



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting March 6, 2023

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

| | | |
|--------------------------------------|------------------|--------------------------|
| District Board of Supervisors | Daniel Novak | Chairman |
| | Chris Kawalec | Vice Chairman |
| | Steve Wiers | Assistant Secretary |
| | Tyson Krutsinger | Assistant Secretary |
| | Roger Smith | Assistant Secretary |
| District Manager | Daryl Adams | Rizzetta & Company, Inc. |
| District Attorney | Meredith Hammock | Kilinski/Van Wyk |
| District Engineer | Greg Woodcock | Cardno |

All cellular phones must be placed on mute 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 813-994-1001. 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.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

February 27, 2023

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, March 6, 2023 at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Review of February Aquatics Report..... Tab 1
 1. Consideration of Planting & Fish Stocking Proposal.....Tab 2
 2. Pond Maintenance Map Tab 3
 - B. Review of February Field Inspection Report
(under separate cover)
 1. Landscape Response to Field Inspection Report
(under separate cover)
 2. Ratification of the Annual Rotation Proposal.....Tab 4
 - C. Review of February Irrigation Report..... Tab 5
 - D. Review of February Property Maintenance Report..... Tab 6
 - E. District Engineer
 1. Review of February District Engineer Report..... Tab 7
 2. Discussion of Replanting in Over-Cut Wetlands
 - F. District Counsel
 1. Update on Trail Project
 2. Update on Easement Agreements
 3. Update on Amenities & Community Park Policies
 - G. District Manager
 1. February District Manager Report & Review of Financials.....Tab 8
- 4. BUSINESS ITEMS**
 - A. Consideration of Landscape Lighting Proposal.....Tab 9
 - B. Consideration of Park Surveillance Proposal.....Tab 10
 - C. Discussion of FY 2023-2024 Budget
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on February 6, 2023 Tab 11
 - B. Consideration of Operation and Maintenance
Expenditures for January 2023..... Tab 12

6. SUPERVISOR REQUESTS
7. ADJOURNEMENT

I 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) 994-1001.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Aleksey Solano

Date: 02/02/2023 Time: 03:10 PM

Customer Signature: _____

| Waterway Treatment | Algae | Submersed Weeds | Grasses and brush | Floating Weeds | Blue Dye | Inspection | Request for Service | Restriction | # of days |
|--------------------|-------|-----------------|-------------------|----------------|----------|------------|---------------------|-------------|-----------|
| 23 | x | | x | | | | | | |
| 32 | | | x | | | | | | |
| 21 | | | x | | | | | | |
| 34 | x | | x | | | | | | |
| 35 | | | x | | | | | | |
| 40 | | | x | | | | | | |
| 36 | x | | x | | | | | | |
| 46 | x | | x | | | | | | |
| 24 | | | x | | | | | | |
| 20 | | | x | | | | | | |
| 21 | | | x | | | | | | |
| 16-20 | | | x | | | | | | |
| | | | | | | | | | |
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|--|--|---|--|---|--|
| CLARITY | FLOW | METHOD | CARP PROGRAM | WATER LEVEL | WEATHER |
| <input type="checkbox"/> < 1' | <input checked="" type="checkbox"/> None | <input checked="" type="checkbox"/> ATV | <input type="checkbox"/> Boat | <input type="checkbox"/> High | <input type="checkbox"/> Clear |
| <input checked="" type="checkbox"/> 1-2' | <input type="checkbox"/> Slight | <input type="checkbox"/> Airboat | <input type="checkbox"/> Truck | <input type="checkbox"/> Normal | <input checked="" type="checkbox"/> Cloudy |
| <input type="checkbox"/> 2-4' | <input type="checkbox"/> Visible | <input type="checkbox"/> Backpack | <input type="checkbox"/> Barrier Inspected | <input checked="" type="checkbox"/> Low | <input checked="" type="checkbox"/> Windy |
| <input type="checkbox"/> > 4' | | | | | <input type="checkbox"/> Rainy |

FISH and WILDLIFE OBSERVATIONS

| | | | | |
|---|---|--|---|------------------------------------|
| <input checked="" type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input checked="" type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Bass | <input checked="" type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Arrowhead | <input checked="" type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input checked="" type="checkbox"/> Cordgrass | <input checked="" type="checkbox"/> Lily |

Beneficial Vegetation Notes:

| | |
|--|--------------------------------|
| <input type="checkbox"/> Naiad | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Pickerelweed | |
| <input type="checkbox"/> Soft Rush | <input type="checkbox"/> _____ |





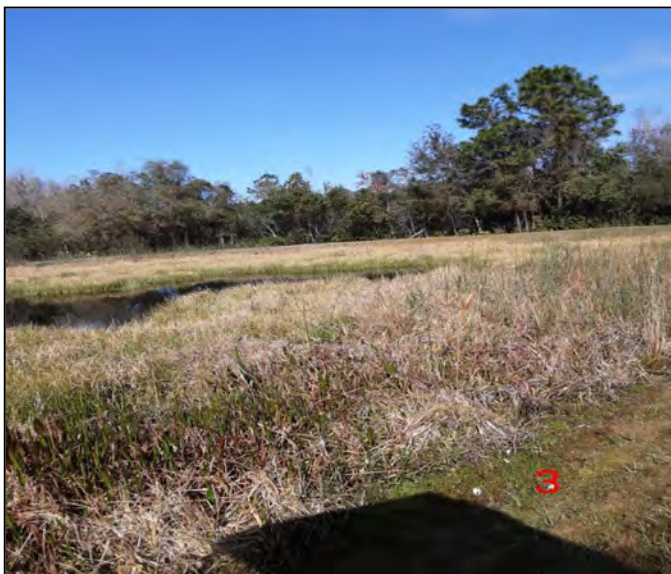


☐ Naiad
 ☐ _____

☒ Pickerelweed

☐ Soft Rush
 ☐ _____







☐ Soft Rush





| | | | | |
|--|---|--|--|--------------------------------|
| <u>NATIVE WETLAND HABITAT MAINTENANCE</u> | | | Beneficial Vegetation Notes: | |
| <input checked="" type="checkbox"/> Arrowhead | <input checked="" type="checkbox"/> Bulrush | <input checked="" type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush | <input checked="" type="checkbox"/> Pickerelweed | |
| <input type="checkbox"/> Blue Flag Iris | <input checked="" type="checkbox"/> Cordgrass | <input checked="" type="checkbox"/> Lily | <input type="checkbox"/> Soft Rush | <input type="checkbox"/> |







☐ Naiad
 ☐ _____

☒ Pickerelweed

☐ Soft Rush
 ☐ _____







Tab 2



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMENDMENT to the original contract made the date set forth below, by and between FIRST CHOICE Aquatic Weed Management, LCC. Hereinafter called "FC", and

Connerton West CDD

c/o Rizzetta

5844 Old Pasco Rd.

Suite 100

Wesley Chapel, FL 33544

Darryl Adams 813-994-1001 Darryla@rizzetta.com

02/09/2023

Hereinafter called "CUSTOMER". The parties hereto agree as follows:

AWC agrees to supply and deliver (1,200) Bareroot Jointed spike rush (500) bareroot Pickerelweed for waterway(s) 7, 26, 27, 23 and 34 located in Connerton West CDD in accordance with the terms and conditions of this agreement.

Customer agrees to pay AWC in the following amount and manor:

- (1,200) bareroot Jointed spike rush @ .81 ach \$ 972.00
- (500) bareroot Pickerelweed @ \$.81 each \$ 405.00
-

Total investment \$ 1,377.00

Payments for this service will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

Aquatic Weed Control, Inc. maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the dates set forth below, by and between Aquatic Weed Control, Inc. hereinafter "AWC", and

Connerton West CDD

c/o Rizzetta

5844 Old Pasco Rd.

Suite 100

Wesley Chapel, FL 33544

Darryl Adams 813-994-1001 Darryla@rizzetta.com

02/08/2023

Hereinafter **called "CUSTOMER"**. The parties agree to as follows:

AWC agrees for stocking of (4,075) 1-3" Blue Tilapia of pond #'s **1, 3, 9, 11 and 12** in accordance with the terms and conditions of this agreement. (Stocking rate of 500 tilapia per ac., 11 waterways totaling 4,245 acres)

| | |
|---|-------------|
| - (4,252) 1-3" Blue Tilapia @ \$.82 each | \$ 3,486.64 |
| - Delivery fee | \$ 275.00 |

Total investment \$ 3,761.64

Payments for this service will be due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

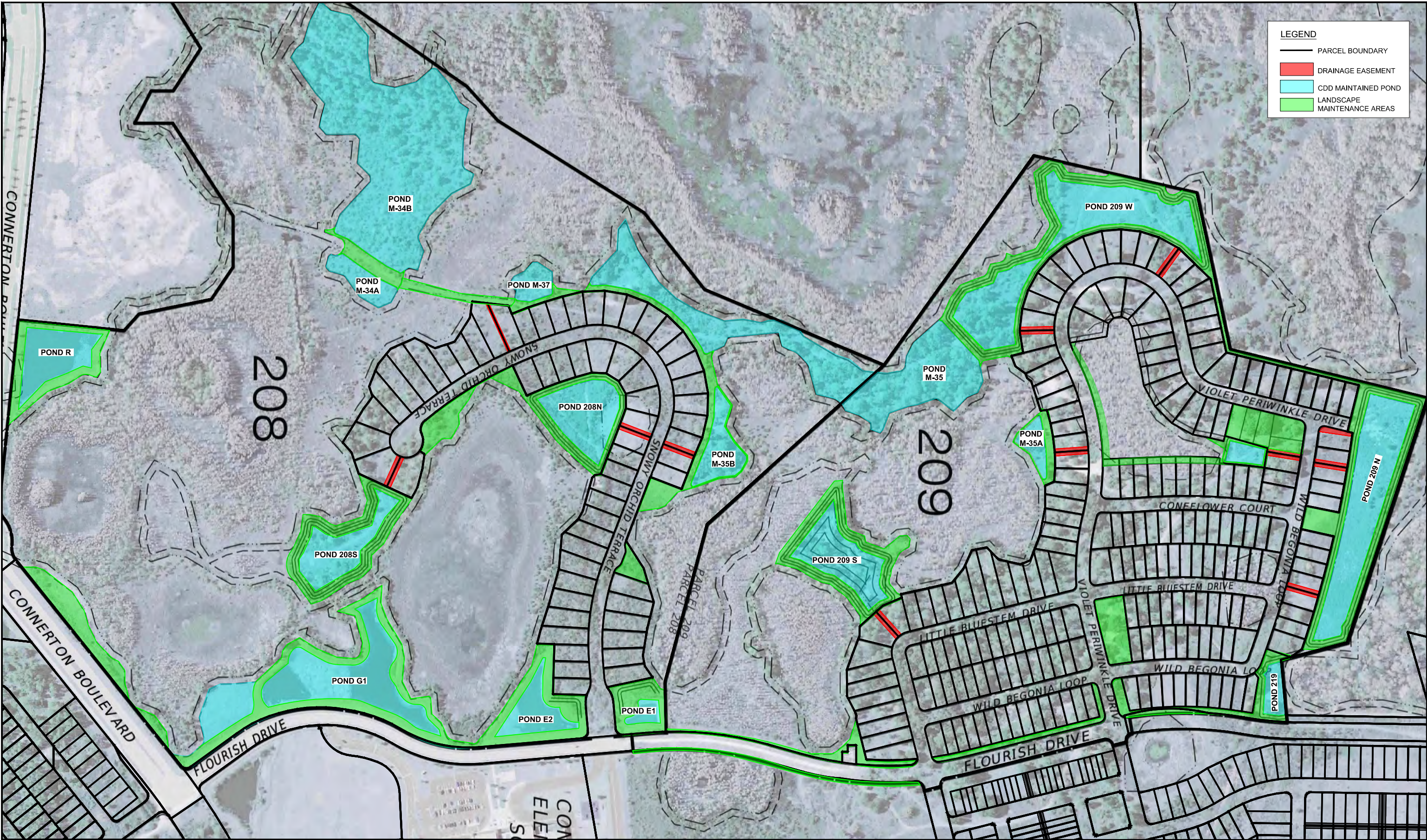
Aquatic Weed Control, Inc.

