



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting September 13, 2021

**District Office:
12750 Citrus Park Lane, Suite 115
Tampa, Florida 32625
813.933.5571**

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	Vacant	Chairman
	Daniel Novak	Vice Chairman
	Chris Kawalec	Assistant Secretary
	Fredrick Lise	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	Roy Van Wyk	KE Law, PLLC
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 813-933-5571. 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

September 10, 2021

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, September 13, 2021 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.** Update from Pasco County Sheriff's Office
 - B.** District Counsel
 1. Update on the Existing Easement Issues
 2. Review of Memo on Stormwater Bill Implementation
 3. Discussion regarding Transfer of Escrow Agent
 - C.** District Engineer
 1. Update on Trail Project
 2. Update on Storybrook
 3. Review of Reports Regarding Asphalt Depression
 4. Consideration of Sidewalk Cleaning Proposal.....Tab 1
 5. Consideration of Shade Structure Cost Proposal.....Tab 2
 - D.** Field Inspection Report
 1. August Field Inspection Report.....Tab 3
 2. Reply to August 18th Field Inspection Report.....Tab 4
 - E.** Irrigation Report.....Tab 5
 - F.** Aquatics Report.....Tab 6
 - G.** Property Maintenance Report – Stan Zeurcher.....Tab 7
 - H.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Public Hearing on Fiscal Year 2021/2022 Final Budget
 1. Consideration of Resolution 2021-09, Annual Appropriations and Adopting Fiscal Year 2021/2022 Final Budget.....Tab 8
 - B.** Public Hearing on Fiscal Year 2021/2022 Assessments
 1. Consideration of Resolution 2021-10, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 9
 - C.** Consideration of Resolution 2021-11, Setting the Meeting Schedule for Fiscal Year 2021/2022.....Tab 10
 - D.** Consideration of Interlocal Agreement with Connerton East.....Tab 11

- E. Consideration of Landscape RFP's (under separate cover)
- F. Consideration of Cattle Pen Roadway
Special Warranty Deed.....Tab 12
- G. Consideration of CLM Tree Removal Proposal.....Tab 13
- H. Consideration of Decorating Elves Holiday
Lighting Proposal.....Tab 14
- I. Discussion of Fishing Map/Signage on Pond
Near Wilderness Preserve
- J. Discussion of Garden Party Park Bench Seat Coping
- K. Consideration of Candidates for Open Seat.....Tab 15
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on August 2, 2021.....Tab 16
 - B. Consideration of Operation and Maintenance
Expenditures for June & July 2021.....Tab 17
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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,
Matthew Huber
Matthew Huber
District Manager

cc: Roy Van Wyk, KE Law Group.

Tab 8

RESOLUTION 2021-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Connerton West Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Connerton West Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
SERIES 2019 DEBT SERVICE FUND	\$_____
SERIES 2020 DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 13TH DAY OF SEPTEMBER, 2021.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A



Rizzetta & Company

Connerton West Community Development District

Connertonwestcdd.org

**Proposed Budget for
Fiscal Year 2021/2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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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.



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

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

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

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

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

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

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and



accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

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

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

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

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

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

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

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

Miscellaneous Fees: The District could incur miscellaneous 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.



