 Total		<u>\$506,968.09</u>

2022/2023 O&M Budget	\$390,217.00
2023/2024 O&M Budget	\$476,550.00
Total Difference	<u>\$86,333.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2019 Debt Service - Single Family 45'	\$1,195.51	\$1,195.51	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$951.68	\$1,162.24	\$210.56	22.13%
Total	\$2,147.19	\$2,357.75	\$210.56	9.81%
Series 2019 Debt Service - Single Family 55'	\$1,461.18	\$1,461.18	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$1,161.05	\$1,417.93	\$256.88	22.12%
Total	\$2,622.23	\$2,879.11	\$256.88	9.80%

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$476,550.00
COLLECTION COSTS @	2.0%	\$10,139.36
EARLY PAYMENT DISCOUNT @	4.0%	\$20,278.72
TOTAL O&M ASSESSMENT		<u>\$506,968.09</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			
	<u>O&M</u>	<u>SERIES 2019 DEBT SERVICE ⁽¹⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>
Single Family 45'	241	241	1.00	241.00	55.25%	\$280,099.29
Single Family 55'	160	160	1.22	195.20	44.75%	\$226,868.80
	<u>401</u>	<u>401</u>		<u>436.20</u>	<u>100.00%</u>	<u>\$506,968.09</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>SERIES 2019 DEBT SERVICE ⁽²⁾</u>	<u>TOTAL ⁽³⁾</u>
\$1,162.24	\$1,195.51	\$2,357.75
\$1,417.93	\$1,461.18	\$2,879.11

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%): (\$30,418.09)

Net Revenue to be Collected: \$476,550.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2023 Pasco 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.

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 service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

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

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

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

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

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

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 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:

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

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

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

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

Wall and Fence Maintenance: The District will incur expenditures to maintain the wall and the fencing.

Entry Maintenance: The District will incur expenditures to maintain the entry monuments.

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.

Landscape Mulch: Expenditures related to mulch replacement.

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

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 5

RESOLUTION 2023-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIME AND LOCATION FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of July, 2023.

ATTEST:

**COPPERSPRING
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

**EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

October 10, 2023 *
November 14, 2023
December 12, 2023 *
January 9, 2024
February 13, 2024 *
March 12, 2024
April 9, 2024
May 14, 2024
June 11, 2024
July 9, 2024
August 13, 2024
September 10, 2024 *

All meetings will convene at 10:00 a.m. * except October, December, February and September will convene at 5:00 p.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588.

Tab 6

RESOLUTION 2023-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Copperspring Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JULY, 2023.

**COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 7

MINUTES OF MEETING

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

**COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of Copperspring Community Development District was held on **Tuesday, May 9, 2023 at 1:30 p.m.** at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Kelly Evans	Board Supervisor, Committee Member
Christina Cruz	Board Supervisor, Committee Member
Lori Campagna	Board Supervisor, Committee Member
Christopher Smith	Board Supervisor, Committee Member
Trevor Singh	Board Supervisor, Committee Member

Also Present were:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via conf. call)
Mike Bruegger	DE, Pegasus Engineering

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order**

Ms. Wallace called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS**Consideration of Audit Proposals**

Ms. Wallace stated that proposals were solicited from several firms. However, Grau and Associates and Berger Toombs, Elam, Gaines & Frank were the only two firms that submitted proposals. Following a brief discussion, the Committee ranked Grau as the highest ranked bidder with 478 points. Berger Toombs, Elam, Gaines & Frank received 471 points.

On a Motion by Ms. Evans, seconded by Ms. Cruz, with all in favor, the Audit Committee recommended Grau and Associates as the highest ranked bidder be retained to provide auditing services for three (3) years, for Copperspring Community Development District.
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THIRD ORDER OF BUSINESS

Adjournment

Ms. Wallace stated that there were no other matters to come before the Audit Committee at this time.

On a Motion by Ms. Evans, seconded by Ms. Cruz, with all in favor, the Audit Committee adjourned the meeting at 1:35 p.m. for Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 8

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 the 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.

**COPPERSPRING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Copperspring Community Development District was held on **Tuesday, May 9, 2023 at 1:35 p.m.** at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Kelly Evans	Board Supervisor, Chair
Trevor Singh	Board Supervisor, Vice-Chair
Lori Campagna	Board Supervisor, Assistant Secretary
Christopher Smith	Board Supervisor, Assistant Secretary
Christina Cruz	Board Supervisor, Assistant Secretary

Also Present were:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via conf. call)
Mike Bruegger	District Engineer, Pegasus Engineering (via conf. call)
Scott Herman	Representative, Fieldstone

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wallace called the meeting to order and confirmed a quorum. She stated for the record that the Oath of Office had been administered to Ms. Cruz following the adjournment of last month's meeting. Ms. Cruz confirmed that she would accept compensation for meeting attendance as allowed.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forward.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2023-05;
Updated Parking & Towing Policy**

The Board asked that the resolution be revised to state, "No parking at any time along Hanover Drive."

