



Rizzetta & Company

Connerton West Community Development District

www.Connertonwestcdd.org

**Approved Proposed
Budget
for
Fiscal Year
2024/2025**

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Rizzetta & Company

Approved Proposed Budget
 Connerton West Community Development District
 General Fund
 Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025	Comments	Actual FY 21/22	Actual FY 22/23
1	REVENUES									
2	Interest Earnings									
3	Interest Earnings	\$ 1,338	\$ 1,338	\$ -	\$ 1,338	\$ -	\$ -		\$ 490	\$ 1,550
4	Special Assessments									
5	Tax Roll*	\$ 1,764,154	\$ 1,764,154	\$ 1,753,546	\$ 10,608	\$ 1,825,049	\$ 71,503		\$ 1,524,775	\$ 1,672,990
6	Street Light Assessment		\$ -		\$ -		\$ -			
7	Off Roll*	\$ 79,440	\$ 114,463	\$ 79,440	\$ 35,023	\$ 81,431	\$ 1,991		\$ 64,321	\$ 85,771
8	Other Miscellaneous Revenues									
9	Miscellaneous	\$ 6,781	\$ 6,781	\$ -	\$ 6,781	\$ -	\$ -		\$ 369	\$ 106
10										
11	TOTAL REVENUES	\$ 1,851,713	\$ 1,886,736	\$ 1,832,986	\$ 53,750	\$ 1,906,480	\$ 73,494		\$ 1,589,955	\$ 1,760,417
12										
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,851,713	\$ 1,886,736	\$ 1,832,986	\$ 53,750	\$ 1,906,480	\$ 73,494			
14										
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>									
16										
17	EXPENDITURES - ADMINISTRATIVE									
18										
19	Legislative									
20	Supervisor Fees	\$ 4,600	\$ 9,200	\$ 13,000	\$ 3,800	\$ 13,000	\$ -	12 Mtgs + one workshop	12,200	\$ 10,800
21	Financial & Administrative									
22	Accounting Services	\$ 11,220	\$ 22,440	\$ 22,440	\$ -	\$ 22,440	\$ -	No Increase	22,440	\$ 22,440
23	Administrative Services	\$ 2,958	\$ 5,916	\$ 5,916	\$ -	\$ 5,916	\$ -	No Increase	5,916	\$ 5,916
24	Arbitrage Rebate Calculation	\$ 500	\$ 1,000	\$ 2,500	\$ 1,500	\$ 2,500	\$ -	Per contract	1,500	\$ 500
25	Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	No increase	5,355	\$ 5,355
26	Auditing Services	\$ -	\$ -	\$ 4,475	\$ 4,475	\$ 4,475	\$ -	No increase	4,475	\$ 3,400
27	Disclosure Report	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	No increase	8,000	\$ 8,000
28	District Engineer	\$ 16,196	\$ 32,392	\$ 50,000	\$ 17,608	\$ 50,000	\$ -		40,046	\$ 97,575
29	District Management	\$ 18,215	\$ 36,429	\$ 36,429	\$ -	\$ 36,429	\$ -	No Increase	36,239	\$ 35,983
30	Dues, Licenses & Fees	\$ 275	\$ 200	\$ 500	\$ 300	\$ 500	\$ -		435	\$ 525
31	Financial & Revenue Collections	\$ 2,678	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	No Increase	5,355	\$ 5,355