Customer's Signature Title

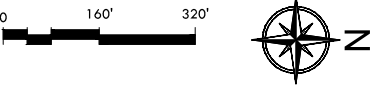
Print Signature Date

Print Company Name

Tab 3



CONNERTON WEST
PARCEL 208 & 209 MAINTENANCE EXHIBIT



Tab 4

Proposal for Extra Work at Connerton West CDD

Property Name Connerton West CDD
Property Address 21100 Fountain Garden Way
Land O' Lakes, FL 34628

Contact Darryl Adams
To Connerton West CDD c/o Rizzetta &
Co.Inc
Billing Address c/o Rizzetta & Co Inc 5844 Old Pasco Rd
Ste 100
Wesley Chapel, FL 33544

Project Name Annual Rotation

Project Description Annual Rotation

Scope of Work

| QTY | UoM/Size | Material/Description | Unit Price | Total |
|----------|----------|--|------------|-------------|
| 6,100.00 | EACH | Annual Rotation, type of flower is TBD | \$1.82 | \$11,102.00 |

For internal use only

SO# 8026052
JOB# 342200227
Service Line 130

Total Price \$11,102.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services.

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature

Title

Darryl Adams
Printed Name

Date

February 21, 2023

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature

Title

Roy Elliot Harris

February 21, 2023

Printed Name

Date

Job #: 342200227

SO #: 8026052

Proposed Price: \$11,102.00

Tab 5



IRRIGATION REPORT

DATE: February 27, 2023

PROJECT: Connerton West – Land O’Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. One decoder was replaced under warranty between January 27th and February 26th.

In addition to routine maintenance, the following issues were addressed:

- Repaired mainline leak on north side of Connerton Blvd., west of Fountain.
- Submitted proposal to have water meters tested for accuracy as required by Water Use Permit.
- Completed preliminary inspection of new areas at Story Book Park.
- With the warmer temperatures and very little rainfall, turned on recharge well at EPI to start filling pond.

The ET sensor located on the Hunter ACC controller at the EP1 pump station recorded 3.58” of ET and 0.31” of rain between January 27th and February 26th. Unfortunately, there were no significant rainfall events, and the site was never shut down. The ET systems appear to be adjusting as expected to this unseasonably warm weather. Hopefully the area will see at least one more cool front with some accompanying rainfall.

According to the Water Management District, the 12-month rolling water usage for the month of January was 97,524 gpd. This is well below the permitted quantity of 419,000 gpd.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Water Quality Tests

EP1

| Date | pH | Salinity (ppm) | TDS (ppm) | Conductivity (uS) | |
|-----------|------|----------------|-----------|-------------------|--|
| 2/18/2022 | 8.4 | 360 | 530 | 711 | |
| 4/8/2022 | 8.85 | 340 | 490 | 710 | |
| 5/2/2022 | 8.8 | 330 | 490 | 719 | |
| 6/6/2022 | 8.59 | 290 | 440 | 635 | |
| 7/6/2022 | 8.75 | 260 | 390 | 568 | |
| 7/22/2022 | 8.92 | 270 | 400 | 577 | |
| 8/30/2022 | 7.82 | 240 | 360 | 526 | |
| 10/3/2022 | 8.3 | 230 | 340 | 492 | |
| 12/2/2022 | 7.87 | 240 | 360 | 240 | |
| 2/6/2023 | 7.96 | 190 | 290 | 425 | |
| | | | | | |

Acceptable pH for St. Augustine turf is 6.5-8.4

Acceptable TDS for St. Augustine turf is less than 450 ppm.

EP2

| Date | pH | Salinity (ppm) | TDS (ppm) | Conductivity (uS) | |
|-----------|------|----------------|-----------|-------------------|--|
| 2/18/2022 | 7.69 | 90 | 140 | 204 | |
| 4/8/2022 | 8.2 | 190 | 210 | 413 | |
| 5/2/2022 | 8.14 | 100 | 160 | 228 | |
| 6/6/2022 | 8.83 | 120 | 170 | 254 | |
| 7/6/2022 | 8.54 | 110 | 170 | 258 | |
| 7/22/2022 | 8.33 | 110 | 160 | 234 | |
| 8/30/2022 | 7.59 | 110 | 170 | 251 | |
| 10/3/2022 | 7.8 | 100 | 160 | 230 | |
| 12/2/2022 | 7.8 | 90 | 140 | 216 | |
| 2/6/2023 | 7.43 | 100 | 150 | 220 | |
| | | | | | |



Crack in tee was that causing mainline leak on north side of Connerton Blvd., west of fountain.

Tab 6

Maintenance Weekly Report

2/6/2023 –2/10/2023

Accomplishments

2/6/23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash, checked lawn maintenance, picked up roadway trash, install shelf over future work bench, changed oil in JD, attend CDD meeting (10.0hrs)

2/6/23 (HOA) Checked Rose Point, checked CC, picked up trash, helped set up CDD meeting (1.5hrs)

2/7/23(CDD) Check site, checked bike trail, picked up roadway trash, checked lawn maintenance, moved into new storage container, picked up ignition switch from Everglades equip. & replaced, removed all Lennar signs on Connerton West CDD property, installed (no fishing sign) @ ep2, moved 2 towing signs from Sagewood to Storybrook park (6.75hrs)

2/7/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked area, repaired banner on tennis court, re installed light fixture (1.5hrs)

2/8/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, replaced to bridge boards on bike trail (7.0hrs)

2/8/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash (1.0hrs)

2/9/23 (CDD) Checked site, checked bike trail, checked playgrounds, checked lawn maintenance, filled fountain, picked up roadway trash, remove 2 no dumping signs in Willow Vista & re install 1 at storage area, trim branches by cornhole in Storybrook park, started scrap wood & trash removal @ storage area (5.25hrs)

2/9/23 HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)

2/10/23 (CDD) Checked site, checked fountain, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (4.75hrs)

2/10/23 (HOA) Checked RP, Checked CC, picked up trash, checked gym, locked up maint. Gate to lap pool (1.0hrs)

Ballenger Irrigation

2/6/23 - 2

2/7/23 - 0

2/8/23 - 1 Gail- irrigation isolate

2/9/23- 1

2/10/23 - 2

Brightview Land.

2/6/23 - 12 men mowing

2/7/23 - 5 men mowing

2/8/23 - 5 men mowing

2/9/23 - 5 men crape myrtle trimming



Metta & Company

2/10/23 - 0

Plans For Next Week



Rizzetta & Company

Work bench materials & build
Boardwalk railing material
Haul paint to dump

Current/Future Projects

Bike trail bridge handrail repair



Rizzetta & Company

Maintenance Weekly Report

2/13/2023 –2/17/2023

Accomplishments

2/13/23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash & blow off, checked lawn maintenance, picked up roadway trash, threw away more trash (6.25hrs)

2/13/23 (HOA) Checked Rose Point, checked CC, picked up trash, rehung banner, hang paper towel dispenser (2.0hrs)

2/14/23(CDD) Check site, checked bike trail, held deer until FWC arrived to euthanize (blind, lethargic), met w/ Roger Connerton Cove common area, checked bench bolts at Willow Vista Park, picked up roadway trash, checked lawn maintenance, checked easement access at 208 & 209 (2) (7.0hrs)

2/14/23 (HOA) Checked CC cleaned up parking lot trash, checked RP (1.0hrs)

2/15/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, checked playgrounds, cleaned up dead plant roots and drip tube @ Connerton Cove playground, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, checked Wood shadow for parking 3x(6.25hrs)

2/15/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, checked pool repairs, checked fountain (pump running slow), emptied gym trash, checked bathrooms (2.0hrs)

2/16/23 (CDD) Checked site, checked bike trail, checked playgrounds, checked lawn maintenance, filled fountain, picked up roadway trash, van parked common area on Billowy Jaunt (towed), checked Wood shadow for parking, re attached bench to pavers @ Willow Vista Park (6.0hrs)

2/16/23 HOA) Checked RP, pick up trash, checked CC pick up trash, assisted set up of patio furniture cleaning, greased cable machine, checked fountain (2.0hrs)

2/17/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, requested homeless man to vacate woods south of Connerton Blvd, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (4.50hrs)

2/17/23 (HOA) Checked RP, checked CC cleaned up parking lots (1.0hrs)

2/13/23 - 3

2/14/23 - 2

2/15/23 - 0

2/16/23- 0

2/17/23 - 3

Brightview Land.

2/13/23 - 5 men crape myrtle pruning/detail

2/14/23 - 5 men crape myrtle pruning/ detail

2/15/23 - 7 men, 2 detail, 2 pond mowing, 3 de moss trees

2/16/23 - 5 crape myrtle pruning, de moss trees

2/17/23 - 0



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Work bench materials & build
Boardwalk railing material
Haul paint to dump

Current/Future Projects

Bike trail bridge handrail repair



Rizzetta & Company

Maintenance Weekly Report

2/20/2023 –2/24/2023

Accomplishments

2/20/23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash, checked lawn maintenance, picked up roadway trash, started tearing down Lennar signs, went to Lowes(7.0hrs)

2/20/23 (HOA) Checked Rose Point, checked CC, picked up trash, rehung banner, worked on bathroom door (2.0hrs)

2/21/23(CDD) Check site, checked bike trail, received lumber order & placed in container, framed work bench, completed removal of Lennar signs, picked up fuel, talked w/ junk doctor on pile's removal on roadways, picked up roadway trash, checked lawn maintenance, (7.50hrs)

2/21/23 (HOA) Checked CC cleaned up parking lot trash, checked RP (1.5hrs)

2/22/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, finished workbench, moved slats to fill in on 2 signs, checked for resident drain into pond, checked area for homeless man (6.50hrs)

2/22/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash (1.5hrs)

2/23/23 (CDD) Checked site, checked bike trail & blow off, checked playgrounds, checked lawn maintenance, filled fountain, picked up roadway trash, checked Wood shadow for parking, replaced 130' of 2x6 railing on bridges, checked for sign pick up (7.5hrs)

2/23/23 HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)

2/24/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (4.50hrs)

2/24/23 (HOA) Checked RP, checked CC cleaned up parking lots (1.0hrs)

Ballenger Irrig

2/20/23 - 1

2/21/23 - 1

2/22/23 - 0

2/23/23- 1

2/24/23 - 1

Brightview Land.

2/20/23 - 7 men mowing

2/21/23 - 4 – 3 mowing, 1tree moss

2/22/23 - 5 men mowing

2/23/23 - 4 men mowing

2/24/23 - 0



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Boardwalk railing repair
Haul paint to dump

Current/Future Projects

Bike trail bridge handrail repair



Rizzetta & Company

Tab 7



March 6, 2023

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Civil work is 100% complete.
- Landscape/Irrigation Punch list is currently being worked on by Yellowstone. Yellowstone is waiting on specified planting sizes to arrive onsite to replace previously installed plantings below specification as well as minor irrigation changes.

Trail Project

- CDD board put this priority on hold. Developer taking over design and permitting responsibilities.

Acquisition Review

Parcel 209 Acquisition – Civil portion of the project has not been turned over

Email received regarding developer adjacent to the pond bank at the end of Violet Periwinkle drive has bare soil exposed and installation of sod on all disturbed areas is required. Sent email to developer to remedy the situation.

Parcel 208 Acquisition – Civil portion of the project has not been turned over

Miscellaneous Projects

Sealing of Entrance Signs

The contractor has completed all of the interior signs, and sealed them with the protective coating.

The two entrance signs have not yet been sealed. The contractor has been unable to eliminate the bubbling of the signs, and has noted a pre-existing condition of moisture within the sign as the cause. Due to the condition of the original paint (alligator cracking) moisture has been able to freely move both in and out of the sign over the years. By adding the new coats of paint, it has trapped the moisture within the sign, and whenever the sun hits the southern facing portions, the moisture then tries to come out, creating the bubbling.

Their recommendation has been to let it sit as is, in hopes it will self-regulate, and the moisture will eventually find its way out along the base of the sign. They do not want to seal these signs until we are sure they will not bubble.

In the meantime, we are exploring other potential materials we could use for the base that would prevent moisture from coming out of the sign. They would then paint on top of that.