On a Motion by Mr. Singh, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the revised Resolution 2023-05; Updated Parking & Towing Policy, for the Copperspring Community Development District.

FOURTH ORDER OF BUSINESS

**Acceptance of Audit Committee
Recommendations for Auditing Services**

On a Motion by Ms. Evans, seconded by Ms. Cruz, with all in favor, the Board of Supervisors accepted the Audit Committee recommendation of Grau & Associates for Auditing Services for 2023-2025, for the Copperspring Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Traffic Sign Study,
Punchlist and Proposal**

A brief discussion was held regarding the traffic sign study punch list and proposal.

On a Motion by Ms. Cruz, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$5,000 for completion of the traffic sign punch list, for the Copperspring Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06;
Approving Fiscal Year 2023-2024 Proposed
Budget & Setting Public Hearing**

A brief discussion was held regarding various line items within the proposed budget totaling \$456,550. As well as legal parameters for holding the required public hearing and mailed notices to landowners.

On a Motion by Ms. Evans, seconded by Mr. Singh, with all in favor, the Board of Supervisors approved Resolution 2023-06; Approving Fiscal Year 2023-2024 Proposed Budget (totaling \$456,550) & Setting Public Hearing for July 11, 2023 at 9:00 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588, for the Copperspring Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on April 11, 2023**

Revisions were requested to lines 97 and 116 of the minutes.

On a Motion by Ms. Evans, seconded by Ms. Cruz, with all in favor, the Board of Supervisors approved the Minutes of the Regular meeting on March 14, 2023, as amended for Copperspring Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditure for March 2023**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for March 2023 (\$19,141.66) for Copperspring Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. Landscape & Irrigation Upate

No report.

D. District Manager

Ms. Wallace reminded the Board of Supervisors of the next meeting that is scheduled for June 13, 2023, at 9:00 a.m. Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Ms. Wallace stated that the 1st Quarterly Compliance Audit Report 1/2023 was received from Campus Suites for Website Compliance.

Ms. Wallace reviewed the latest site visit report. The Board directed District Management to send the punch list to the resident who emailed regarding the Spider Lily.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Wallace stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Ms. Evans, seconded by Ms. Cruz with all in favor, the Board of Supervisors adjourned the meeting at 2:06 p.m. for Copperspring Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 9

Copperspring Community Development District

District Office · Wesley Chapel, Florida · (813) 944-1001

Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614

www.copperspringcdd.org

Operations and Maintenance Expenditures

April 2023

For Board Approval

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

The total items being presented: **\$33,137.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Smith	100116	CS031423 - 249	Board of Supervisors Meeting 03/14/23	\$ 200.00
Christopher Smith	100123	CS041123 - 249	Board of Supervisors Meeting 04/11/23	\$ 200.00
Duke Energy	100117	9100 8756 3073 03/23	6258 Spider Lily Way 03/23	\$ 30.79
Duke Energy	100124	9100 8756 3263 03/23	000 State Road 54 Lite 03/23	\$ 817.84
Duke Energy	100132	9100 8753 4531 03/23	3980 Copperspring Blvd Irrigation & Lites 03/23	\$ 30.79
Duke Energy	100132	9100 8753 4713 03/23	000 Copperspring Blvd Lights 03/23	\$ 577.52
Duke Energy	100132	9100 9446 4850 03/23	00 Copperspring Blvd Lite PH 3 03/23	\$ 226.13
Duke Energy	100132	9100 9446 7027 03/23	6019 Soaring Osprey Way 03/23	\$ 30.79
Fieldstone Landscape Services	100134	19556	Landscape Maintenance 04/23	\$ 10,332.90
Grau & Associates, P.A.	100125	23833	Audit Services 04/23	\$ 4,400.00
Jayman Enterprises, LLC	100126	2500	Wooden Observation Deck Repairs 04/23	\$ 125.00
Kelly Evans	100118	KE031423 - 249	Board of Supervisors Meeting 03/14/23	\$ 200.00
Kelly Evans	100127	KE041123 - 249	Board of Supervisors Meeting 04/11/23	\$ 200.00
Laura Coffey	100119	LC031423 -249	Board of Supervisors Meeting 03/14/23	\$ 200.00
Laura Coffey	100128	LC041123 - 249	Board of Supervisors Meeting 04/11/23	\$ 200.00