**Approved Proposed Budget
Connerton West Community Development District
General Fund
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025	Comments	Actual FY 21/22	Actual FY 22/23
32	Legal Advertising	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -		2,460	\$ 1,511
33	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	No Increase	2,318	\$ -
34	Public Officials Liability Insurance	\$ 3,373	\$ 3,373	\$ 3,748	\$ 375	\$ 3,710	\$ (38)	EGIS projections	3,032	\$ 3,259
35	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	No Increase	150	\$ 150
36	Trustees Fees	\$ 9,047	\$ 9,047	\$ 16,000	\$ 6,953	\$ 16,000	\$ -		12,571	\$ 22,022
37	Website Hosting, Maintenance, Backup & Email	\$ 1,968	\$ 3,936	\$ 3,650	\$ (286)	\$ 4,540	\$ 890	Per contract	3,638	\$ 3,638
38	Legal Counsel									
39	District Counsel	\$ 30,587	\$ 61,174	\$ 60,000	\$ (1,174)	\$ 60,000	\$ -		78,517	\$ 52,532
40										
41	Administrative Subtotal	\$ 114,972	\$ 203,817	\$ 240,018	\$ 36,201	\$ 240,870	\$ 852		244,647	\$ 278,961
42										
43	EXPENDITURES - FIELD OPERATIONS									
44										
45	Law Enforcement									
46	Deputy	\$ 6,300	\$ 12,600	\$ 9,500	\$ (3,100)	\$ 21,600	\$ 12,100	Per Board Decison	8,225	\$ 7,850
47	Electric Utility Services									
48	Street Lights - Collector Roads	\$ 37,436	\$ 74,872	\$ 82,615	\$ 7,743	\$ 82,615	\$ -		72,694	\$ 78,743
48	Street Lights - Neighborhood Roads	\$ 96,264	\$ 192,528	\$ 212,440	\$ 19,912	\$ 212,440	\$ -		186,825	\$ 202,489
49	Utility Services	\$ 18,274	\$ 36,548	\$ 42,570	\$ 6,022	\$ 42,570	\$ -		39,457	\$ 43,914
49	Water-Sewer Combination Services									
50	Utility Services	\$ 4,107	\$ 8,214	\$ 8,500	\$ 286	\$ 10,500	\$ 2,000		5,712	\$ 3,579
50	Stormwater Control									
51	Aquatic Maintenance	\$ 44,652	\$ 89,304	\$ 61,368	\$ (27,936)	\$ 61,368	\$ -	No increase	64,738	\$ 61,114
51	Mitigation Area Monitoring & Maintenance	\$ 4,100	\$ 8,200	\$ 23,600	\$ 15,400	\$ 46,000	\$ 22,400	Phase 2 came online. Phase 1 is 16k for the year and Phase 2 is 30k for the year.	-	\$ -
52	Stormwater Assessment	\$ 91	\$ 182	\$ 100	\$ (82)	\$ 100	\$ -		2,463	\$ 98
52	Water Quality Testing	\$ -	\$ 100	\$ 2,500	\$ 2,400	\$ 2,500	\$ -		-	\$ -
53	Wetland Monitoring & Maintenance	\$ -	\$ (3,250)	\$ 4,000	\$ 7,250	\$ 4,000	\$ -		-	\$ 8,750
53	Stormwater System Maintenance	\$ 8,400	\$ 16,800	\$ 15,000	\$ (1,800)	\$ 15,000	\$ -		10,110	\$ -
54	Other Physical Environment									
54	Conservation Cutbacks	\$ 2,850	\$ 5,700	\$ 7,500	\$ -	\$ 7,500	\$ -		56,635	\$ -
55	Entry & Walls Maintenance	\$ 8,719	\$ 17,438	\$ 4,000	\$ (13,438)	\$ 4,000	\$ -	Electrical work for the entrance signs.	4,500	\$ -
55	General Liability Insurance	\$ 3,988	\$ 3,584	\$ 4,431	\$ 847	\$ 4,387	\$ (44)	EGIS projections	3,584	\$ 3,853