We will provide an update on our findings at the upcoming meeting.



February 6, 2023

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

Shade Sail Project

- Shade Sail at Rose Cottage is going to be reviewed by contractor. Waiting on date when contractor will be onsite. I plan on meeting him when he arrives.

Dog Park Project

- Cardno to move forward with design and cost estimate.

Amenity Center Pond Wall Repair

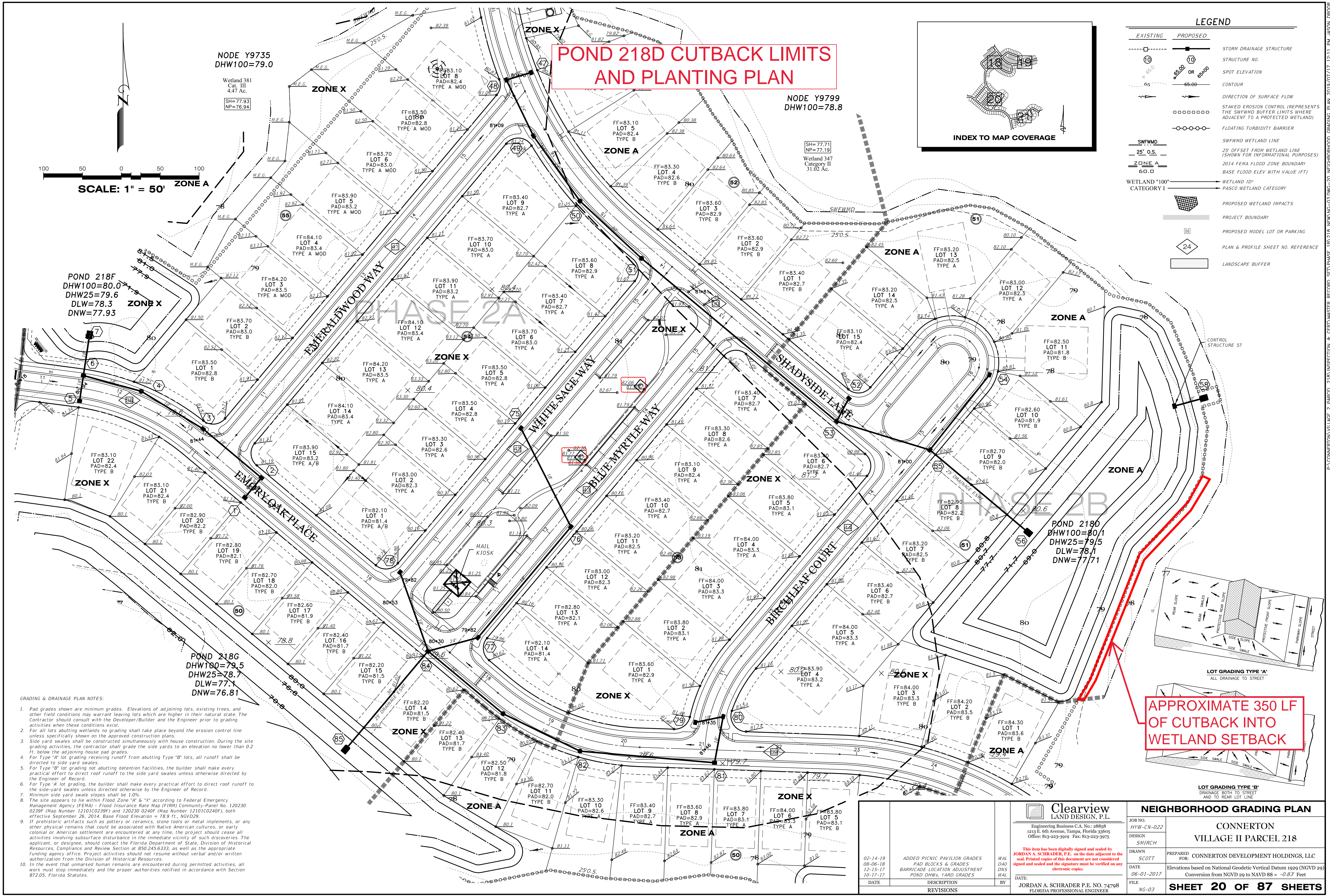
- Waiting on Schedule for replacement of blocks from Sitemasters. Sitemasters is to retrieve the blocks from the pond and install them on wall.

Connerton Blvd./US-41 – Bullnose Irrigation Installation

FDOT Right of Way Use Permit to put Irrigation to west bull nose at Connerton Blvd Entrance. I have a call into FDOT to review requirements and options for materials in bull nose area. Once we have confirmation that a Right of way use permit is required we will submit on behalf of the CDD.

Development Impacts east and north of Flourish Drive

We have reviewed the structures and manholes at the east and north end of Flourish Drive and will be sending out a report outlining our findings and recommendations for removal of sediment and silt.



POND 218D CUTBACK LIMITS AND PLANTING PLAN

APPROXIMATE 350 LF OF CUTBACK INTO WETLAND SETBACK

- GRADING & DRAINAGE PLAN NOTES:
1. Pad grades shown are minimum grades. Elevations of adjoining lots, existing trees, and other field conditions may warrant leaving lots which are higher in their natural state. The Contractor should consult with the Developer/Builder and the Engineer prior to grading activities when these conditions exist.
 2. For all lots abutting wetlands no grading shall take place beyond the erosion control line unless specifically shown on the approved construction plans.
 3. Side yard swales shall be constructed simultaneously with house construction. During the site grading activities, the contractor shall grade the side yards to an elevation no lower than 0.2 ft. below the adjoining house pad grades.
 4. For Type "A" lot grading receiving runoff from abutting Type "B" lots, all runoff shall be directed to side yard swales.
 5. For Type "B" lot grading not abutting detention facilities, the builder shall make every practical effort to direct roof runoff to the side yard swales unless otherwise directed by the Engineer of Record.
 6. For Type "A" lot grading, the builder shall make every practical effort to direct roof runoff to the side yard swales unless directed otherwise by the Engineer of Record.
 7. Minimum side yard swale slopes shall be 1.0%.
 8. The site appears to lie within Flood Zone "A" and "X" according to Federal Emergency Management Agency (FEMA) - Flood Insurance Rate Map (FIRM) Community Panel No. 120230 0239F (Map Number 12101C0239F) and 120230 0240F (Map Number 12101C0240F), both effective September 26, 2014. Base Flood Elevation = 78.9 ft., NGVD29.
 9. If prehistoric artifacts such as pottery or ceramics, stone tools or metal implements, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time, the project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The applicant, or designee, should contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at 850.245.6333, as well as the appropriate funding agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.
 10. In the event that unmarked human remains are encountered during permitted activities, all work must stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

| | | | | | |
|------------------------------------|--|-------------------------------|--|-------|--|
| DATE | | DESCRIPTION | | BY | |
| 02-14-19 | | ADDED PICNIC PAVILION GRADES | | WAL | |
| 08-06-18 | | PAD BLOCKS & GRADES | | DAD | |
| 12-15-17 | | BARRICADE LOCATION ADJUSTMENT | | DMS | |
| 10-17-17 | | POND DHWS, YARD GRADES | | WAL | |
| DATE | | DESCRIPTION | | BY | |
| JORDAN A. SCHRADER, P.E. NO. 74798 | | FLORIDA PROFESSIONAL ENGINEER | | NG-03 | |

| | | | |
|--|--|---|--|
| Clearview LAND DESIGN, P.L.L.C. | | NEIGHBORHOOD GRADING PLAN | |
| Engineering Business C.A. No.: 28858 1213 E. 6th Avenue, Tampa, Florida 33605 Office: 813-223-3919 Fax: 813-223-3975 | | CONNERTON VILLAGE II PARCEL 218 | |
| JOB NO. HYW-CN-022 | | DESIGN SMIRCH | |
| DRAWN SCOTT | | PREPARED FOR: CONNERTON DEVELOPMENT HOLDINGS, LLC | |
| DATE 06-01-2017 | | Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29) Conversion from NGVD 29 to NAVD 88 = -0.87 Feet | |
| FILE NG-03 | | SHEET 20 OF 87 SHEETS | |





Connerton Pond 218D Wetland Buffer Impacts

Estimated Approximately 0.07 Acre or 3,150 sq. ft. (based on 350-feet long by 9-feet wide)

| Common Name | Scientific Name | Size | Spacing | Quantity | Unit Cost |
|--|--------------------------------|----------|---------|----------|-------------------|
| Fakahatchee grass | <i>Tripsacum dactyloides</i> | 1-gallon | 3-feet | 125 | \$5.00 |
| Sand cordgrass | <i>Spartina bakerii</i> | 1-gallon | 3-feet | 125 | \$5.00 |
| Wax myrtle | <i>Morella cerifera</i> | 7-gallon | 8-feet | 42 | \$45.00 |
| Red maple | <i>Acer rubrum</i> | 7-gallon | 12-feet | 14 | \$60.00 |
| Sweetgum | <i>Liquidambar styraciflua</i> | 7-gallon | 12-feet | 14 | \$60.00 |
| Total Cost for Plants, Delivery, and Installation | | | | | \$4,820.00 |

Cardno proposes to deliver and install the following plant material based on the estimated area provided by others. All material is based on availability at time of planting.

Proposal Assumptions

General

- The Client will make provision for Cardno to enter upon public and private property as required to perform services under this agreement.
- This Scope of Services does not include permit modifications, including negotiations with regulatory agencies or necessary corrective actions.
- Any work or items not specifically included are excluded.
- These notes become part of any contract or agreement entered into, unless specific exceptions are made in writing stating otherwise, adding to or deleting from the scope of work.

Planting

- All planting zones to be nuisance/weed free prior to plant installation. Cardno can provide maintenance for planting areas prior to plant installation if requested for an additional fee.
- The planting areas will be readily accessible to vehicular traffic during the initial planting activities. Should vehicular access be restricted, the additional time required to deliver the plant material to the planting area will be billed as additional services.
- Clean up of site is limited to debris and waste generated by our operations.
- Please note, these costs do not include seed/sod/grassing, straw/mulch, irrigation system installation, construction, long term watering, long term maintenance, de-watering, surveys, agency negotiations, soil sampling, or any items specifically not included above.

Connerton Pond 218D Wetland Buffer Impacts

Estimated Approximately 0.07 Acre or 3,150 sq. ft. (based on 350-feet long by 9-feet wide)

| Common Name | Scientific Name | Size | Spacing | Quantity | Unit Cost |
|--|--------------------------------|-----------|---------|----------|-------------------|
| Fakahatchee grass | <i>Tripsacum dactyloides</i> | 1-gallon | 3-feet | 125 | \$5.00 |
| Sand cordgrass | <i>Spartina bakerii</i> | 1-gallon | 3-feet | 125 | \$5.00 |
| Wax myrtle | <i>Morella cerifera</i> | 7-gallon | 8-feet | 42 | \$45.00 |
| Red maple | <i>Acer rubrum</i> | 15-gallon | 15-feet | 11 | \$125.00 |
| Sweetgum | <i>Liquidambar styraciflua</i> | 15-gallon | 15-feet | 11 | \$125.00 |
| Total Cost for Plants, Delivery, and Installation | | | | | \$5,890.00 |

Cardno proposes to deliver and install the following plant material based on the estimated area provided by others. All material is based on availability at time of planting.

Proposal Assumptions

General

- The Client will make provision for Cardno to enter upon public and private property as required to perform services under this agreement.
- This Scope of Services does not include permit modifications, including negotiations with regulatory agencies or necessary corrective actions.
- Any work or items not specifically included are excluded.
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- The planting areas will be readily accessible to vehicular traffic during the initial planting activities. Should vehicular access be restricted, the additional time required to deliver the plant material to the planting area will be billed as additional services.
- Clean up of site is limited to debris and waste generated by our operations.
- Please note, these costs do not include seed/sod/grassing, straw/mulch, irrigation system installation, construction, long term watering, long term maintenance, de-watering, surveys, agency negotiations, soil sampling, or any items specifically not included above.