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EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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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.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Proposed Budget
Connerton Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 07/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 45	\$ 54	\$ -	\$ 54	\$ -	\$ -	771
6	Special Assessments							
7	Tax Roll*	\$ 1,360,451	\$ 1,360,451	\$ 1,319,270	\$ 41,181	\$ 1,464,113	\$ 144,843	
8	Street Light Assessment		\$ -	\$ -	\$ -		\$ -	
9	Off Roll*	\$ 86,389	\$ 103,667	\$ 114,463	\$ (10,796)	\$ 114,463	\$ -	
10	Other Miscellaneous Revenues							
11	Miscellaneous	\$ 230	\$ 276	\$ -	\$ 276	\$ -	\$ -	
12								
13	TOTAL REVENUES	\$ 1,447,115	\$ 1,464,448	\$ 1,433,733	\$ 30,715	\$ 1,578,576	\$ 144,843	
14								
15	TOTAL REVENUES AND BALANCE	\$ 1,447,115	\$ 1,464,448	\$ 1,433,733	\$ 30,715	\$ 1,578,576	\$ 144,843	
16								
17	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
18								
19	EXPENDITURES - ADMINISTRATIVE							
20								
21	Legislative							
22	Supervisor Fees	\$ 9,000	\$ 10,800	\$ 12,000	\$ 1,200	\$ 13,000	\$ 1,000	12 Meet + one workshop
23	Financial & Administrative							
24	Administrative Services	\$ 4,833	\$ 5,800	\$ 5,800	\$ 0	\$ 5,916	\$ 116	2% COL increase
25	District Management	\$ 29,806	\$ 35,767	\$ 35,715	\$ (52)	\$ 36,429	\$ 714	2% COL increase
26	District Engineer	\$ 45,803	\$ 54,964	\$ 30,000	\$ (24,964)	\$ 30,000	\$ -	consistent
27	Disclosure Report	\$ 8,000	\$ 8,000	\$ 7,600	\$ (400)	\$ 8,000	\$ 400	2% COL increase
28	Trustees Fees	\$ 17,955	\$ 17,955	\$ 8,000	\$ (9,955)	\$ 13,000	\$ 5,000	
29	Tax Collector /Property Appraiser Fees	\$ 150	\$ 180	\$ -	\$ (180)		\$ -	
30	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,355	\$ 105	2% COL increase
31	Financial & Revenue Collections	\$ 4,375	\$ 5,250	\$ 5,250	\$ -	\$ 5,355	\$ 105	2% COL increase
32	Accounting Services	\$ 18,333	\$ 22,000	\$ 22,000	\$ 0	\$ 22,440	\$ 440	2% COL increase
33	Auditing Services	\$ 4,475	\$ 4,475	\$ 4,475	\$ -	\$ 4,475	\$ -	
34	Arbitrage Rebate Calculation	\$ 2,000	\$ 2,000	\$ 1,000	\$ (1,000)	\$ 1,000	\$ -	
35	Public Officials Liability Insurance	\$ 2,888	\$ 2,888	\$ 3,025	\$ 137	\$ 3,177	\$ 152	Egis Projected Increase
36	Legal Advertising	\$ 4,120	\$ 4,944	\$ 2,000	\$ (2,944)	\$ 2,000	\$ -	
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
38	Dues, Licenses & Fees	\$ 175	\$ 210	\$ 500	\$ 290	\$ 500	\$ -	
39	Website Hosting, Maintenance, Backup (and	\$ 3,288	\$ 3,946	\$ 3,500	\$ (446)	\$ 3,650	\$ 150	RTS (2100) + Campus Suites(1537.50)
40	Legal Counsel							
41	District Counsel	\$ 51,148	\$ 61,378	\$ 60,000.00	\$ (1,378)	\$ 60,000.00	\$ -	
42								
43	Administrative Subtotal	\$ 211,599	\$ 245,805	\$ 206,615	\$ (39,190)	\$ 214,797	\$ 8,182	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Law Enforcement							
48	Deputy	\$ 6,450	\$ 7,740	\$ 8,500	\$ 760	\$ 9,500	\$ 1,000	Possible COL Increase
49	Police Liability and Workers Compensation		\$ -	\$ -	\$ -		\$ -	
50	Electric Utility Services							
51	Utility Services	\$ 32,954	\$ 39,545	\$ 39,000	\$ (545)	\$ 39,000	\$ -	
52	Street Lights - Collector Roads	\$ 60,902	\$ 73,082	\$ 65,000	\$ (8,082)	\$ 70,000	\$ 5,000	Trending High/future lights
53	Street Lights - Neighborhood Roads	\$ 156,379	\$ 187,655	\$ 165,000	\$ (22,655)	\$ 190,000	\$ 25,000	Trending High/future lights
54	Water-Sewer Combination Services							
55	Utility Services	\$ 5,020	\$ 6,024	\$ 2,000	\$ (4,024)	\$ 2,500	\$ 500	trending high
56	Stormwater Control							
57	Mitigation Area Monitoring & Maintenance	\$ 10,700	\$ 12,840	\$ 20,000	\$ 7,160	\$ -	\$ (20,000)	
58	Stormwater System Maintenance	\$ 14,900	\$ 17,880	\$ 500	\$ (17,380)	\$ 10,000	\$ 9,500	sitemaster charges pond repair unexpected
59	Stormwater Assessment	\$ -	\$ 100	\$ 100	\$ -	\$ 100	\$ -	
60	Aquatic Maintenance	\$ 36,380	\$ 43,656	\$ 48,180	\$ 4,524	\$ 59,700	\$ 11,520	New Contract Aquatic Weed Includes Mitigation Maint.
61	Ground Water Testing	\$ 5,760	\$ 6,912	\$ 12,520	\$ 5,608	\$ 12,520	\$ -	Done twice yr. Land Assess.
62	Miscellaneous Expense	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	
63	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	Wildlands Conservation
64	Other Physical Environment							
65	Field Maintenance Personnel	\$ 44,161	\$ 47,000	\$ 50,000	\$ 3,000	\$ -	\$ (50,000)	Removed due to Board selection of RASI Proposal
66	General Liability Insurance	\$ 3,413	\$ 3,413	\$ 3,575	\$ 162	\$ 3,754	\$ 179	Egis Projected Increase
67	Property Insurance	\$ 7,341	\$ 7,341	\$ 7,340	\$ (1)	\$ 8,075	\$ 735	Egis Projected Increase
68	Street Light Deposit Bond	\$ 7,356	\$ 7,356	\$ -	\$ (7,356)	\$ 7,400	\$ 7,400	trend
69	Entry & Walls Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 4,000	\$ 3,500	monuments included
70	Landscape Maintenance	\$ 339,753	\$ 407,704	\$ 386,800	\$ (20,904)	\$ 420,000	\$ 33,200	RFP possible 4% increase
71	Irrigation Maintenance	\$ 96,460	\$ 115,752	\$ 115,860	\$ 108	\$ 120,000	\$ 4,140	Consistent Ballenger Maintenance
72	Irrigation Phone Line	\$ -	\$ -	\$ 200	\$ 200	\$ -	\$ (200)	Delete
73	Irrigation Repairs	\$ 19,483	\$ 23,380	\$ 40,000	\$ 16,620	\$ 40,000	\$ -	Expected Pump repairs paid from reserves
74	Irrigation Filters	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	400 per filter w/labor (10 replace)
75	Landscape - Mulch	\$ 51,100	\$ 51,100	\$ 60,000	\$ 8,900	\$ 35,000	\$ (25,000)	Decrease to one install per year
76	Landscape Replacement Plants, Shrubs, Trees	\$ 29,948	\$ 35,938	\$ 60,000	\$ 24,062	\$ 62,400	\$ 2,400	RFP possible 4% increase
77	Landscape Miscellaneous	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ (1,500)	Remove this line
78	Field Operations - Landscape Inspections	\$ 7,000	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	Contract
79	Conservation Cutbacks	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	Projected Estimated Cost
80	Holiday Decorations	\$ 15,932	\$ 15,932	\$ 15,000	\$ (932)	\$ 16,000	\$ 1,000	Trend higher