**Approved Proposed Budget
Connerton West Community Development District
General Fund
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025	Comments	Actual FY 21/22	Actual FY 22/23
56	Holiday Decorations	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -		-	\$ 10,000
56	Irrigation Filters	\$ -	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -		1,250	\$ -
57	Irrigation Maintenance	\$ 56,065	\$ 112,130	\$ 125,000	\$ 12,870	\$ 131,250	\$ 6,250	Per Board Decison	105,075	\$ 115,060
57	Irrigation Repairs	\$ 38,551	\$ 77,102	\$ 50,000	\$ (27,102)	\$ 62,000	\$ 12,000	The average of the last two years plus the trend is \$61,092	54,715	\$ 52,119
58	Landscape - Mulch	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ -		-	\$ 90,178
58	Landscape Annuals	\$ 38,522	\$ 77,044	\$ 40,000	\$ (37,044)	\$ 52,000	\$ 12,000	Per Board Decison	-	\$ 31,304
59	Landscape Maintenance	\$ 267,843	\$ 535,686	\$ 550,000	\$ 14,314	\$ 550,000	\$ -	Brightview clean up-10,495	409,700	\$ 439,120
59	Landscape Replacement Plants, Shrubs, Trees	\$ 19,399	\$ 38,798	\$ 22,400	\$ (16,398)	\$ 22,400	\$ -		36,887	\$ 15,944
60	Property Insurance	\$ 11,203	\$ 7,705	\$ 12,714	\$ 5,009	\$ 12,741	\$ 27	EGIS projections	7,705	\$ 8,476
60	Street Light Deposit Bond	\$ 7,459	\$ 7,356	\$ 7,400	\$ 44	\$ 7,400	\$ -		6,522	\$ 6,003
61	Landscape Inspection Services	\$ 5,400	\$ 10,800	\$ 10,200	\$ (600)	\$ 13,425	\$ 3,225	This includes the increase plus the additional services during the busy growth season.	8,400	\$ 9,600
61	Road & Street Facilities									
62	Pressure Washing Sidewalks	\$ 10,187	\$ -	\$ 12,000	\$ -	\$ 35,000	\$ 23,000		4,176	\$ 10,494
62	Roadway Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -		7,858	\$ -
63	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -		9,750	\$ -
63	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -		-	\$ -
64	Street Sign Repair & Replacement	\$ 1,364	\$ 2,728	\$ 5,000	\$ 2,272	\$ 5,000	\$ -	Plan for new signage around the community.	3,899	\$ 659
64	Parks & Recreation									
65	Fountain Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		-	\$ -
65	Fountain Service Contract	\$ 3,913	\$ 7,826	\$ 3,000	\$ (4,826)	\$ 3,000	\$ -		3,000	\$ 2,750
66	Management Contract	\$ 47,421	\$ 94,842	\$ 105,680	\$ 10,838	\$ 101,314	\$ (4,366)	Proposed Contract	95,918	\$ 82,599
66	Pedestrian Bridge/Boardwalk Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		-	\$ 4,200
67	Playground Equipment and Maintenance	\$ 134	\$ 268	\$ 2,500	\$ 2,232	\$ 2,500	\$ -		477	\$ 2,828
67	Playground Mulch	\$ 3,354	\$ 6,708	\$ 7,500	\$ 792	\$ 7,500	\$ -			\$ -
68	Vehicle	\$ 21,702	\$ 21,702	\$ 25,000	\$ 3,298	\$ 8,000	\$ (17,000)	Maintenance of the vehicle	3,173	\$ 1,100
68	Wildlife Management Services	\$ 4,800	\$ 9,600	\$ 9,600	\$ -	\$ 9,600	\$ -	Per contract	10,000	\$ 9,670
69	Connerton West Banners Contract	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ 3,900		-	\$ -
69	Miscellaneous Expense (storage/media room)	\$ 6,991	\$ 13,982	\$ 1,000	\$ (12,982)	\$ 2,000	\$ 1,000	Includes wifi, and tablet service for Maintenance	18,143	\$ 6,035
70	Contingency									
70	Miscellaneous Expense (storage/etc)	\$ 144	\$ 288	\$ 33,850	\$ 33,562	\$ 30,000	\$ (3,850)	Per Board Decison	22,139	\$ 33,007
71										
71	Field Operations Subtotal	\$ 789,633	\$ 1,487,385	\$ 1,592,968	\$ 89,783	\$ 1,665,610	\$ 72,642		\$ 1,263,730	\$ 1,341,536
72										
73	TOTAL EXPENDITURES	\$ 904,604	\$ 1,691,202	\$ 1,832,986	\$ 125,984	\$ 1,906,480	\$ 73,494		\$ 1,508,377	\$ 1,620,498