Fakahatchee Grass



Sand Cordgrass



Wax Myrtle



Red Maple



Sweet Gum



Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 6, 2023 at 4:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

March 6

2023

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FINANCIAL SUMMARY

01/31/2023

General Fund Cash &
Investment Balance:

\$1,326,481

Reserve Fund Cash &
Investment Balance:

\$849,965

Debt Service Fund &
Investment Balance:

\$1,977,894

**Total Cash and Investment
Balances:**

\$4,154,340

**General Fund Expense
Variance: \$63,768**

**Over
Budget**



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

**connertonwestcdd.org
rizzetta.com**

Connerton West Community Development District

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Capital Project Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|--|------------------|----------------|-------------------|----------------------|------------------|--------------------|-------------------|
| Assets | | | | | | | |
| Cash In Bank | 1,308,432 | 138,000 | 84,885 | 0 | 1,531,317 | 0 | 0 |
| Investments | 18,049 | 711,965 | 1,893,009 | 146,966 | 2,769,989 | 0 | 0 |
| Accounts Receivable | 88,512 | 0 | 53,760 | 0 | 142,272 | 0 | 0 |
| Prepaid Expenses | 1,584 | 0 | 0 | 0 | 1,584 | 0 | 0 |
| Refundable Deposits | 25,811 | 0 | 0 | 0 | 25,811 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 0 | 47,044,491 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 2,031,654 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 13,268,346 |
| Total Assets | 1,442,388 | 849,965 | 2,031,654 | 146,966 | 4,470,973 | 47,044,491 | 15,300,000 |
| Liabilities | | | | | | | |
| Accounts Payable | 83,884 | 0 | 0 | 0 | 83,884 | 0 | 0 |
| Accrued Expenses | 34,230 | 0 | 0 | 0 | 34,230 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 0 | 15,300,000 |
| Total Liabilities | 118,114 | 0 | 0 | 0 | 118,114 | 0 | 15,300,000 |
| Fund Equity & Other Credits | | | | | | | |
| Beginning Fund Balance | 242,530 | 709,103 | 1,026,257 | 197,275 | 2,175,164 | 0 | 0 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 0 | 47,044,491 | 0 |
| Net Change in Fund Balance | 1,081,744 | 140,862 | 1,005,397 | (50,309) | 2,177,695 | 0 | 0 |
| Total Fund Equity & Other Credits | 1,324,274 | 849,965 | 2,031,654 | 146,966 | 4,352,859 | 47,044,491 | 0 |
| Total Liabilities & Fund Equity | 1,442,388 | 849,965 | 2,031,654 | 146,966 | 4,470,973 | 47,044,491 | 15,300,000 |

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|--|---------------------------|-----------------------|----------------------------|-----------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 69 | (69) |
| Special Assessments | | | | |
| Tax Roll | 1,663,696 | 1,663,696 | 1,670,879 | (7,183) |
| Off Roll | 85,772 | 85,772 | 85,771 | 1 |
| Other Misc. Revenues | | | | |
| Miscellaneous Revenue | 0 | 0 | 106 | (106) |
| Total Revenues | <u>1,749,468</u> | <u>1,749,468</u> | <u>1,756,825</u> | <u>(7,357)</u> |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | <u>13,000</u> | <u>4,333</u> | <u>3,200</u> | <u>1,133</u> |
| Total Legislative | <u>13,000</u> | <u>4,333</u> | <u>3,200</u> | <u>1,133</u> |
| Financial & Administrative | | | | |
| Administrative Services | 5,916 | 1,972 | 1,972 | 0 |
| District Management | 36,429 | 12,143 | 12,143 | 0 |
| District Engineer | 50,000 | 16,667 | 62,847 | (46,180) |
| Disclosure Report | 8,000 | 8,000 | 8,000 | 0 |
| Trustees Fees | 16,000 | 5,333 | 13,761 | (8,428) |
| Assessment Roll | 5,355 | 5,355 | 5,355 | 0 |
| Financial & Revenue Collections | 5,355 | 1,785 | 1,785 | 0 |
| Tax Collector/Property Appraiser Fees | 150 | 0 | 0 | 0 |
| Accounting Services | 22,440 | 7,480 | 7,480 | 0 |
| Auditing Services | 4,475 | 0 | 0 | 0 |
| Arbitrage Rebate Calculation | 2,500 | 2,500 | 500 | 2,001 |
| Public Officials Liability Insurance | 3,700 | 3,700 | 3,259 | 441 |
| Legal Advertising | 2,000 | 667 | 0 | 666 |
| Miscellaneous Mailings | 500 | 167 | 0 | 167 |
| Dues, Licenses & Fees | 500 | 166 | 175 | (8) |
| Website Hosting, Maintenance, Backup & Email | 3,650 | 2,114 | 1,469 | 644 |
| Total Financial & Administrative | <u>166,970</u> | <u>68,049</u> | <u>118,746</u> | <u>(50,697)</u> |
| Legal Counsel | | | | |
| District Counsel | <u>60,000</u> | <u>20,000</u> | <u>23,897</u> | <u>(3,897)</u> |
| Total Legal Counsel | <u>60,000</u> | <u>20,000</u> | <u>23,897</u> | <u>(3,897)</u> |
| Law Enforcement | | | | |
| Off Duty Deputy | 9,500 | 3,167 | 2,200 | 967 |

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|--|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Total Law Enforcement | 9,500 | 3,167 | 2,200 | 967 |
| Electric Utility Services | | | | |
| Utility Services | 39,000 | 13,000 | 17,192 | (4,192) |
| Utility - Street Lights-Neighborhood Roads | 215,000 | 71,666 | 73,048 | (1,381) |
| Utility - Street Lights-Collector Roads | 80,000 | 26,667 | 43,682 | (17,016) |
| Total Electric Utility Services | 334,000 | 111,333 | 133,922 | (22,589) |
| Water-Sewer Combination Services | | | | |
| Utility Services | 22,000 | 7,333 | 1,439 | 5,894 |
| Total Water-Sewer Combination Services | 22,000 | 7,333 | 1,439 | 5,894 |
| Stormwater Control | | | | |
| Aquatic Maintenance | 61,368 | 20,456 | 21,314 | (858) |
| Mitigation Area Monitoring & Maintenance | 23,600 | 7,867 | 0 | 7,867 |
| Stormwater Assessments | 100 | 100 | 0 | 100 |
| Water Quality Monitoring & Testing | 5,760 | 1,920 | 0 | 1,920 |
| Wetland Monitoring & Maintenance | 4,000 | 1,334 | 4,000 | (2,667) |
| Stormwater System Maintenance | 10,000 | 3,333 | 0 | 3,334 |
| Total Stormwater Control | 104,828 | 35,010 | 25,314 | 9,696 |
| Other Physical Environment | | | | |
| Street Light Deposit Bond | 7,400 | 2,467 | 6,003 | (3,537) |
| Property Insurance | 9,246 | 9,246 | 8,476 | 770 |
| General Liability Insurance | 4,301 | 4,301 | 3,853 | 448 |
| Entry & Walls Maintenance & Repair | 4,000 | 1,333 | 0 | 1,334 |
| Landscape Maintenance | 485,000 | 161,667 | 191,057 | (29,391) |
| Landscape Replacement Plants, Shrubs, Trees | 22,400 | 7,466 | 5,800 | 1,667 |
| Landscape Inspection Services | 9,600 | 3,200 | 3,200 | 0 |
| Landscape - Annuals/Flowers | 40,000 | 13,334 | 9,100 | 4,234 |
| Holiday Decorations | 10,000 | 10,000 | 10,000 | 0 |
| Landscape - Mulch | 48,000 | 16,000 | 2,500 | 13,500 |
| Irrigation Repair | 30,000 | 10,000 | 21,236 | (11,236) |
| Irrigation Maintenance | 120,000 | 40,000 | 40,795 | (795) |
| Irrigation Filters | 4,000 | 1,333 | 0 | 1,333 |
| Conservation Cutbacks | 7,500 | 2,500 | 0 | 2,500 |
| Total Other Physical Environment | 801,447 | 282,847 | 302,020 | (19,173) |
| Road & Street Facilities | | | | |
| Sidewalk Maintenance & Repair | 15,000 | 5,000 | 0 | 5,000 |
| Street Sign Repair & Replacement | 5,000 | 1,667 | 52 | 1,614 |
| Roadway Repair & Maintenance | 10,000 | 3,333 | 0 | 3,334 |
| Pressure Washing Sidewalks | 12,000 | 4,000 | 9,744 | (5,744) |
| Street Light/Decorative Light Maintenance | 1,500 | 500 | 0 | 500 |

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Total Road & Street Facilities | 43,500 | 14,500 | 9,796 | 4,704 |
| Parks & Recreation | | | | |
| Management Contract | 100,273 | 33,424 | 30,749 | 2,676 |
| Playground Equipment & Maintenance | 500 | 167 | 2,204 | (2,038) |
| Fountain Service Repair & Maintenance | 3,000 | 1,000 | 1,000 | 0 |
| Vehicle Maintenance | 3,500 | 1,167 | 549 | 618 |
| Fountain Repairs | 500 | 166 | 0 | 166 |
| Wildlife Management Services | 9,600 | 3,200 | 2,800 | 400 |
| Miscellaneous Expense | 13,000 | 4,334 | 3,802 | 532 |
| Pedestrian Bridge/Boardwalk Maintenance | 5,000 | 1,666 | 0 | 1,666 |
| Total Parks & Recreation | 135,373 | 45,124 | 41,104 | 4,020 |
| Contingency | | | | |
| Miscellaneous Contingency | 58,850 | 19,617 | 13,443 | 6,174 |
| Total Contingency | 58,850 | 19,617 | 13,443 | 6,174 |
| Total Expenditures | 1,749,468 | 611,313 | 675,081 | (63,768) |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 1,138,155 | 1,081,744 | 56,411 |
| Fund Balance, Beginning of Period | 0 | 0 | 242,530 | (242,530) |
| Total Fund Balance, End of Period | 0 | 1,138,155 | 1,324,274 | (186,119) |

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 2,862 | (2,862) |
| Special Assessments | | | | |
| Tax Roll | 150,000 | 150,000 | 150,000 | 0 |
| Total Revenues | <u>150,000</u> | <u>150,000</u> | <u>152,862</u> | <u>(2,862)</u> |
| Expenditures | | | | |
| Contingency | | | | |
| Capital Reserve | 150,000 | 150,000 | 12,000 | 138,000 |
| Total Contingency | <u>150,000</u> | <u>150,000</u> | <u>12,000</u> | <u>138,000</u> |
| Total Expenditures | <u>150,000</u> | <u>150,000</u> | <u>12,000</u> | <u>138,000</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>140,862</u> | <u>(140,862)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>709,103</u> | <u>(709,103)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>849,965</u> | <u>(849,965)</u> |

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 4,650 | (4,650) |
| Special Assessments | | | | |
| Tax Roll | 547,533 | 547,533 | 549,701 | (2,169) |
| Off Roll | 17,381 | 17,381 | 17,382 | 0 |
| Total Revenues | <u>564,914</u> | <u>564,914</u> | <u>571,733</u> | <u>(6,819)</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 374,914 | 374,914 | 184,865 | 190,050 |
| Principal | 190,000 | 190,000 | 0 | 190,000 |
| Total Debt Service | <u>564,914</u> | <u>564,914</u> | <u>184,865</u> | <u>380,050</u> |
| Total Expenditures | <u>564,914</u> | <u>564,914</u> | <u>184,865</u> | <u>380,050</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>386,868</u> | <u>(386,868)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>516,331</u> | <u>(516,331)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>903,199</u> | <u>(903,199)</u> |

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 3,508 | (3,508) |
| Special Assessments | | | | |
| Tax Roll | 628,029 | 628,029 | 630,517 | (2,488) |
| Total Revenues | <u>628,029</u> | <u>628,029</u> | <u>634,025</u> | <u>(5,996)</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 243,029 | 243,029 | 117,436 | 125,594 |
| Principal | 385,000 | 385,000 | 0 | 385,000 |
| Total Debt Service | <u>628,029</u> | <u>628,029</u> | <u>117,436</u> | <u>510,594</u> |
| Total Expenditures | <u>628,029</u> | <u>628,029</u> | <u>117,436</u> | <u>510,594</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>516,589</u> | <u>(516,589)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>350,604</u> | <u>(350,604)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>867,193</u> | <u>(867,193)</u> |