Proposed Budget
Connerton Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 07/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
81	Road & Street Facilities							
82	Street Light Decorative Light Maintenance	\$ 1,365	\$ 1,638	\$ 500	\$ (1,138)	\$ 1,500	\$ 1,000	Trend Higher
83	Sidewalk Repair & Maintenance	\$ 52,272	\$ 45,000	\$ 3,300	\$ (41,700)	\$ 10,000	\$ 6,700	pull out sidewalk pressure wash
84	Pressure Washing Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	spent \$35,005.48 for 3 phases
85	Street Sign Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Plan for new signage around community
86	Roadway Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
87	Parks & Recreation							
88	Management Contract		\$ -	\$ -	\$ -	\$ 98,330	\$ 98,330	Board Approved New RASI Proposal to keep Stan.
89	Fountain Service Contract	\$ 2,500	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Trend on target
90	Fountain Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
91	Vehicle Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 2,500	\$ 2,000	Trend high, gator repair and gas
92	Playground Equipment and Maintenance	\$ 2,500	\$ 3,000	\$ 500	\$ (2,500)	\$ 500	\$ -	
93	Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 5,000	\$ 4,500	Possible Future Repairs of Boardwalk
94	Wildlife Management Services	\$ 8,000	\$ 9,600	\$ 9,600	\$ -	\$ 9,600	\$ -	Trend on target
95	Miscellaneous Expense (storage/etc)	\$ 12,766	\$ 15,319	\$ 12,000	\$ (3,319)	\$ 13,000	\$ 1,000	Trending Higher
96	Contingency							
97	Miscellaneous Expense (storage/etc)	\$ 4,517	\$ 5,420	\$ 86,243	\$ 80,823	\$ 59,000	\$ (27,243)	
98								
99	Field Operations Subtotal	\$ 1,035,312	\$ 1,201,726	\$ 1,227,118	\$ 25,392	\$ 1,363,779	\$ 136,661	
100								
101	TOTAL EXPENDITURES	\$ 1,246,910	\$ 1,447,532	\$ 1,433,733	\$ (13,799)	\$ 1,578,576	\$ 144,843	
102								
103	EXCESS OF REVENUES OVER	\$ 200,206	\$ 16,916	\$ -	\$ 16,916	\$ -	\$ -	

Proposed Budget
Connerton Community Development District
Reserve Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 07/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	59	59	\$ -	\$ -	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 136,500	\$ 136,500	\$ 136,500	\$ -	\$ 204,100	\$ 67,600	\$ 1,782,676
8								
9	TOTAL REVENUES	\$ 136,559	\$ 136,559	\$ 136,500	\$ -	\$ 204,100	\$ 67,600	
10								
11	Carry Forward Fund Balance	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ (50,000)	
12								
13	TOTAL REVENUES AND BALANCE	\$ 186,559	\$ 186,559	\$ 186,500	\$ -	\$ 204,100	\$ 17,600	
14								
15	EXPENDITURES							
16								
17	Contingency							
18	Capital Reserves	\$ 11,000	\$ 136,559	\$ 136,500	\$ (59)	\$ 204,100	\$ 67,600	
19	Capital Outlay	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ (50,000)	
20								
21	TOTAL EXPENDITURES	\$ 11,000	\$ 186,559	\$ 186,500	\$ (59)	\$ 204,100	\$ 17,600	
22								
23	EXCESS OF REVENUES OVER	\$ 175,559	\$ -	\$ -	\$ (59)	\$ -	\$ -	
24								

Proposed Budget
Connerton West Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2018	Series 2018-1	Series 2018-2	Series 2006A-2 ⁽²⁾	Series 2015A-1	Budget for 2021/2022
REVENUES						
Special Assessments						
Net Special Assessments ⁽¹⁾	\$628,029.40	\$292,753.44	\$14,163.57	\$17,381.75	\$160,735.68	\$1,113,063.84
TOTAL REVENUES	\$628,029.40	\$292,753.44	\$14,163.57	\$17,381.75	\$160,735.68	\$1,113,063.84
EXPENDITURES						
Administrative						
Financial & Administrative						
Debt Service Obligation	\$628,029.40	\$292,753.44	\$14,163.57	\$17,381.75	\$160,735.68	\$1,113,063.84
Administrative Subtotal	\$628,029.40	\$292,753.44	\$14,163.57	\$17,381.75	\$160,735.68	\$1,113,063.84
TOTAL EXPENDITURES	\$628,029.40	\$292,753.44	\$14,163.57	\$17,381.75	\$160,735.68	\$1,113,063.84
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Collection Costs (2%) and Early Payment Discount (4%) applicable to the county:

6.0%

Gross assessments

\$1,183,119.29

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

⁽²⁾ **Maximum Annual Debt Service subject to change with redemption of additional principal.**