**Approved Proposed Budget
 Connerton West Community Development District
 Reserve Fund
 Fiscal Year 2024/2025**

Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 9,973	\$ 9,973	\$ -	\$ -	\$ -	\$ -	
Special Assessments							
Tax Roll	\$ 57,000	\$ 57,000	\$ 57,000	\$ -	\$ 36,000	\$ (21,000)	
TOTAL REVENUES	\$ 66,973	\$ 66,973	\$ 57,000	\$ -	\$ 36,000	\$ (21,000)	
Carry Forward Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL REVENUES AND BALANCE FORWARD	\$ 66,973	\$ 66,973	\$ 57,000	\$ -	\$ 36,000	\$ (21,000)	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 5,812	\$ -	\$ 57,000	\$ 57,000	\$ 36,000	\$ (21,000)	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 5,812	\$ -	\$ 57,000	\$ 57,000	\$ 36,000	\$ (21,000)	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 61,161	\$ 66,973	\$ -	\$ 57,000	\$ -	\$ -	

Connerton West Community Development District					
Debt Service					
Fiscal Year 2024/2025					
Chart of Accounts Classification	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2015A-1	Budget for 2024/2025
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$628,029.40	\$292,753.44	\$272,160.74	\$160,735.68	\$1,353,679.26
TOTAL REVENUES	\$628,029.40	\$292,753.44	\$272,160.74	\$160,735.68	\$1,353,679.26
EXPENDITURES					
Administrative					
Debt Service Obligation	\$628,029.40	\$292,753.44	\$272,160.74	\$160,735.68	\$1,353,679.26
Administrative Subtotal	\$628,029.40	\$292,753.44	\$272,160.74	\$160,735.68	\$1,353,679.26
TOTAL EXPENDITURES	\$628,029.40	\$292,753.44	\$272,160.74	\$160,735.68	\$1,353,679.26
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,439,105.96

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) for Pasco County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M & STREET LIGHT ASSESSMENT TABLE

2024/2025 O&M Budget		\$1,942,480.00	2023/2024 O&M Budget	\$1,889,985.80
Collection Cost @	2%	\$41,329.36	2024/2025 O&M Budget	\$1,942,480.00
Early Payment Discount @	4%	\$82,658.72		
		2024/2025 Total	Total Difference	\$52,494.20
		\$2,066,468.09		