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 2 | (2) |
| Special Assessments | | | | |
| Tax Roll | 160,736 | 160,736 | 161,373 | (637) |
| Total Revenues | <u>160,736</u> | <u>160,736</u> | <u>161,375</u> | <u>(639)</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 120,736 | 120,736 | 59,434 | 61,302 |
| Principal | 40,000 | 40,000 | 0 | 40,000 |
| Total Debt Service | <u>160,736</u> | <u>160,736</u> | <u>59,434</u> | <u>101,302</u> |
| Total Expenditures | <u>160,736</u> | <u>160,736</u> | <u>59,434</u> | <u>101,302</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>101,941</u> | <u>(101,941)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>159,321</u> | <u>(159,321)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>261,262</u> | <u>(261,262)</u> |

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|--|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 5 | (5) |
| Total Revenues | <u>0</u> | <u>0</u> | <u>5</u> | <u>(5)</u> |
| Total Excess of Revenues Over(Under) Expen- ditures | <u>0</u> | <u>0</u> | <u>5</u> | <u>(5)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>526</u> | <u>(526)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>531</u> | <u>(531)</u> |

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|---|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 1,880 | (1,880) |
| Total Revenues | 0 | 0 | 1,880 | (1,880) |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Improvements Other Than Buildings | 0 | 0 | 52,194 | (52,195) |
| Total Other Physical Environment | 0 | 0 | 52,194 | (52,195) |
| Total Expenditures | 0 | 0 | 52,194 | (52,195) |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 0 | (50,314) | 50,314 |
| Fund Balance, Beginning of Period | 0 | 0 | 196,721 | (196,721) |
| Total Fund Balance, End of Period | 0 | 0 | 146,407 | (146,407) |

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

| | Year Ending 09/30/2023 | Through 01/31/2023 | Year To Date 01/31/2023 | |
|-----------------------------------|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Fund Balance, Beginning of Period | 0 | 0 | 29 | (29) |
| Total Fund Balance, End of Period | 0 | 0 | 29 | (29) |

1/31/2023

**Connerton West CDD
Investment Summary
January 31, 2023**

| <u>Account</u> | <u>Investment</u> | <u>Balance as of January 31, 2023</u> |
|--|---|---|
| The Bank of Tampa | Money Market | \$ 9,219 |
| The Bank of Tampa ICS: | | |
| Merchants Bank of Indiana | Money Market | 8,830 |
| Total General Fund Investments | | \$ 18,049 |
| | | |
| The Bank of Tampa ICS Reserve: | | |
| Merchants Bank of Indiana | Money Market | \$ 239,830 |
| First Republic Bank | Money Market | 223,479 |
| Park National Bank | Money Market | 248,656 |
| Total Reserve Fund Investments | | \$ 711,965 |
| | | |
| US Bank Series 2006A-2 Reserve | First American Treasury Obligation Fund Class Y | \$ 42,048 |
| US Bank Series 2006A-2 Prepayment A-2 | First American Treasury Obligation Fund Class Y | 745 |
| US Bank Series 2006A Revenue | First American Treasury Obligation Fund Class Y | 265,155 |
| US Bank Series 2015A-1 Reserve | US Bank Money Market 5 | 79,778 |
| US Bank Series 2015A Revenue | US Bank Money Market 5 | 164,884 |
| US Bank Series 2015A-1 Prepayment | US Bank Money Market 5 | 969 |
| US Bank Series 2018A-1 Revenue | First American Treasury Obligation Fund Class Y | 571,465 |
| US Bank Series 2018A-1 Excess Revenue | First American Treasury Obligation Fund Class Y | 45,506 |
| US Bank Series 2018A-1 Reserve | First American Treasury Obligation Fund Class Y | 123,153 |
| US Bank Series 2018A-2 Reserve | First American Treasury Obligation Fund Class Y | 65,994 |
| US Bank Series 2018-1 Revenue | First American Treasury Obligation Fund Class Y | 385,836 |
| US Bank Series 2018-1 Reserve | First American Treasury Obligation Fund Class Y | 147,476 |
| Total Debt Service Fund Investments | | \$ 1,893,009 |
| | | |
| US Bank Series 2015 Construction | US Bank Money Market 5 | \$ 29 |
| US Bank Series 2018A Construction | First American Treasury Obligation Fund Class Y | 146,406 |
| US Bank Series 2018-1 Construction | First American Treasury Obligation Fund Class Y | 531 |
| Total Capital Projects Fund Investments | | \$ 146,966 |

Connerton West Community Development District
Summary A/R Ledger
From 1/1/2023 to 1/31/2023

| Fund ID | Fund Name | Customer name | Document num-ber | Date created | Balance Due | AR Account |
|--------------------------|------------------------------------|----------------------------|------------------|--------------|-------------------|------------|
| 415, 2480 | | | | | | |
| 415-001 | 415 General Fund | Lennar Homes LLC | AR00000334 | 10/01/2022 | 21,442.88 | 12109 |
| 415-001 | 415 General Fund | Pasco County Tax Collector | AR00000269 | 10/01/2022 | 67,068.61 | 12110 |
| Sum for 415, 2480 | | | | | 88,511.49 | |
| 415, 2482 | | | | | | |
| 415-200 | 415 Debt Service Fund S2018A | Pasco County Tax Collector | AR00000269 | 10/01/2022 | 23,223.92 | 12110 |
| Sum for 415, 2482 | | | | | 23,223.92 | |
| 415, 2483 | | | | | | |
| 415-201 | 415 Debt Service Fund S06A-2\S18-1 | Lennar Homes LLC | AR00000334 | 10/01/2022 | 4,345.42 | 12109 |
| 415-201 | 415 Debt Service Fund S06A-2\S18-1 | Pasco County Tax Collector | AR00000269 | 10/01/2022 | 9,421.48 | 12110 |
| 415-201 | 415 Debt Service Fund S06A-2\S18-1 | Pasco County Tax Collector | AR00000269 | 10/01/2022 | 10,825.75 | 12110 |
| Sum for 415, 2483 | | | | | 24,592.65 | |
| 415, 2485 | | | | | | |
| 415-203 | 415 Debt Service Fund S2015 | Pasco County Tax Collector | AR00000269 | 10/01/2022 | 5,943.85 | 12110 |
| Sum for 415, 2485 | | | | | 5,943.85 | |
| Sum for 415 | | | | | 142,271.91 | |
| Sum Total | | | | | 142,271.91 | |

See Notes to Unaudited Financial Statements

Connerton West Community Development District
Summary A/P Ledger
From 1/1/2023 to 1/31/2023

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|--------------------------|------------------|-----------------|---|-----------------|--|------------------|
| 415, 2480 | | | | | | |
| | 415 General Fund | 01/13/2023 | Aquatic Weed Control, 79528 Inc. | | Quarterly Pond/Lake Maintenance 01/23 | 4,100.00 |
| | 415 General Fund | 01/19/2023 | Badges of Honor, LLC 5548 | | Nameplates 01/23 | 15.00 |
| | 415 General Fund | 01/13/2023 | Ballenger & Company, 23012 Inc. | | Irrigation Maintenance 01/23 | 1,465.00 |
| | 415 General Fund | 01/13/2023 | Ballenger & Company, 23012 Inc. | | Irrigation Maintenance 01/23 | 9,100.00 |
| | 415 General Fund | 01/24/2023 | BrightView Landscape 8253919 Services, Inc. | | Crepe Myrtles & Mulch Installation 01/23 | 1,686.68 |
| | 415 General Fund | 01/28/2023 | Down and Dirty Pressure Washing | 111927 | Pressure Washing - Final Pmt 01/23 | 5,244.00 |
| | 415 General Fund | 01/19/2023 | Jeremy R. Cohen | JC011923 | Off Duty Patrols / Schedulers Fee 01/23 | 350.00 |
| | 415 General Fund | 01/12/2023 | KE Law Group, LLC | 5393 | General/Monthly Legal Services 12/22 | 2,301.00 |
| | 415 General Fund | 01/25/2023 | Romaner Graphics | 21510 | Level Pavers & Sand 01/23 | 2,500.00 |
| | 415 General Fund | 01/16/2023 | Stahl & Associates | 011623 | Utility Bond For WREC Renewal Effective 03/21/2023 | 1,247.52 |
| | 415 General Fund | 01/16/2023 | Stahl & Associates | 011623 | Utility Bond For WREC Renewal Effective 03/21/2023 | 1,247.52 |
| | 415 General Fund | 01/27/2023 | Stantec Consulting Services, Inc. | 2035147 | Engineering Services 01/23 | 4,371.63 |
| | 415 General Fund | 01/01/2023 | Yellowstone Landscape | TM 471729 | Park Improvements Project | 45,530.93 |
| | 415 General Fund | 01/01/2023 | Yellowstone Landscape | TM 471150 | Landscape Enhancement 12/22 | 4,725.00 |
| Sum for 415, 2480 | | | | | | 83,884.28 |
| Sum for 415 | | | | | | 83,884.28 |
| Sum Total | | | | | | 83,884.28 |

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through January 31, 2023

| | | |
|-----------------|---|------------------------|
| Inflows: | Debt Proceeds | \$ 5,869,520.19 |
| | Underwriter's Discount | 169,600.00 |
| | Total Debt Proceeds: | 6,039,120.19 |
| | Interest Earnings | 59,195.43 |
| | Transfer from Interest to Construction | 202.04 |
| | Total Inflows: | \$ 6,098,517.66 |

Outflows: Requisitions

| Requisition Date | Requisition Number | Contractor | Amount | Status with Trustee as of 01/31/23 |
|-----------------------------|-------------------------------|------------------------------------|---------------------|---|
| 8/8/18 | COI | Underwriter's Discount | \$ (169,600.00) | Cleared |
| 8/8/18 | COI | Nabors, Giblin, Nickerson PA | (50,000.00) | Cleared |
| 8/8/18 | COI | Bryant Miller Oliver | (37,500.00) | Cleared |
| 8/8/18 | COI | Rizzetta & Co., Inc. | (26,000.00) | Cleared |
| 8/8/18 | COI | Greenberg Traurig | (13,000.00) | Cleared |
| 8/8/18 | COI | US Bank - Trustee Fees | (4,755.15) | Cleared |
| 8/8/18 | COI | Image Master | (1,750.00) | Cleared |
| 8/8/18 | COI | Hopping, Green and Sams, PA | (50,000.00) | Cleared |
| | | Total COI : | (352,605.15) | |
| 8/31/18 | CR1 | Clearview Land Design, PL | (3,837.50) | Cleared |
| 8/31/18 | CR2 | Stahl & Associates | (5,035.00) | Cleared |
| 8/31/18 | CR3 | Deeb Construction & Development Co | (243,808.32) | Cleared |
| 8/31/18 | CR4 | Ferguson Enterprises, Inc. | (3,533.41) | Cleared |
| 8/31/18 | CR5 | Hopping, Green and Sams, PA | (1,453.70) | Cleared |
| 8/31/18 | CR6 | Mack Concrete Industries, Inc. | (25,907.00) | Cleared |
| 8/31/18 | CR7 | M.C Building Services, LLC | Void | Void |
| 9/30/18 | CR8 | Deeb Construction & Development Co | (273,786.14) | Cleared |
| 9/30/18 | CR9 | Ferguson Enterprises, Inc. | (4,693.04) | Cleared |
| 9/30/18 | CR10 | Hopping, Green and Sams, PA | (1,641.50) | Cleared |
| 9/30/18 | CR11 | Mack Concrete Industries, Inc. | (1,749.00) | Cleared |
| 10/31/18 | CR12 | Clearview Land Design, PL | (1,817.50) | Cleared |
| 10/31/18 | CR13 | Deeb Construction & Development Co | (357,360.97) | Cleared |
| 10/31/18 | CR14 | Ferguson Enterprises, Inc. | (30,078.72) | Cleared |
| 10/31/18 | CR15 | Hopping, Green and Sams, PA | (1,550.60) | Cleared |
| 11/30/18 | CR16 | Clearview Land Design, PL | (425.00) | Cleared |
| 11/30/18 | CR17 | Deeb Construction & Development Co | (428,747.81) | Cleared |
| 11/30/18 | CR18 | Ferguson Enterprises, Inc. | (66,294.32) | Cleared |
| 11/30/18 | CR19 | Hopping, Green and Sams, PA | (1,097.50) | Cleared |