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M & SL ASSESSMENT TABLE

2021/2022 O&M Budget:	\$1,782,676.00
Collection Cost @ 2%	\$37,929.28
Early Payment Discount @ 4%	\$75,858.55
2021/2022 Total:	<u>\$1,896,463.83</u>
2020/2021 O&M Budget:	\$1,570,233.00
2021/2022 O&M Budget:	\$1,782,676.00
Total Difference:	<u>\$212,443.00</u>

<u>LOT SIZE</u>	<u>O&M</u>	<u>FY 2020-2021</u>			<u>FY 2021-2022</u>			<u>PROPOSED INCREASE / DECREASE</u>	
<u>Platted Parcels</u>	<u>Units</u>	<u>O&M</u>	<u>SL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>SL</u>	<u>TOTAL</u>	<u>\$</u>	<u>%</u>
Single Family 55	82	\$908.92	\$121.95	\$1,030.87	\$908.93	\$119.99	\$1,028.92	-\$1.95	-0.19%
Single Family 65	82	\$1,094.07	\$146.79	\$1,240.86	\$1,094.09	\$144.43	\$1,238.52	-\$2.34	-0.19%
Single Family 75	46	\$1,245.54	\$167.11	\$1,412.65	\$1,245.57	\$164.43	\$1,410.00	-\$2.65	-0.19%
Single Family 90	54	\$1,514.86	\$203.25	\$1,718.11	\$1,514.89	\$199.98	\$1,714.87	-\$3.24	-0.19%
Commercial	21.75	\$269.31	\$0.00	\$269.31	\$269.31	\$0.00	\$269.31	\$0.00	0.00%
Single Family 45	55	\$757.43	\$101.62	\$859.05	\$757.44	\$99.99	\$857.43	-\$1.62	-0.19%
Single Family 55	255	\$908.92	\$121.95	\$1,030.87	\$908.93	\$119.99	\$1,028.92	-\$1.95	-0.19%
Single Family 65	186	\$1,094.07	\$146.79	\$1,240.86	\$1,094.09	\$144.43	\$1,238.52	-\$2.34	-0.19%
Single Family 75	68	\$1,245.54	\$167.11	\$1,412.65	\$1,245.57	\$164.43	\$1,410.00	-\$2.65	-0.19%
Apartments	264	\$336.64	\$0.00	\$336.64	\$336.64	\$0.00	\$336.64	\$0.00	0.00%
Single Family 45	26	\$757.43	\$101.62	\$859.05	\$757.44	\$99.99	\$857.43	-\$1.62	-0.19%
Single Family 45	156	\$757.43	\$101.62	\$859.05	\$757.44	\$99.99	\$857.43	-\$1.62	-0.19%
Single Family 55	15	\$908.92	\$121.95	\$1,030.87	\$908.93	\$119.99	\$1,028.92	-\$1.95	-0.19%
Single Family 65	13	\$1,094.07	\$146.79	\$1,240.86	\$1,094.09	\$144.43	\$1,238.52	-\$2.34	-0.19%
Single Family 75	36	\$1,245.54	\$167.11	\$1,412.65	\$1,245.57	\$164.43	\$1,410.00	-\$2.65	-0.19%
Single Family 40	80	\$673.27	\$90.33	\$763.60	\$673.29	\$88.88	\$762.17	-\$1.43	-0.19%
Single Family 50	66	\$841.59	\$112.91	\$954.50	\$841.60	\$111.10	\$952.70	-\$1.80	-0.19%
Single Family 60	58	\$1,009.90	\$135.50	\$1,145.40	\$1,009.92	\$133.32	\$1,143.24	-\$2.16	-0.19%
Single Family 70	55	\$1,178.22	\$158.08	\$1,336.30	\$1,178.25	\$155.54	\$1,333.79	-\$2.51	-0.19%
Single Family 40	107	\$259.91	\$0.00	\$259.91	\$673.29	\$88.88	\$762.17	\$502.26	193.24%
Single Family 50	106	\$324.88	\$0.00	\$324.88	\$841.60	\$111.10	\$952.70	\$627.82	193.25%
Single Family 60	61	\$389.85	\$0.00	\$389.85	\$1,009.92	\$133.32	\$1,143.24	\$753.39	193.25%
Total Platted	<u>1618.75</u>								
Commercial	56.5	\$104.75	\$0.00	\$104.75	\$1,211.08	\$0.00	\$1,211.08	\$1,106.33	1056.16%
Total Unplatted	<u>56.5</u>								
Total Community	<u>1675.25</u>								