COMMUNITY BREAKDOWN		FY 2023/2024 PER LOT ANNUAL ASSESSMENT			FY 2024/2025 PER LOT ANNUAL ASSESSMENT			PROPOSED INCREASE / DECREASE	
LOT SIZE	UNITS	O&M	STREET LIGHT	TOTAL	O&M	STREET LIGHT	TOTAL	\$	%
Single Family 55	82	\$950.41	\$134.16	\$1,084.57	\$980.45	\$134.16	\$1,114.61	\$30.04	2.77%
Single Family 65	82	\$1,144.02	\$161.49	\$1,305.51	\$1,180.17	\$161.49	\$1,341.66	\$36.15	2.77%
Single Family 75	46	\$1,302.42	\$183.84	\$1,486.26	\$1,343.57	\$183.84	\$1,527.41	\$41.15	2.77%
Single Family 90	54	\$1,584.02	\$223.60	\$1,807.62	\$1,634.08	\$223.60	\$1,857.68	\$50.06	2.77%
Commercial ⁽¹⁾	21.75	\$281.60	\$0.00	\$281.60	\$290.50	\$0.00	\$290.50	\$8.90	3.16%
Single Family 45	55	\$792.01	\$111.80	\$903.81	\$817.04	\$111.80	\$928.84	\$25.03	2.77%
Single Family 55	255	\$950.41	\$134.16	\$1,084.57	\$980.45	\$134.16	\$1,114.61	\$30.04	2.77%
Single Family 65	186	\$1,144.02	\$161.49	\$1,305.51	\$1,180.17	\$161.49	\$1,341.66	\$36.15	2.77%
Single Family 75	68	\$1,302.42	\$183.84	\$1,486.26	\$1,343.57	\$183.84	\$1,527.41	\$41.15	2.77%
Apartments	264	\$352.01	\$0.00	\$352.01	\$363.13	\$0.00	\$363.13	\$11.12	3.16%
Single Family 45	26	\$792.01	\$111.80	\$903.81	\$817.04	\$111.80	\$928.84	\$25.03	2.77%
Single Family 45	156	\$792.01	\$111.80	\$903.81	\$817.04	\$111.80	\$928.84	\$25.03	2.77%
Single Family 55	15	\$950.41	\$134.16	\$1,084.57	\$980.45	\$134.16	\$1,114.61	\$30.04	2.77%
Single Family 65	13	\$1,144.02	\$161.49	\$1,305.51	\$1,180.17	\$161.49	\$1,341.66	\$36.15	2.77%
Single Family 75	36	\$1,302.42	\$183.84	\$1,486.26	\$1,343.57	\$183.84	\$1,527.41	\$41.15	2.77%
Single Family 40	80	\$704.01	\$99.38	\$803.39	\$726.26	\$99.38	\$825.64	\$22.25	2.77%
Single Family 50	66	\$880.01	\$124.22	\$1,004.23	\$907.82	\$124.22	\$1,032.04	\$27.81	2.77%
Single Family 60	58	\$1,056.01	\$149.06	\$1,205.07	\$1,089.39	\$149.06	\$1,238.45	\$33.38	2.77%
Single Family 70	55	\$1,232.02	\$173.91	\$1,405.93	\$1,270.95	\$173.91	\$1,444.86	\$38.93	2.77%
Single Family 40	107	\$704.01	\$99.38	\$803.39	\$726.26	\$99.38	\$825.64	\$22.25	2.77%
Single Family 50	106	\$880.01	\$124.22	\$1,004.23	\$907.82	\$124.22	\$1,032.04	\$27.81	2.77%
Single Family 60	61	\$1,056.01	\$149.06	\$1,205.07	\$1,089.39	\$149.06	\$1,238.45	\$33.38	2.77%
Total Platted	1892.75								
Commercial ⁽¹⁾	56.5	\$1,495.77	\$0.00	\$1,495.77	\$1,533.26	\$0.00	\$1,533.26	\$37.49	2.51%
Total Unplatted	56.5								
Total Community	1949.25								

⁽¹⁾ 1 commercial unit represents 1,000 square feet

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 DEBT SERVICE ASSESSMENT SCHEDULE**