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through January 31, 2023

| | | | | |
|----------|--------|-------------------------------------|--------------|---------|
| 11/30/18 | CR20 | Mack Concrete Industries, Inc. | (21,472.00) | Cleared |
| 11/30/18 | CR21 | Southern Precast Concrete Corp. | (16,532.00) | Cleared |
| 12/31/18 | CR22 | Clearview Land Design, PL | (1,137.50) | Cleared |
| 12/31/18 | CR23 | Deeb Construction & Development Co | (559,715.19) | Cleared |
| 12/31/18 | CR24 | Ferguson Enterprises, Inc. | (60,104.42) | Cleared |
| 12/31/18 | CR25 | Hopping, Green and Sams, PA | (664.00) | Cleared |
| 12/31/18 | CR26 | Pasco Development Land 218, LLC | (725,620.21) | Cleared |
| 1/31/19 | CR27 | Clearview Land Design, PL | (837.50) | Cleared |
| 1/31/19 | CR28 | Deeb Construction & Development Co | (328,688.89) | Cleared |
| 1/31/19 | CR29 | Ferguson Enterprises, Inc. | (24,191.31) | Cleared |
| 1/31/19 | CR30 | Mack Concrete Industries, Inc. | Void | Void |
| 1/31/19 | CR31 | Stahl & Associates | (10,000.00) | Cleared |
| 2/15/19 | CR32 | Clearview Land Design, P.L | (200.00) | Cleared |
| 2/15/19 | CR33 | Deeb Construction & Development Co. | (287,585.73) | Cleared |
| 2/15/19 | CR34 | Hopping Green and Sams | (1,936.40) | Cleared |
| 3/31/19 | CR35 | Clearview Land Design, PL | (1,910.00) | Cleared |
| 3/31/19 | CR36 | Deeb Construction & Development Co | (551,809.60) | Cleared |
| 3/31/19 | CR37 | Ferguson Enterprises, Inc. | (93,433.64) | Cleared |
| 3/31/19 | CR38 | GeoPoint Surveying, Inc. | (3,500.00) | Cleared |
| 3/31/19 | CR39 | Hopping, Green and Sams, PA | (212.00) | Cleared |
| 4/30/19 | CR40 | Clearview Land Design, PL | (600.00) | Cleared |
| 4/30/19 | CR41 | Deeb Construction & Development Co | (387,048.78) | Cleared |
| 5/31/19 | CR42 | Clearview Land Design, PL | (240.00) | Cleared |
| 5/31/19 | CR43 | Deeb Construction & Development Co | (241,159.97) | Cleared |
| 5/31/19 | CR44 | Hopping Green and Sams | (530.00) | Cleared |
| 6/30/19 | CR45 | Clearview Land Design, PL | (240.00) | Cleared |
| 6/30/19 | CR46 | Deeb Construction & Development Co | (118,359.22) | Cleared |
| 6/30/19 | CR47 | Connerton West CDD | (730.00) | Cleared |
| 7/31/19 | CR48 | Deeb Construction & Development Co | (216,489.93) | Cleared |
| 7/31/19 | CR49 | Clearview Land Design, PL | (209.00) | Cleared |
| 9/30/19 | CR50 | Clearview Land Design, PL | (180.00) | Cleared |
| 9/30/19 | CR51 | Deeb Construction & Development Co | (89,484.97) | Cleared |
| 9/30/19 | CR52 | Hopping Green and Sams | (636.00) | Cleared |
| 11/30/19 | CR53 | Clearview Land Design, PL | (150.00) | Cleared |
| 12/31/19 | CR54 | Clearview Land Design, PL | (180.00) | Cleared |
| 1/31/20 | CR55 | Deeb Construction & Development Co | (9,325.00) | Cleared |
| 1/31/20 | CR56 | Hopping Green and Sams | (530.00) | Cleared |
| 3/31/20 | CR57 | Hopping Green and Sams | (381.21) | Cleared |
| 4/30/20 | CR58 | Hopping Green and Sams | (381.21) | Cleared |
| 4/30/20 | CR59 | Pasco Development Land 218, LLC | (536,682.71) | Cleared |
| 9/30/20 | Refund | Ferguson Enterprises, Inc. | 923.68 | Cleared |
| 3/1/22 | CR60 | West Pasco Government Center | VOID | VOID |
| 3/31/22 | CR61 | Pasco County BOCC | (400.00) | Cleared |

Total Requisitions : (5,745,381.74)

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through January 31, 2023

| | |
|--|----------------|
| <hr/> | |
| <hr/> | |
| Total Requisitions & COI: | (6,097,986.89) |
| <hr/> | |
| Total Outflows: | (6,097,986.89) |
| <hr/> | |
| Series 2018 Construction Account Balance at January 31, 2023 | \$ 530.77 |
| <hr/> | |
| <hr/> | |

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through January 31, 2023

| | | |
|-----------------|-------------------------------|----------------------|
| Inflows: | Debt Proceeds | \$ 957,207.74 |
| | Underwriter's Discount | 120,600.00 |
| | Total Debt Proceeds: | 1,077,807.74 |

| | |
|--------------------------|------------------------|
| Interest Earnings | 25,761.18 |
| Total Inflows: | \$ 1,103,568.92 |

Outflows: Requisitions

| Requisition Date | Requisition Number | Contractor | Amount | Status with Trustee as of 01/31/23 |
|-----------------------------|-------------------------------|--|---------------------|---|
| 4/3/18 | COI | Underwriter's Discount | \$ (120,600.00) | Cleared |
| 4/3/18 | COI | Nabors, Giblin, Nickerson PA | (50,000.00) | Cleared |
| 4/3/18 | COI | Bryant Miller Oliver | (37,500.00) | Cleared |
| 4/3/18 | COI | Rizzetta & Co., Inc. | (20,000.00) | Cleared |
| 4/3/18 | COI | Greenberg Traurig | (2,750.00) | Cleared |
| 4/3/18 | COI | Causey Demgen & Moore P.C | (2,000.00) | Cleared |
| 4/3/18 | COI | US Bank - Trustee Fees | (5,500.05) | Cleared |
| 4/3/18 | COI | MBS Capital Markets | (10,000.00) | Cleared |
| 4/3/18 | COI | Image Master | (1,250.00) | Cleared |
| 4/3/18 | COI | Hopping, Green and Sams, PA | (42,175.89) | Cleared |
| 8/31/18 | COI | Standards & Poor's Financial Services, LLC | (6,500.00) | Cleared |
| Total COI : | | | (298,275.94) | |
| | | | | |
| 2/28/19 | CR1 | Clearview Land Design, PL | (6,706.95) | Cleared |
| 2/28/19 | CR2 | Hopping, Green and Sams, PA | (1,055.50) | Cleared |
| 3/31/19 | CR3 | Clearview Land Design, PL | (53.74) | Cleared |
| 3/31/19 | CR4 | Hopping, Green and Sams, PA | (344.50) | Cleared |
| 3/31/19 | CR5 | Connerton West 2018-1 Bond | (4,925.00) | Cleared |
| 4/30/19 | CR6 | Cardno, Inc | (5,105.00) | Cleared |
| 4/30/19 | CR7 | Hopping, Green and Sams, PA | (595.50) | Cleared |
| 5/31/19 | CR8 | Clearview Land Design, PL | (2,354.06) | Cleared |
| 5/31/19 | CR9 | Connerton West CDD | (39,500.00) | Cleared |
| 5/31/19 | CR10 | Hopping, Green and Sams, PA | (662.50) | Cleared |
| 5/31/19 | CR11 | Advanced Recreational Concepts, LLC | (73,269.50) | Cleared |
| 6/30/19 | CR12 | Cardno, Inc | (3,638.00) | Cleared |
| 6/30/19 | CR13 | Clearview Land Design, PL | (2,202.89) | Cleared |
| 6/30/19 | CR14 | M.C Building Services LLC | (4,623.23) | Cleared |
| 7/31/19 | CR15 | Clearview Land Design, PL | (1,102.00) | Cleared |
| 7/31/19 | CR16 | Hopping, Green and Sams, PA | (503.50) | Cleared |
| 7/31/19 | CR17 | M.C Building Services LLC | VOID | VOID |

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through January 31, 2023

| | | | | |
|-----------------------------|------|-------------------------------------|---------------------|---------|
| 9/30/19 | CR18 | Clearview Land Design, PL | (1,112.02) | Cleared |
| 9/30/19 | CR19 | Hopping, Green and Sams, PA | (1,374.00) | Cleared |
| 11/30/19 | CR20 | Advanced Recreational Concepts, LLC | (73,269.50) | Cleared |
| 11/30/19 | CR21 | Clearview Land Design, PL | (18.13) | Cleared |
| 11/30/19 | CR22 | Connerton West CDD | (5,600.00) | Cleared |
| 11/30/19 | CR23 | Hopping, Green and Sams, PA | (212.00) | Cleared |
| 11/30/19 | CR24 | Mortensen Engineering, Inc | (1,066.00) | Cleared |
| 11/30/19 | CR25 | Play Space Services, Inc. | (28,573.20) | Cleared |
| 12/31/19 | CR26 | Cardno, Inc | (8,025.27) | Cleared |
| 12/31/19 | CR27 | Clearview Land Design, PL | (1,778.20) | Cleared |
| 12/31/19 | CR28 | Play Space Services, Inc. | (3,174.80) | Cleared |
| 1/31/20 | CR29 | Cardno, Inc | (1,010.06) | Cleared |
| 1/31/20 | CR30 | Hopping, Green and Sams, PA | (265.00) | Cleared |
| 3/31/20 | CR31 | Cardno, Inc | (1,780.48) | Cleared |
| 3/31/20 | CR32 | Clearview Land Design, PL | (25.11) | Cleared |
| 3/31/20 | CR33 | Connerton West CDD | (390.00) | Cleared |
| 3/31/20 | CR34 | Hopping, Green and Sams, PA | (577.50) | Cleared |
| 9/9/20 | CR35 | Hopping, Green and Sams, PA | (834.00) | Cleared |
| 1/31/21 | CR36 | Cardno, Inc | (12,116.70) | Cleared |
| 1/31/21 | CR37 | Connerton West CDD | (15,462.50) | Cleared |
| 7/12/21 | CR38 | Blue Wave Lighting | (895.00) | Cleared |
| 7/12/21 | CR39 | Cardno, Inc | (32,573.19) | Cleared |
| 7/12/21 | CR40 | Site Master | (1,400.00) | Cleared |
| 11/30/21 | CR41 | Cardno, Inc | (7,032.50) | Cleared |
| 11/30/21 | CR42 | Connerton West CDD | (11,454.20) | Cleared |
| 4/6/22 | CR43 | Cardno, Inc | (11,873.02) | Cleared |
| 4/25/22 | CR44 | Turf Pro Synthetics | (4,738.05) | Cleared |
| 5/11/22 | CR45 | Rep Services Inc | (1,017.95) | Cleared |
| 5/11/22 | CR46 | Site Master | (64,905.00) | Cleared |
| 5/27/22 | CR47 | Cardno, Inc | (6,346.10) | Cleared |
| 5/27/22 | CR48 | Rep Services Inc | (8,340.00) | Cleared |
| 5/27/22 | CR49 | Site Master | (19,065.00) | Cleared |
| 6/13/22 | CR50 | Cardno, Inc | (6,650.48) | Cleared |
| 6/13/22 | CR51 | Rep Services Inc | (28,025.00) | Cleared |
| 7/19/22 | CR52 | Turf Pro Synthetics | (4,738.05) | Cleared |
| 7/19/22 | CR53 | Site Master | (65,760.00) | Cleared |
| 8/22/22 | CR54 | BCI | (1,336.00) | Cleared |
| 8/30/22 | CR55 | Site Master | (27,236.00) | Cleared |
| 12/12/22 | CR56 | Site Master | (33,214.00) | Cleared |
| 1/11/23 | CR57 | Cardno, Inc | (11,689.71) | Cleared |
| 1/11/23 | CR58 | Ke Law | (40.75) | Cleared |
| 1/11/23 | CR59 | Tierra Inc | (7,250.00) | Cleared |
| Total Requisitions : | | | (658,886.34) | |

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through January 31, 2023

| | |
|---|---------------|
| <hr/> | |
| Total Requisitions & COI: | (957,162.28) |
| Retainage Payable | 0.00 |
| <hr/> | |
| Total Outflows: | (957,162.28) |
| <hr/> | |
| Series 2018A Construction Account Balance at January 31, 2023 | \$ 146,406.64 |
| <hr/> | |

Connerton West Community Development District
Notes to Unaudited Financial Statements
January 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 01/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice FY22-23 in the amount of \$22,473.58 was received in February 2023.
6. Debt Service Fund 200 – Payment for Invoice FY22-23 in the amount of \$7,781.95 was received in February 2023.
7. Debt Service Fund 201 – Payment for Invoice FY22-23 in the amount of \$6,784.50 was received in February 2023.
8. Debt Service Fund 203 – Payment for Invoice FY22-23 in the amount of \$1,991.69 was received in February 2023.