CONNERTON WEST

FISCAL YEAR 2021/2022 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget		\$1,782,676.00		Total Admin Budget		\$214,797.00		Platted Field		\$1,315,550.00		Unplatted Field		\$62,329.00		Parcel Streetlight		\$190,000.00			
Collection Costs @		2% \$37,929.28		Collection Costs @		2% \$4,570.15		Collection Costs @		2% \$27,990.43		Collection Costs @		2% \$1,326.15		Collection Costs @		2% \$4,042.55			
Early Payment Discount @		4% \$75,858.55		Early Payment Discount @		4% \$9,140.30		Early Payment Discount @		4% \$55,980.85		Early Payment Discount @		4% \$2,652.30		Early Payment Discount @		4% \$8,085.11			
Total O&M Assessment		\$1,896,463.83		Total O&M Assessment		\$228,507.45		Total O&M Assessment		\$1,399,521.28		Total O&M Assessment		\$66,307.45		Total O&M Assessment		\$202,127.66			
LOT SIZE	O&M	EAU Factor	Total EAU's	Platted EAU's	Unplatted EAU's	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		
						% Total EAU's	Admin Per Product	Admin Per Lot	% Total EAU's	Field Per Product	Field Per Lot	% Total EAU's	Field Per Product	Field Per Lot	Parcel SL Units	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	SL	TOTAL
Platted Parcels																					
Single Family 55	82	1.350	110.70	110.70	0.00	4.54%	\$10,377.75	\$126.56	4.58%	\$64,154.63	\$782.37	0.00%	\$0.00	\$0.00	82	4.87%	\$9,838.86	\$119.99	\$908.93	\$119.99	\$1,028.92
Single Family 65	82	1.625	133.25	133.25	0.00	5.47%	\$12,491.74	\$152.34	5.52%	\$77,223.16	\$941.75	0.00%	\$0.00	\$0.00	82	5.86%	\$11,843.07	\$144.43	\$1,094.09	\$144.43	\$1,238.52
Single Family 75	54	1.850	85.10	85.10	0.00	3.49%	\$7,977.84	\$173.43	3.52%	\$49,318.51	\$1,072.14	0.00%	\$0.00	\$0.00	46	3.74%	\$7,563.57	\$164.43	\$1,245.57	\$164.43	\$1,410.00
Single Family 90	46	2.250	121.50	121.50	0.00	4.98%	\$11,390.22	\$210.93	5.03%	\$70,413.61	\$1,303.96	0.00%	\$0.00	\$0.00	54	5.34%	\$10,798.75	\$199.98	\$1,514.89	\$199.98	\$1,714.87
Commercial	21.75	0.400	8.70	8.70	0.00	0.36%	\$815.60	\$37.50	0.36%	\$5,041.96	\$231.81	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$269.31	\$0.00	\$269.31
Single Family 45	55	1.125	61.88	61.88	0.00	2.54%	\$5,800.57	\$105.46	2.56%	\$35,858.78	\$651.98	0.00%	\$0.00	\$0.00	55	2.72%	\$5,496.36	\$99.99	\$757.44	\$99.99	\$857.43
Single Family 55	255	1.350	344.25	344.25	0.00	14.12%	\$32,272.28	\$126.56	14.26%	\$199,505.24	\$782.37	0.00%	\$0.00	\$0.00	255	15.14%	\$30,596.45	\$119.99	\$908.93	\$119.99	\$1,028.92
Single Family 65	186	1.625	302.25	302.25	0.00	12.40%	\$28,334.92	\$152.34	12.52%	\$175,164.73	\$941.75	0.00%	\$0.00	\$0.00	186	13.29%	\$26,863.55	\$144.43	\$1,094.09	\$144.43	\$1,238.52
Single Family 75	68	1.850	125.80	125.80	0.00	5.16%	\$11,793.33	\$173.43	5.21%	\$72,905.62	\$1,072.14	0.00%	\$0.00	\$0.00	68	5.53%	\$11,180.92	\$164.43	\$1,245.57	\$164.43	\$1,410.00
Apartments	264	0.500	132.00	132.00	0.00	5.42%	\$12,374.56	\$46.87	5.47%	\$76,498.74	\$289.77	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$336.64	\$0.00	\$336.64
Single Family 45	26	1.125	29.25	29.25	0.00	1.20%	\$2,742.09	\$105.46	1.21%	\$16,951.43	\$651.98	0.00%	\$0.00	\$0.00	26	1.29%	\$2,599.70	\$99.99	\$757.44	\$99.99	\$857.43
Single Family 45	156	1.125	175.50	175.50	0.00	7.20%	\$16,452.54	\$105.46	7.27%	\$101,708.55	\$651.98	0.00%	\$0.00	\$0.00	156	7.72%	\$15,598.19	\$99.99	\$757.44	\$99.99	\$857.43
Single Family 55	15	1.350	20.25	20.25	0.00	0.83%	\$1,698.37	\$126.56	0.84%	\$11,735.60	\$782.37	0.00%	\$0.00	\$0.00	15	0.89%	\$1,799.79	\$119.99	\$908.93	\$119.99	\$1,028.92
Single Family 65	13	1.625	21.13	21.13	0.00	0.87%	\$1,980.40	\$152.34	0.87%	\$12,242.70	\$941.75	0.00%	\$0.00	\$0.00	13	0.93%	\$1,877.56	\$144.43	\$1,094.09	\$144.43	\$1,238.52
Single Family 75	36	1.850	66.60	66.60	0.00	2.73%	\$6,243.53	\$173.43	2.76%	\$38,597.09	\$1,072.14	0.00%	\$0.00	\$0.00	36	2.93%	\$5,919.31	\$164.43	\$1,245.57	\$164.43	\$1,410.00
Single Family 40	80	1.000	80.00	80.00	0.00	3.28%	\$7,499.73	\$93.75	3.31%	\$46,362.87	\$579.54	0.00%	\$0.00	\$0.00	80	3.52%	\$7,110.29	\$88.88	\$673.29	\$88.88	\$762.17
Single Family 60	66	1.250	82.50	82.50	0.00	3.38%	\$7,734.10	\$117.18	3.42%	\$47,811.71	\$724.42	0.00%	\$0.00	\$0.00	66	3.63%	\$7,332.48	\$111.10	\$841.60	\$111.10	\$952.70
Single Family 60	58	1.500	87.00	87.00	0.00	3.57%	\$8,155.96	\$140.62	3.60%	\$50,419.62	\$869.30	0.00%	\$0.00	\$0.00	58	3.83%	\$7,732.44	\$133.32	\$1,009.92	\$133.32	\$1,143.24
Single Family 70	55	1.750	96.25	96.25	0.00	3.95%	\$9,023.11	\$164.06	3.99%	\$55,780.33	\$1,014.19	0.00%	\$0.00	\$0.00	55	4.23%	\$8,554.56	\$155.54	\$1,178.25	\$155.54	\$1,333.79
Single Family 40	107	1.000	107.00	107.00	0.00	4.39%	\$10,030.89	\$93.75	4.43%	\$62,010.34	\$579.54	0.00%	\$0.00	\$0.00	107	4.70%	\$9,510.01	\$88.88	\$673.29	\$88.88	\$762.17
Single Family 50	106	1.250	132.50	132.50	0.00	5.44%	\$12,421.43	\$117.18	5.49%	\$76,788.51	\$724.42	0.00%	\$0.00	\$0.00	106	5.83%	\$11,776.41	\$111.10	\$841.60	\$111.10	\$952.70
Single Family 60	61	1.500	91.50	91.50	0.00	3.75%	\$8,577.82	\$140.62	3.79%	\$53,027.54	\$869.30	0.00%	\$0.00	\$0.00	61	4.02%	\$8,132.39	\$133.32	\$1,009.92	\$133.32	\$1,143.24
Total Platted	1892.75		2414.90	2414.90	0.00	99.07%	\$226,388.77		100.00%	\$1,399,521.28		0.00%	\$0.00			100.00%	\$202,127.66				
Commercial	56.5	0.400	22.60	0.00	22.60	0.93%	\$2,118.67	\$37.50	0.00%	\$0.00	\$0.00	100.00%	\$66,307.45	\$1,173.58	0	0.00%	\$0.00	\$0.00	\$1,211.08	\$0.00	\$1,211.08
Total Unplatted	56.5		22.60	0.00	22.60	0.93%	\$2,118.67		0.00%	\$0.00		100.00%	\$66,307.45			0.00%	\$0.00				
Total Community	1949.25		2437.50	2414.90	22.60	100.00%	\$228,507.45		100.00%	\$1,399,521.28		100.00%	\$66,307.45			100.00%	\$202,127.66				
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)																					
Net Revenue to be Collected																					