UNITS ASSESSED					TOTAL DEBT SERVICE PER BOND SERIES				PER LOT ANNUAL ASSESSMENT				
	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2015A-1	Series 2018(refunding)	Series 2018-1	Series 2006A-2	Series 2015A-1	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2015A-1	
LOT SIZE	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service ⁽²⁾	Debt Service ⁽²⁾	Debt Service ⁽²⁾	Debt Service ⁽²⁾	TOTAL
Single Family 55	82				\$53,307.38	\$0.00	\$0.00	\$0.00	\$650.09	\$0.00	\$0.00	\$0.00	\$650.09
Single Family 65	79				\$61,819.08	\$0.00	\$0.00	\$0.00	\$782.52	\$0.00	\$0.00	\$0.00	\$782.52
Single Family 75	46				\$40,979.56	\$0.00	\$0.00	\$0.00	\$890.86	\$0.00	\$0.00	\$0.00	\$890.86
Single Family 90	53				\$57,424.44	\$0.00	\$0.00	\$0.00	\$1,083.48	\$0.00	\$0.00	\$0.00	\$1,083.48
Commercial	21.75				\$15,710.68	\$0.00	\$0.00	\$0.00	\$722.33	\$0.00	\$0.00	\$0.00	\$722.33
Single Family 45	54				\$32,923.80	\$0.00	\$0.00	\$0.00	\$609.70	\$0.00	\$0.00	\$0.00	\$609.70
Single Family 55	237				\$173,398.68	\$0.00	\$0.00	\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$731.64
Single Family 65	186				\$163,806.48	\$0.00	\$0.00	\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$880.68
Single Family 75	68				\$68,178.16	\$0.00	\$0.00	\$0.00	\$1,002.62	\$0.00	\$0.00	\$0.00	\$1,002.62
Apartments					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 45					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 45				156	\$0.00	\$0.00	\$0.00	\$105,300.00	\$0.00	\$0.00	\$0.00	\$675.00	\$675.00
Single Family 55				15	\$0.00	\$0.00	\$0.00	\$12,375.00	\$0.00	\$0.00	\$0.00	\$825.00	\$825.00
Single Family 65				13	\$0.00	\$0.00	\$0.00	\$12,675.00	\$0.00	\$0.00	\$0.00	\$975.00	\$975.00
Single Family 75				36	\$0.00	\$0.00	\$0.00	\$40,500.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,125.00
Townhome					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40		80			\$0.00	\$72,000.00	\$0.00	\$0.00	\$0.00	\$900.00	\$0.00	\$0.00	\$900.00
Single Family 50		66			\$0.00	\$74,250.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$0.00	\$0.00	\$1,125.00
Single Family 60		58			\$0.00	\$78,300.00	\$0.00	\$0.00	\$0.00	\$1,350.00	\$0.00	\$0.00	\$1,350.00
Single Family 70		55			\$0.00	\$86,625.00	\$0.00	\$0.00	\$0.00	\$1,575.00	\$0.00	\$0.00	\$1,575.00
Single Family 40			107		\$0.00	\$0.00	\$87,526.00	\$0.00	\$0.00	\$0.00	\$818.00	\$0.00	\$818.00
Single Family 50			106		\$0.00	\$0.00	\$108,438.00	\$0.00	\$0.00	\$0.00	\$1,023.00	\$0.00	\$1,023.00
Single Family 60			61		\$0.00	\$0.00	\$74,847.00	\$0.00	\$0.00	\$0.00	\$1,227.00	\$0.00	\$1,227.00
Total Platted	826.75	259	274	220	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00					
Commercial			56.5		\$0.00	\$0.00	\$18,475.50	\$0.00	\$0.00	\$0.00	\$327.00	\$0.00	\$327.00
Total Unplatted	0	0	56.5	0	\$0.00	\$0.00	\$18,475.50	\$0.00					
Total Community	826.75	259	330.5	220	\$667,548.26	311,175.00	\$289,286.50	\$170,850.00					
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)					\$39,518.86	\$18,421.56	\$17,125.76	\$10,114.32					
Net Revenue to be Collected					\$628,029.40	\$292,753.44	\$272,160.74	\$160,735.68					

⁽¹⁾ Reflects the number of total lots with Series 2018A, 2018-1, 2006A-2, and 2015A-1 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018A, 2018-1, 2006A-2, and 2015A-1 bond issuances. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget		\$1,942,480.00
Collection Costs	2%	\$41,329.36
Early Payment Discount	4%	\$82,658.72
Total O&M Assessment		\$2,066,468.09

Total Admin Budget		\$240,870.00
Collection Costs	2%	\$5,124.89
Early Payment Discount	4%	\$10,249.79
Total O&M Assessment		\$256,244.68

Platted Field		\$1,409,972.00
Collection Costs	2%	\$29,999.40
Early Payment Discount	4%	\$59,998.81
Total O&M Assessment		\$1,499,970.21

Unplatted Field		\$79,198.00
Collection Costs	2%	\$1,685.06
Early Payment Discount	4%	\$3,370.13
Total O&M Assessment		\$84,253.19

Parcel Streetlight		\$212,440.00
Collection Costs	2%	\$4,520.00
Early Payment Discount	4%	\$9,040.00
Total Streetlight Assessment		\$226,000.00