Tab 9



Costena Services, LLC

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Estimate

1/30/2023

Customer Connerton West CDD

Contact Darryl Adams

Job address: Roundabouts

Scope of Work:

Add low voltage landscape lighting in (4) roundabouts. Includes budget price of (40) lights per roundabout. Includes directional boring from existing post light on outside of roundabout.

Includes permit for Pasco County. Includes utility marking prior to directional boring.

Price is based on providing power to roundabouts from existing post light power. No additional arrangements are included with this quote.

Low voltage landscape light fixtures and transformer have a lifetime warranty by manufacturer.

Total for Above \$44,314.50

Exclusions:

Patching, Painting, or Site Restoration unless otherwise noted above. Floor cutting if necessary.

Additional work requested by Customer or as required by Inspector.

Terms:

Prices include all labor and material except as noted.

30% down retainer and upfront expenses, balance upon completion.

Prices good for 10 days from above date.

Accepted by

Date



VOLT® Low Voltage Landscape Lighting

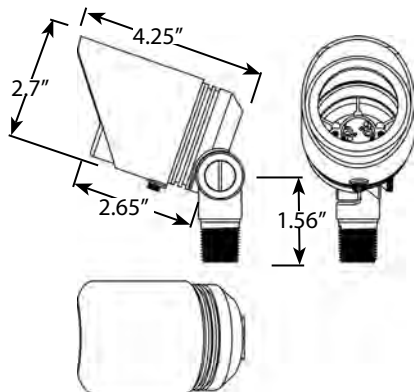
The All-Star™ Brass MR16 Spotlight - VAL-2000-4-BBZ

Product Description

The VOLT® All-Star™ features a fully adjustable glare guard and knuckle; making it perfect for almost any uplighting application. The adjustable glare guard allows you to fine tune your landscape lighting effects within the application. This fixture; compatible with almost any halogen or LED MR16 bulb, allows you to create broad beam spread flood effects, narrow spread spot light effects, and almost any effect in between.

With superior light control, the All-Star™ gives you complete mastery over your lighting effects ensuring you only have light where you want it at. This fixture is shielded, has a silicone plug where the lead wires exit to prevent pests and humidity from entering the fixture, and is made of solid cast brass and comes with VOLT's Lifetime Warranty.

Product Dimensions



Features & Benefits

- ▶ Solid Cast Brass Construction.
- ▶ Pre-aged finish; just a natural patina that does not corrode.
- ▶ Beryllium copper socket - more corrosion resistant than copper.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Water Tight Silicone O-Ring - keeps water from entering luminaire.
- ▶ Extra-long (1-inch) strip resistant threading and solid brass locknut provide superior mounting stability.
- ▶ Heavy duty adjustable knuckle and adjustable glare guard- allows light to be positioned.



Specifications

- ▶ Construction: Brass
- ▶ Finish: Bronze
- ▶ Lead Wire: 4' (standard) or 25' (optional) 18AWG
- ▶ Mounting: 10" Hammer® Stake with cutout for wire exit
- ▶ Lens: Clear Flat Glass
- ▶ Light Source (sold separately): MR16 (LED or Halogen)
- ▶ Operating Voltage: 12VAC
- ▶ Powered by: VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



Max 35 Watts
File #E466348



Max 20 Watts
File #E466348



VOLT® Low Voltage Transformers

Slim Line Transformers VTR-300SL

Product Description

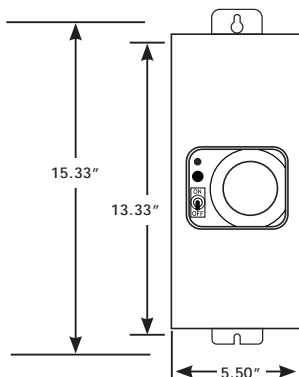
The VOLT® Slim Line Transformer series features several new aspects to the Clamp-Connect style series; along with the same old aspects you already know and love. The Slim Line features a thinner and slimmer overall housing along with a see through window. This allows you to see the pilot light for the transformer without ever opening the transformer door. These have an improved outer latch to make opening the door of the unit a breeze and latching it just as easy. The lower knockouts have been replaced with new single-size slots with plastic inserts to make using conduit hassle-free. If you aren't using conduit the new inserts allow for wire to slip in easily without it as well. These still utilize the clamp-connect terminals that make wire connections as simple as flipping a lever. The Slim Line series is the the culmination of the various great design improvements on transformer technology by VOLT® over the last several years.



Specifications

- ▶ **Housing:** Stainless Steel Casing with Plastic Cover and Waterproof Sheet
- ▶ **Power Cord:** 5 feet of SJTW Water Resistant VW-1 OR FT1 105° C 300V 18AWGX3C UE-321
- ▶ **Input Voltage:** 120V 60Hz
- ▶ **Voltage Taps:** 12 & 15 VAC
- ▶ **Secondary Circuit Protection:**
 - 300W: 25A Breaker
- ▶ **Maximum Draw:** Max 300W 25A

Dimensions



Features & Benefits

- ▶ Highly efficient toroidal core* - runs cooler, generates less noise, with less voltage loss under load.
- ▶ Unique color-coded wire markers for easy maintenance and troubleshooting.
- ▶ Large 12 & 15V taps (UL 1838 compliant)
- ▶ 300W capacity
- ▶ Stainless steel body with hinged lid and plastic cover to see the timer and pilot lights from the outside.
- ▶ Photocell/timer combo accessory sold as an option.
- ▶ Magnetic circuit breaker; auto reset integrated thermal breaker (in core).
- ▶ ETL Listed for both indoor and outdoor use.

Warranty

Lifetime Warranty

Certifications



Tab 10



Connerton Park Surveillance

Connerton

21100 fountain garden way
Land O Lakes, FL 34637
+18139289099

Prepared by:

Christopher Beck
Sales Project Manager
chrisb@mysecuriteam.com
813-930-7899

Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



Summary of Qualifications

Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- 25+ Years technical industry experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

Connerton
Connerton Park Surveillance

Park 1 Surveillance - Arbors

\$5,976.95

| | |
|------|---|
| 1 | SMART Series 4-Channel 4PoE 2TB NVR Bundle with Turing Bridge |
| 3 | SMART Series 5MP TwilightVision IR Zoom Turret IP Camera |
| 3 | SMART Series Varifocal Turret Dome Junction Box |
| 1 | Weatherproof Enclosure with Cooling Fan |
| 1 | 15 Aluminum Mounting Post - Black Powder Coat includes footer |
| 0.05 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial |
| 1 | CypberPower Standby UPS |
| 1 | Misc. Cable and Hardware |

Park 2 Surveillance - Garden Party

\$6,777.80

| | |
|-----|---|
| 1 | SMART Series 4-Channel 4PoE 2TB NVR Bundle with Turing Bridge |
| 3 | SMART Series 5MP TwilightVision IR Zoom Turret IP Camera |
| 3 | SMART Series Varifocal Turret Dome Junction Box |
| 1 | Weatherproof Enclosure with Cooling Fan |
| 1 | 15 Aluminum Mounting Post - Black Powder Coat includes footer |
| 0.2 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial |
| 3 | 1 PVC Conduit - 10FT |
| 1 | CypberPower Standby UPS |
| 1 | Misc. Cable and Hardware |

Park 3 Surveillance - Storybrook

\$10,460.00

| | |
|----|---|
| 1 | SMART Series 4-Channel 4PoE 2TB NVR Bundle with Turing Bridge |
| 3 | SMART Series 5MP TwilightVision IR Zoom Turret IP Camera |
| 3 | SMART Series Varifocal Turret Dome Junction Box |
| 1 | Weatherproof Enclosure with Cooling Fan |
| 1 | 15 Aluminum Mounting Post - Black Powder Coat includes footer |
| 1 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial |
| 15 | 1 PVC Conduit - 10FT |
| 1 | CypberPower Standby UPS |
| 1 | Misc. Cable and Hardware |

** Recurring service charges not included in the total install price.*

Park 4 Surveillance - Pleasant Woods

\$6,444.80

| | |
|-----|---|
| 1 | SMART Series 4-Channel 4PoE 2TB NVR Bundle with Turing Bridge |
| 2 | SMART Series 5MP TwilightVision IR Zoom Turret IP Camera |
| 2 | SMART Series Varifocal Turret Dome Junction Box |
| 1 | Weatherproof Enclosure with Cooling Fan |
| 1 | 15 Aluminum Mounting Post - Black Powder Coat includes footer |
| 0.2 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial |
| 4 | 1 PVC Conduit - 10FT |
| 1 | Misc. Cable and Hardware |
| 1 | CypberPower Standby UPS |

Storage Site Surveillance

\$4,912.90

| | |
|-----|---|
| 1 | SMART Series 4-Channel 4PoE 2TB NVR Bundle with Turing Bridge |
| 2 | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm |
| 2 | SMART Series Turret & Fixed Dome Junction Box, White |
| 1 | Weatherproof Enclosure with Cooling Fan |
| 1 | 15 Aluminum Mounting Post - Black Powder Coat includes footer |
| 0.1 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial |
| 2 | 1 PVC Conduit - 10FT |
| 1 | CypberPower Standby UPS |
| 1 | Misc. Cable and Hardware |

Project Summary

TOTAL: \$34,572.45

All park cameras are 5mp zoomable turret style. The cameras can be zoomed in to better see further away areas.

Turing Vision's smart video search enables you to search by Face Search, Person Attribute Search, and Person History. Using these search functionalities enables you to rapidly and accurately search for vital events and streamline your security operations. Turing vision also includes 30 days of cloud recording. Turing Vision service price \$150 per year per camera(not required on all cameras)

** Recurring service charges not included in the total install price.*



Each site will need power wired to the enclosure by a community supplied electrician. Internet will need to be installed for remote connection. Without internet, footage can only be obtained by connection a monitor directly to the recorder. Service fees apply if Securiteam pulls footage. Static IP required with internet.