CONNERTON WEST

FISCAL YEAR 2021/2022 DEBT SERVICE ASSESSMENT SCHEDULE

LOT SIZE	O&M	Series 2018	Series 2018	Series 2018-1	Series 2018-2	Series 2006A-2	Series 2015A-1	Series 2018	Series 2018	Series 2018-1	Series 2018-2	Series 2006A-2	Series 2015A-1	PER LOT ANNUAL ASSESSMENT						
		Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾⁽²⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Series 2018	Series 2018	Series 2006A-2	Series 2015 A-1	Series 2018-1	Series 2018-2	TOTAL
Single Family 55	82	82						\$53,307.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.09
Single Family 65	82	79						\$61,819.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$782.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$782.52
Single Family 75	46	46						\$40,979.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$890.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$890.86
Single Family 90	54	53						\$57,424.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083.48
Commercial	21.75	21.75						\$15,710.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$722.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$722.33
Single Family 45	55		54					\$0.00	\$32,923.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$609.70	\$0.00	\$0.00	\$0.00	\$0.00	\$609.70
Single Family 55	255		237					\$0.00	\$173,398.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64
Single Family 65	186		186					\$0.00	\$163,806.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$0.00	\$880.68
Single Family 75	68		68					\$0.00	\$68,178.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,002.62	\$0.00	\$0.00	\$0.00	\$0.00	\$1,002.62
Apartments	264							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$296.00
Single Family 45	26							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$675.00
Single Family 45	156						156	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,300.00	\$0.00	\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$1,447.85
Single Family 55	15						15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,375.00	\$0.00	\$0.00	\$0.00	\$825.00	\$0.00	\$0.00	\$1,737.42
Single Family 65	13						13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,675.00	\$0.00	\$0.00	\$0.00	\$975.00	\$0.00	\$0.00	\$2,091.34
Single Family 75	36						36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,500.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$0.00	\$0.00	\$2,380.91
Single Family 40	80			80	0			\$0.00	\$0.00	\$72,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$708.46	\$1,608.46	
Single Family 50	66			66	0			\$0.00	\$0.00	\$74,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$885.58	\$2,010.58	
Single Family 60	58			58	6			\$0.00	\$0.00	\$78,300.00	\$6,376.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350.00	\$1,062.69	\$2,412.69	
Single Family 70	55			55	7			\$0.00	\$0.00	\$86,625.00	\$8,678.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.00	\$1,239.81	\$2,814.81	
Single Family 40	107					107		\$0.00	\$0.00	\$0.00	\$0.00	\$87,526.00	\$0.00	\$0.00	\$0.00	\$818.00	\$0.00	\$0.00	\$1,642.69	
Single Family 50	106					106		\$0.00	\$0.00	\$0.00	\$0.00	\$108,438.00	\$0.00	\$0.00	\$0.00	\$1,023.00	\$0.00	\$0.00	\$1,997.63	
Single Family 60	61					61		\$0.00	\$0.00	\$0.00	\$0.00	\$74,847.00	\$0.00	\$0.00	\$0.00	\$1,227.00	\$0.00	\$0.00	\$2,351.57	
Total Platted	1618.8	281.75	545	259	13	0	220	\$229,241.14	\$438,307.12	\$311,175.00	\$15,054.81	\$0.00	\$170,850.00							
Commercial	56.5					56.5		\$0.00	\$0.00	\$0.00	\$0.00	\$18,475.50	\$0.00							
Total Unplatted	56.5	0	0	0	0	56.5	0	\$0.00	\$0.00	\$0.00	\$0.00	\$18,475.50	\$0.00							
Total Community	1675.25	281.75	545	259	13	56.5	220	\$229,241.14	\$438,307.12	\$311,175.00	\$15,054.81	\$18,475.50	\$170,850.00							
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)								\$13,571.08	\$25,947.78	\$18,421.56	\$891.24	\$1,093.75	\$10,114.32							
Net Revenue to be Collected								\$215,670.06	\$412,359.34	\$292,753.44	\$14,163.57	\$17,381.75	\$160,735.68							