UNITS ASSESSED						ALLOCATION OF ADMIN O&M ASSESSMENT			ALLOCATION OF PLATTED FIELD O&M ASSESSMENT			ALLOCATION OF UNPLATTED FIELD O&M ASSESSMENT			ALLOCATION OF PARCEL STREETLIGHT ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
LOT SIZE	EAU Factor	O&M		STREET LIGHT		% Total EAU's	Admin Per Product	Admin Per Lot	% Total EAU's	Field Per Product	Platted Field Per Lot	% Total EAU's	Field Per Product	Unplatted Field Per Lot	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	STREET LIGHTS	TOTAL
		O&M	Total EAU's	STREET LIGHT	Total EAU's															
Single Family 55	1.350	82	110.70	82	110.70	4.54%	\$11,637.45	\$141.92	4.58%	\$68,759.25	\$838.53	0.00%	\$0.00	\$0.00	4.87%	\$11,000.88	\$134.16	\$980.45	\$134.16	\$1,114.61
Single Family 65	1.625	82	133.25	82	133.25	5.47%	\$14,008.04	\$170.83	5.52%	\$82,765.76	\$1,009.34	0.00%	\$0.00	\$0.00	5.86%	\$13,241.80	\$161.49	\$1,180.17	\$161.49	\$1,341.66
Single Family 75	1.850	46	85.10	46	85.10	3.49%	\$8,946.22	\$194.48	3.52%	\$52,858.28	\$1,149.09	0.00%	\$0.00	\$0.00	3.74%	\$8,456.86	\$183.84	\$1,343.57	\$183.84	\$1,527.41
Single Family 90	2.250	54	121.50	54	121.50	4.98%	\$12,772.81	\$236.53	5.03%	\$75,467.46	\$1,397.55	0.00%	\$0.00	\$0.00	5.34%	\$12,074.14	\$223.60	\$1,634.08	\$223.60	\$1,857.68
Commercial ⁽¹⁾	0.400	21.75	8.70	0	0.00	0.36%	\$914.60	\$42.05	0.36%	\$5,403.84	\$248.45	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$290.50	\$0.00	\$290.50
Single Family 45	1.125	55	61.88	55	61.88	2.54%	\$6,504.67	\$118.27	2.56%	\$38,432.51	\$698.77	0.00%	\$0.00	\$0.00	2.72%	\$6,148.87	\$111.80	\$817.04	\$111.80	\$928.84
Single Family 55	1.350	255	344.25	255	344.25	14.12%	\$36,189.63	\$141.92	14.26%	\$213,824.48	\$838.53	0.00%	\$0.00	\$0.00	15.14%	\$34,210.05	\$134.16	\$980.45	\$134.16	\$1,114.61
Single Family 65	1.625	186	302.25	186	302.25	12.40%	\$31,774.34	\$170.83	12.52%	\$187,736.97	\$1,009.34	0.00%	\$0.00	\$0.00	13.29%	\$30,036.28	\$161.49	\$1,180.17	\$161.49	\$1,341.66
Single Family 75	1.850	68	125.80	68	125.80	5.16%	\$13,224.85	\$194.48	5.21%	\$78,138.33	\$1,149.09	0.00%	\$0.00	\$0.00	5.53%	\$12,501.45	\$183.84	\$1,343.57	\$183.84	\$1,527.41
Apartments	0.500	264	132.00	0	0.00	5.42%	\$13,876.64	\$52.56	5.47%	\$81,989.34	\$310.57	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$363.13	\$0.00	\$363.13
Single Family 45	1.125	26	29.25	26	29.25	1.20%	\$3,074.94	\$118.27	1.21%	\$18,168.09	\$698.77	0.00%	\$0.00	\$0.00	1.29%	\$2,906.74	\$111.80	\$817.04	\$111.80	\$928.84
Single Family 45	1.125	156	175.50	156	175.50	7.20%	\$18,449.62	\$118.27	7.27%	\$109,008.56	\$698.77	0.00%	\$0.00	\$0.00	7.72%	\$17,440.42	\$111.80	\$817.04	\$111.80	\$928.84
Single Family 55	1.350	15	20.25	15	20.25	0.83%	\$2,128.80	\$141.92	0.84%	\$12,577.91	\$838.53	0.00%	\$0.00	\$0.00	0.89%	\$2,012.36	\$134.16	\$980.45	\$134.16	\$1,114.61