5 year repair service contract - \$550 per month, parts and labor(acts of god and physical damage excluded)

**50% down and balance upon substantial completion or
Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):
36 months @ \$1117.53, 48 months @ \$874.14 or 60 months @ \$730.16 (estimated)**

** Recurring service charges not included in the total install price.*

Product Details



SMART Series 4-Channel 4PoE 2TB NVR Bundle with Turing Bridge

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud
First-Year Free Turing Vision Cloud AI Feature Access
Support Ultra265/H.265/H.264 video formats
4-channel input; 4 POE Ports
Up to 8MP input and 4K output
2TB Included; 2 SATA Max, up to 10TB for each HDD
Best used with Turing SMART series IP Cameras
Turing cloud-ready with Smart NVR series and Turing bridge/servers
Support cloud upgrade



SMART Series 5MP TwilightVision IR Zoom Turret IP Camera

Face/Human/Vehicle AI with Turing SMART Series NVR, Bridge, and Cloud
2.7~13.5mm motorized lens
TwilightVision allows for optimal image clarity in low light
Max. 5MP (2880x1620) @30/25fps resolution
Face Recognition, People and Car Detection with SMART series NVR and Turing bridge
Support 256 G microSD card
Smart IR up to 40m
IP67, WDR, IK10, PoE



SMART Series Varifocal Turret Dome Junction Box



Weatherproof Enclosure with Cooling Fan

15 Aluminum Mounting Post - Black Powder Coat includes footer

15 Foot Mounting Post installations



CypberPower Standby UPS

425VA/260W Standby Battery Backup Uninterruptible Power Supply (UPS) System uses simulated sine wave output to safeguard home office and entertainment needs, including computers, gaming consoles, and broadband routers



SMART 4MP TwilightVision IR Turret IP Camera 2.8mm

People and Vehicle Search with SMART series NVR and Turing Vision Cloud
Max. 4MP(2688x1520) resolution @30/25fps
2.8mm fixed lens
TwilightVision allows for optimal image clarity in low light
Smart IR up to 30m (98ft)
Support 256 G microSD card
IP67, WDR, PoE

Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Tab 11

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.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, February 6, 2023 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

| | |
|------------------|--|
| Daniel Novak | Board Supervisor, Chairman |
| Chris Kawalec | Board Supervisor, Vice-Chairman |
| Steve Wiers | Board Supervisor, Assistant Secretary |
| Tyson Krutsinger | Board Supervisor, Assistant Secretary |
| Roger Smith | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-------------------|---|
| Daryl Adams | District Manager, Rizzetta & Company, Inc. |
| Jason Liggett | Landscape Specialist, Rizzetta & Company, Inc. |
| Meredith Hammock | District Counsel, KE Law Group |
| Greg Woodcock | District Engineer, Cardno |
| Gail Huff | Ballenger Irrigation |
| David Chapdelaine | Ballenger Irrigation |
| Alex Solano | Aquatic Weed Control |
| Stan Zuercher | Clubhouse Manager |

| | |
|----------|----------------|
| Audience | Present |
|----------|----------------|

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments about Lennar and concerns regarding Woodshaw Way.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Marks introduced Mr. Alex Solano as the new aquatics manager. The Board had no questions at this time.

B. Landscape Inspection Report

Mr. Liggett presented his report to the Board of Supervisors.

The Board of Supervisors held a brief discussion regarding BrightView and their lack of services. Ultimately, the Board agreed to go out for bid for new landscaping company. They also agreed to hold payment on the cutbacks until the work is complete.

On a motion from Mr. Novak and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors agreed to start the RFP process for Landscaping Services for the Connerton West Community Development District.

The Board reviewed and considered the Spring Annuals proposal in the amount of \$11,285.00. After a discussion, the Board asked Brightview to revise this proposal and tabled it to the next regular meeting.

The Board held a discussion regarding landscaping enhancements for the damaged tree area and considered a proposal in the amount of \$1,985.00. They would like the Bald Cypress to be removed from the proposal and only want St. Augustine included. Brightview will revise this proposal and Mr. Adams will approve it outside of the meeting.

Mr. Kawalec provided Soil Samples for the Board's review. The Board would like to see more samples and tabled this item.

C. Irrigation Report

Ms. Huff presented the irrigation report to the Board of Supervisors.

The Board would like a bid for irrigation on SR54. Mr. Woodcock will have a permit within 30 days.

D. Property Maintenance Report

Mr. Zuercher presented his report to the Board of Supervisors.

The Board asked Mr. Zuercher to remove Lennar's name & signs and hold them

94 for one week.

95
96 Mr. Adams will send Stan a copy of the pond map and will send the Board
97 information for the towing company.

98
99 **E. District Engineer Report**

100 The Board reviewed the District Engineer report from Mr. Woodcock.

101
102 Mr. Woodcock stated that Lennar has flattened the road. The Board would like Ms.
103 Hammock to send a cease-and-desist letter to Lennar giving them 90 days to
104 restore the roads.

105
106 Mr. Woodcock is still working on numbers for invoices regarding District Engineer
107 services.

108
109 Mr. Krutsinger pointed out that there is still trash in the manhole. Mr. Woodcock
110 will send his team out to remove the trash.

111
112 The Board would like Mr. Woodcock to reach out to Code Enforcement.

113
114 **F. District Counsel**

115 Ms. Hammock updated the Board of Supervisors on the trail project and easement
116 agreements.

117
118 The Board held a brief discussion regarding the Amenity and Community Park
119 Policies. Ms. Hammock recommended having a public hearing on this topic. She
120 will update the Board at the next regular meeting.

121
122 **G. District Manager Report**

123 The Board received and reviewed the District Manager's report.

124 Mr. Adams reminded the Board that the next meeting will be held on March 6, 2023,
125 at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL
126 34638.

127
128 **FOURTH ORDER OF BUSINESS**

**Consideration of National Traffic Signs
Proposal**

| |
|---|
| On a motion from Mr. Novak and seconded by Mr. Kawalec, with the Board of Supervisors approved the National Traffic Signs proposal in the amount of \$1,286.36 for the Connerton West Community Development District. |
|---|

131
132 **FIFTH ORDER OF BUSINESS**

Discussion of FY 2023-2024 Budget

133
134 The Board held a lengthy discussion regarding the FY 2023-2024 Budget and
135 agreed their goal is to keep the budget the same as the previous year. There were several
136 Board suggestions taken into consideration. The Board agreed to hold a budget workshop
137 in April to further discuss this topic. Mr. Adams will contact the Board outside of the

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
February 6, 2023 - Minutes of Meeting
Page 4

meeting to set a date for the workshop meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on January 9,
2023**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on January 9, 2023.

On a motion from Mr. Krutsinger and seconded by Mr. Novak, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on January 9, 2023, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
December 2022**

Mr. Adams presented with the Operation & Maintenance Expenditures for December 2022 in the amount of \$254,956.43.

On a motion from Mr. Krutsinger and seconded by Mr. Novak, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2022 in the amount of \$254,956.43 for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

The Board heard several audience comments and concerns regarding Lennar.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Krutsinger and seconded by Mr. Novak, the Board of Supervisors approved to adjourn the meeting at 7:27 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 12

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

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

www.connertonwestcdd.org

Operation and Maintenance Expenditures January 2023 For Board Approval

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

The total items being presented: **\$ 150,044.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|--------------------|---------------------------------------|----------------|
| Christopher Kawalec | 100159 | CK010923 | Board of Supervisors Meeting 01/09/23 | \$ 200.00 |
| Daniel Novak | 100160 | DN010923 | Board of Supervisors Meeting 01/09/23 | \$ 200.00 |
| John Ngerem | 100161 | JN010923 | Board of Supervisors Meeting 01/09/23 | \$ 200.00 |
| Roger H Smith | 100164 | RS010923 | Board of Supervisors Meeting 01/09/23 | \$ 200.00 |
| Tyson Krutsinger | 100162 | TK010923 | Board of Supervisors Meeting 01/09/23 | \$ 200.00 |
| Connerton West Debit Card | CW0123 | CW Debit Card 0123 | CW Debit Card 0123 | \$ 1,024.96 |
| A Aamerican Container & Trailer Leasing, Inc. | 100158 | 011723-A American | Purchase of Storage Unit 01/23 | \$ 6,391.00 |
| Aquatic Weed Control, Inc. | 100165 | 78781 | Pond/Lake Maintenance 01/23 | \$ 3,950.00 |
| Ballenger & Company, Inc. | 100139 | 221257 | Irrigation Maintenance 12/22 | \$ 14,290.00 |
| Ballenger & Company, Inc. | 100147 | 221283 | Irrigation Repairs 11/22 | \$ 465.00 |
| Ballenger & Company, Inc. | 100163 | 221284 | Irrigation Repairs 12/22 | \$ 1,180.00 |

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|-------------------------------------|--------------|----------------|--|----------------|
| Ballenger & Company, Inc. | 100139 | 222248 | Irrigation Repairs 10/22 | \$ 2,284.00 |
| BrightView Landscape Services, Inc. | 100166 | 8231906 | Landscape Maintenance 01/23 | \$ 31,226.25 |
| BrightView Landscape Services, Inc. | 100143 | 8232508 | Bermuda Fertilize 12/22 | \$ 835.00 |
| BrightView Landscape Services, Inc. | 100166 | 8248838 | Bush Removal 01/23 | \$ 630.00 |
| BrightView Landscape Services, Inc. | 100166 | 8248839 | Tree Removal & Sod Installation 01/23 | \$ 481.10 |
| BrightView Landscape Services, Inc. | 100166 | 8248840 | Tree Removal 01/23 | \$ 465.55 |
| BrightView Landscape Services, Inc. | 100166 | 8248841 | Crepe Myrtle Removal 01/23 | \$ 1,801.45 |
| BrightView Landscape Services, Inc. | 100166 | 8248842 | Oak Tree Removal 01/23 | \$ 915.55 |
| Costena Services, LLC | 100148 | 111422-3 | Light Installation 11/22 | \$ 2,226.50 |
| Giella Designs, LLC | 100140 | 221401 | 50 % Balance For Holiday Lighting 11/22 | \$ 5,000.00 |
| Innersync Studio, Ltd | 100149 | 20997 | Website & Compliance Services 01/23 | \$ 384.38 |

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--------------------------------------|--------------|-------------------------------|--|----------------|
| Jeremy R. Cohen | 100150 | JC121922 | Off-Duty State Trooper 12/22 | \$ 200.00 |
| Jeremy R. Cohen | 100150 | JC122822 | Off Duty Patrols / Scheduler's Fee 12/22 | \$ 350.00 |
| Jerry Richardson Trapper | 100167 | 1714 | Monthly Hog Removal Service 01/23 | \$ 800.00 |
| K Johnson's Lawn & Landscaping, Inc. | 100168 | 18894 | Mow Bike Trail 01/23 | \$ 700.00 |
| KE Law Group, LLC | 100141 | 5106 | General/Monthly Legal Services 11/22 | \$ 4,905.50 |
| Kevin Eric Hamilton | 100151 | KH122922 | Off Duty Patrols 12/22 | \$ 200.00 |
| Messer Caparello, P.A. | 100152 | 493881 | Legal Services-Easement Enforcement 11/22 | \$ 710.82 |
| Mobile Mini, Inc. | 100153 | 9016479318 | Mobile Storage Rental Acct #10023746 01/23 | \$ 244.47 |
| Pasco County Utilities | 100154 | Pasco Water Summary 12/22 415 | Water Summary 12/22 415 | \$ 278.62 |
| Rep Services, Inc. | 100169 | 19557.03.01 | Playground Equipment 01/23 | \$ 2,204.28 |
| Rizzetta & Company, Inc. | 100138 | INV0000074684 | District Management Fees 01/23 | \$ 6,820.03 |

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--|--------------|--------------------------------|---|------------------|
| Rizzetta & Company, Inc. | 100137 | INV0000074776 | Personnel Reimbursement 12/23/22 | \$ 3,394.78 |
| Rizzetta & Company, Inc. | 100145 | INV0000074885 | Annual Dissemination Services 01/23 | \$ 8,000.00 |
| Rizzetta & Company, Inc. | 100144 | INV0000074940 | Personnel Reimbursement 01/06/23 | \$ 4,219.81 |
| Rizzetta & Company, Inc. | 100146 | INV0000074963 | Cell Phone - Auto Mileage & Travel 12/22 | \$ 50.00 |
| Rizzetta & Company, Inc. | 100157 | INV0000075257 | Personnel Reimbursement 01/20/23 | \$ 3,579.73 |
| Shenandoah General Construction, LLC | 100142 | 94532 | Jet Vac Truck & Offsite Disposal 11/22 | \$ 2,220.63 |
| Suncoast Pool Service, Inc. | 100170 | 8915 | Fountain Service 01/23 | \$ 250.00 |
| Tierra, Inc. | CR 59 Tierra | CR 59 Tierra | CR 57-59 S2018A Refi | \$ 7,250.00 |
| Withlacoochee River Electric Cooperative, Inc. | 100155 | Electric Summary Bill 12/22 | Electric Summary Bill 12/22 | \$ 28,565.46 |
| Your Junk Doctor Inc | 100156 | 121622 | Wood Pile Cleanup 12/22 | <u>\$ 550.00</u> |

Report Total

\$ 150,044.87