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

(2) Reflects (246) two hundred forty-six series 2018-2 prepayments.

Tab 9

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Connerton West Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 13th DAY OF SEPTEMBER 2021.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Tab 10

RESOLUTION 2021-11

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 13th DAY OF SEPTEMBER, 2021.

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE-CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022

October 4, 2021

November 1, 2021 *

December 6, 2021

January 3, 2022

February 7, 2022 *

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022 *

July 11, 2022

(2nd Monday due to July 4th Holiday)

August 1, 2022 *

September 12, 2022

(2nd Monday due to Labor Day Holiday)

All meetings will convene at 4:00 p.m., except for the months of November, February, June and August which will convene at 6:00 p.m. at the location is Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: <https://www.connertonwestcdd.org/>*

Tab 11

RETURN TO:
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

**Interlocal Agreement
for Delineating the Responsibility for the
Development, Maintenance, and Funding of
Public Infrastructure in Boundary Overlap Area**

This Interlocal Agreement for Delineating the Responsibility for the Development, Maintenance, and Funding of Public Infrastructure in Boundary Overlap Area (this “**Agreement**”) is entered by and between the Connerton East Community Development District (“**Connerton East**”) and the Connerton West Community Development District (“**Connerton West**” and together with Connerton East the “**Parties**”), both of which are local units of special-purpose governments established pursuant to *Chapter 190, Florida Statutes*.

Recitals:

Whereas, it is the purpose and intent of this Agreement to permit and authorize Connerton East and Connerton West to make the most efficient use of their respective powers, resources, authority and capabilities by enabling them to cooperate on the basis of mutual advantage and to achieve the results provided for in this Agreement pursuant to *Section 163.01, Florida Statutes*, known as the Florida Interlocal Cooperation Act of 1969 (the “**Cooperation Act**”) and *Section 190.011(12), Florida Statutes*;

Whereas, it is the purpose of the Cooperation Act to provide a means by which Connerton East and Connerton West may exercise their respective powers, privileges, and authority which they may have separately, but which pursuant to this Agreement and the Cooperation Act they may exercise collectively; and

Whereas, Connerton East was created by Pasco County Ordinance No. 21-18 adopted by the Board of County Commissioners on August 24, 2021 (the “**East Ordinance**”); and

Whereas, Connerton West was created by Rule 42PP-1 of the Florida Water and Adjudicatory Commission on June 14, 2004 (the “**Rule**”); and

Whereas, pursuant to the East Ordinance and the Rule, the Parties are authorized to fund, construct, and maintain improvements related within their respective boundaries; and

Whereas, Section 8.e. of the East Ordinance acknowledges that certain property in the boundaries of Connerton East overlaps with the boundaries of Connerton West as depicted in **Exhibit A** attached hereto and incorporated herein (the “**Overlap Area**”); and

Whereas, Lennar Homes, LLC currently owns the Overlap Area and all of the property in Connerton East; and

Whereas, the Overlap Area is currently undeveloped and will be developed as part of the Connerton East community; and

Whereas, portions of the Overlap Area are planned to be developed as collector roadways, which

will be conveyed to Pasco County, certain common areas which will be conveyed to Connerton East, and residential lots which will be conveyed to homeowners; and

Whereas, it is anticipated that Pasco County will accept responsibility for maintaining the collector roadways; and

Whereas, upon the dedication, conveyance, or grant of applicable easement, Connerton East has agreed to accept the responsibility for the sidewalks and landscaping located within any right-of-way dedicated to Pasco County within the Overlap Area; and

Whereas, upon the conveyance of the common areas located within the Overlap Area, Connerton East has agreed to accept the responsibility for the maintenance of such tracts, easements, or improvements; and

Whereas, the Parties desire to enter into this Agreement to make Connerton East the entity responsible for the Overlap Area, including the obligation to levy assessments on property within the Overlap Area; and

Whereas, Connerton East covenants not to seek funding from Connerton West for the maintenance or operation of any improvements arising out of Connerton East or Lennar's development of the Overlap Area; and

Whereas, in consideration of Connerton East's covenants regarding the Overlap Area, Connerton West agrees that it will not levy assessments on property within the Overlap Area for operation and maintenance costs or levy any debt upon the lands located within the Overlap Area.