Single Family 65	1.625	13	21.13	13	21.13	0.87%	\$2,220.79	\$170.83	0.87%	\$13,121.40	\$1,009.34	0.00%	\$0.00	\$0.00	0.93%	\$2,099.31	\$161.49	\$1,180.17	\$161.49	\$1,341.66
Single Family 75	1.850	36	66.60	36	66.60	2.73%	\$7,001.39	\$194.48	2.76%	\$41,367.35	\$1,149.09	0.00%	\$0.00	\$0.00	2.93%	\$6,618.42	\$183.84	\$1,343.57	\$183.84	\$1,527.41
Single Family 40	1.000	80	80.00	80	80.00	3.28%	\$8,410.08	\$105.13	3.31%	\$49,690.51	\$621.13	0.00%	\$0.00	\$0.00	3.52%	\$7,950.05	\$99.38	\$726.26	\$99.38	\$825.64
Single Family 50	1.250	66	82.50	66	82.50	3.38%	\$8,672.90	\$131.41	3.42%	\$51,243.34	\$776.41	0.00%	\$0.00	\$0.00	3.63%	\$8,198.49	\$124.22	\$907.82	\$124.22	\$1,032.04
Single Family 60	1.500	58	87.00	58	87.00	3.57%	\$9,145.96	\$157.69	3.60%	\$54,038.43	\$931.70	0.00%	\$0.00	\$0.00	3.83%	\$8,645.68	\$149.06	\$1,089.39	\$149.06	\$1,238.45
Single Family 70	1.750	55	96.25	55	96.25	3.95%	\$10,118.38	\$183.97	3.99%	\$59,783.90	\$1,086.98	0.00%	\$0.00	\$0.00	4.23%	\$9,564.90	\$173.91	\$1,270.95	\$173.91	\$1,444.86
Single Family 40	1.000	107	107.00	107	107.00	4.39%	\$11,248.48	\$105.13	4.43%	\$66,461.06	\$621.13	0.00%	\$0.00	\$0.00	4.70%	\$10,633.19	\$99.38	\$726.26	\$99.38	\$825.64
Single Family 50	1.250	106	132.50	106	132.50	5.44%	\$13,929.20	\$131.41	5.49%	\$82,299.91	\$776.41	0.00%	\$0.00	\$0.00	5.83%	\$13,167.27	\$124.22	\$907.82	\$124.22	\$1,032.04
Single Family 60	1.500	61	91.50	61	91.50	3.75%	\$9,619.03	\$157.69	3.79%	\$56,833.52	\$931.70	0.00%	\$0.00	\$0.00	4.02%	\$9,092.87	\$149.06	\$1,089.39	\$149.06	\$1,238.45
Total Platted		1892.75	2414.90	1607.00	2274.20	99.07%	\$253,868.83		100.00%	\$1,499,970.21		0.00%	\$0.00		100.00%	\$226,000.00				
Commercial ⁽¹⁾	0.400	56.5	22.60	0	0.00	0.93%	\$2,375.85	\$42.05	0.00%	\$0.00	\$0.00	100.00%	\$84,253.19	\$1,491.21	0.00%	\$0.00	\$0.00	\$1,533.26	\$0.00	\$1,533.26
Total Unplatted		56.5	22.60	0	0.00	0.93%	\$2,375.85		0.00%	\$0.00		100.00%	\$84,253.19		0.00%	\$0.00				
Total Community		1949.25	2437.50	1607.00	2274.20	100.00%	\$256,244.68		100.00%	\$1,499,970.21		100.00%	\$84,253.19		100.00%	\$226,000.00				

LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)	(\$15,374.68)	(\$89,998.21)	(\$5,055.19)	(\$13,560.00)
Net Revenue to be Collected	\$240,870.00	\$1,409,972.00	\$79,198.00	\$212,440.00

⁽¹⁾ 1 commercial unit represents 1,000 square feet

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

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

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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



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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