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lori Campagna	100120	LoC031423 - 249	Board of Supervisors Meeting 03/14/23	\$ 200.00
Lori Campagna	100129	LoC041123 - 249	Board of Supervisors Meeting 04/11/23	\$ 200.00
Lutz Hotel Management, LLC	100133	041923 Lutz	BOS Meeting Room Rental 05/09/23	\$ 81.33
Pasco County Utilities	100130	18221279	3950 River Otter Lane - Irrigation 03/23	\$ 128.63
Pasco County Utilities	100130	18221280	6557 Water Hemlock Way 03/23	\$ 20.33
Pasco County Utilities	100130	18221282	3707 Copperspring Blvd - Irrigation 03/23	\$ 545.10
Pasco County Utilities	100130	18221432	6258 Spider Lily Way 03/23	\$ 87.23
Pasco County Utilities	100130	18221645	3980 Soaring Osprey Way 03/23	\$ 87.15
Pegasus Engineering, LLC	100135	226395	Engineering Services 01/23	\$ 6,025.00
Rizzetta & Company, Inc.	100115	INV0000078815	District Management Fees 04/23	\$ 4,199.34
Sitex Aquatics, LLC	100136	7693	Bush Hog Dry Ponds 04/23	\$ 2,400.00
Straley Robin Vericker	100121	22954	General Legal Services 03/23	\$ 992.00
Trevor Singh	100122	TS031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Trevor Singh	100131	TS041123 - 249	Board of Supervisors Meeting 04/11/23	\$ 200.00
Report Total				<u>\$ 33,137.87</u>

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Copperspring Community Development District

District Office · Wesley Chapel, Florida · (813) 944-1001

Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614

www.copperspringcdd.org

Operations and Maintenance Expenditures

May 2023

For Board Approval

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

The total items being presented: **\$21,100.78**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Smith	100142	CS050923 - 249	Board of Supervisors Meeting 05/09/23	\$ 200.00
Duke Energy	100138	9100 8753 4911 03/23	6575 Moog Road Mailbox 03/23	\$ 30.79
Duke Energy	100138	9100 8756 3073 04/23	6258 Spider Lily Way 04/23	\$ 30.79
Duke Energy	100143	9100 8753 4531 04/23	3980 Copperspring Blvd Irrigation & Lites 04/23	\$ 30.79
Duke Energy	100143	9100 8756 3263 04/23	000 State Road 54 Lite 04/23	\$ 817.84
Duke Energy	100143	9100 9446 4850 04/23	00 Copperspring Blvd Lite PH 3 04/23	\$ 226.13
Duke Energy	100143	9100 9446 7027 04/23	6019 Soaring Osprey Way 04/23	\$ 30.79
Duke Energy	100150	9100 8753 4713 04/23	000 Copperspring Blvd Lights 04/23	\$ 577.52
Duke Energy	100150	9100 8753 4911 04/23	6575 Moog Road Mailbox 04/23	\$ 30.79
Fieldstone Landscape Services	100141	19726	Landscape Maintenance 05/23	\$ 10,332.90
Fieldstone Landscape Services	100144	19825	Irrigation Repairs 05/23	\$ 270.00
Fieldstone Landscape Services	100144	19826	Irrigation Repairs 05/23	\$ 275.00
Jayman Enterprises, LLC	100139	2514	Gate Repair 04/23	\$ 175.00
Kelly Evans	100145	KE050923 - 249	Board of Supervisors Meeting 05/09/23	\$ 200.00
Lori Campagna	100146	LC050923 - 249	Board of Supervisors Meeting 05/09/23	\$ 200.00

Copperspring Community Development District

Paid Operation and Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	100147	18369204	3950 River Otter Lane - Irrigation 04/23	\$ 112.50
Pasco County Utilities	100147	18369206	6557 Water Hemlock Way 04/23	\$ 24.00
Pasco County Utilities	100147	18369210	3707 Copperspring Blvd - Irrigation 04/23	\$ 699.00
Pasco County Utilities	100147	18369369	6258 Spider Lily Way 04/23	\$ 98.25
Pasco County Utilities	100147	18369581	3980 Soaring Osprey Way 04/23	\$ 78.00
Rizzetta & Company, Inc.	100137	INV0000079640	District Management Fees 05/23	\$ 4,199.34
Straley Robin Vericker	100140	23047	General Legal Services 04/23	\$ 1,993.75
Times Publishing Company	100148	0000283980 04/26/23	Legal Advertising Acct# 202058 05/23	\$ 109.60
Times Publishing Company	100148	0000284936 04/30/23	Legal Advertising Acct# 202058 05/23	\$ 158.00
Trevor Singh	100149	TS050923	Board of Supervisors Meeting 05/09/23	<u>\$ 200.00</u>
Report Total				<u><u>\$ 21,100.78</u></u>