Now, Therefore, in consideration of the mutual promises and other consideration contained herein, the Parties hereto agree as follows:

1. **Incorporation of Recitals and Exhibit.** The recitals stated above are true and correct and together with the exhibit by this reference are incorporated as a material part of this Agreement.
2. **Maintenance of Overlap Area.** Upon the dedication, conveyance, or grant of applicable easement, Connerton East shall be responsible for the maintenance services for such areas within the Overlap Area.
 - a. Such services shall be performed in a reasonable, timely, and professional manner, in accordance with local, State and Federal laws, rules, governmental regulations, ordinances, and best management practices.
 - b. All improvements in the right of way shall be consistent with existing look and design of the rights of way in Connerton West, including landscape installation, maintenance and signage.
3. **Levy of Assessments in Overlap Area.**
 - a. Connerton East shall be responsible for levying assessments on any developable and assessable property lying within the Overlap Area.
 - b. Connerton West shall not levy assessments on any property lying within the Overlap Area.
 - c. The Parties agree to execute such other documents necessary and convenient to carry out the provisions of this Agreement, including any covenants and restriction over the

Overlap Area necessary to evidence the intent of the Parties.

4. **Limitation on Governmental Liability.** Nothing in this Agreement shall be deemed a waiver of immunity limits of liability of either Connerton East or Connerton West beyond any statutory limited waiver of immunity or limits of liability contained in *Section 768.28, Florida Statutes*, as amended or other statute. No covenant, stipulation, obligation or agreement contained in this Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member of the governing body or agent or employee of Connerton East or Connerton West in its, his or their individual capacity, and neither the members of the governing body of Connerton East or Connerton West nor any official executing this Agreement shall be liable personally or shall be subject to any accountability for reason of the execution by Connerton East or Connerton West of this Agreement or any related act.
5. **No Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.
6. **Notices.** All notices, requests, consents and other communications shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which notices shall be sent to the parties and addressees set forth herein.

If to Connerton East: c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

With a Copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

If to Connerton West: c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

With a Copy to: KE Law Group, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

7. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida, and venue for any litigation about this Agreement shall be in the 6th Judicial Circuit in and for Pasco County, Florida.
8. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **Severability.** The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.
10. **Public Records.** The parties understand and acknowledge that all documents of any kind relating to this Agreement may be subject to *Chapter 119, Florida Statutes*, Florida's Public Records law, and shall be treated as such by the parties in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of *Section 119.0701, Florida Statutes*, the terms of which are incorporated herein.
11. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.
12. **Assignment.** No assignment, delegation, transfer or novation of this Agreement or any part hereof shall be made unless approved in writing and signed by the parties to this Agreement.
13. **Amendments.** No modification, addendum or amendments of any kind whatsoever may be made to this Agreement unless in written consent and signed by the parties to this Agreement.
14. **Authority to Execute Agreement.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
15. **Counterparts.** This Agreement may be simultaneously executed in counterparts, each which shall be an original and all of which shall constitute but one and the same instrument.
16. **Filing.** After approval of this Agreement by the respective governing bodies of Connerton East and Connerton West, and its execution by the duly qualified and authorized officers of each of the parties, Connerton East shall cause this Agreement to be filed with the Clerk of the Circuit Court of Pasco County, Florida, in accordance with the requirements of *Section 163.01(11), Florida Statutes*.
17. **Effective Date.** This Agreement shall become effective upon the date of its filing with the Clerk of the Circuit Court of Pasco County, Florida. This Agreement shall continue in full force and effect in perpetuity.
18. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes all previous discussions, understandings, and agreements between the parties relating to the subject matter of this Agreement.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Connerton East and Connerton West have each caused this Agreement to be executed on the dates indicated below:

Witnesses:

**Connerton East
Community Development District**

Name: _____

Kelly Evans
Chairperson of the Board of
Supervisors

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on September ____, 2021, by Kelly Evans as Chairperson of the Board of Supervisors of the Connerton East Community Development District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

**Connerton West
Community Development District**

Name: _____

Name: _____

Name: _____

Chairperson of the Board of
Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on September ___, 2021, by _____ as Chairperson of the Board of Supervisors of the Connerton West Community Development District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Tab 12

Prepared by:
Watson Law Group, PLLC
4925 Greenville Ave., Ste. 604
Dallas, Texas 75206
Attention: Monty Watson

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THAT **Pasco Investment Land LLC**, a Delaware limited liability company, whose mailing address is 1601 Elm Street, Suite 3110, Dallas, Texas, 75201, Attn: Ashley Noonan (“Grantor”), for Ten and No/100 Dollars (\$10.00) paid to Grantor by **CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“Grantee”), the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, certain real property described on Exhibit A attached hereto (the “Land”) and made a part hereof for all purposes, together with (i) all right, title, and interest of Grantor, if any, in and to any and all buildings, structures, fixtures and improvements located on the Land, and (ii) all right, title, and interest of Grantor, if any, in and to all rights, privileges and easements appurtenant to the Land, all strips and gores adjoining or crossing the Land, and all appurtenances thereto (collectively, the “Property”).

This Special Warranty Deed (this “Deed”) is expressly made subject to the conditions, restrictions, reservations and easements of record affecting all or any part of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee’s heirs, successors, and assigns, forever; and Grantor does hereby bind Grantor, Grantor’s heirs, successors, assigns and legal representatives, except for the Permitted Exceptions and as otherwise provided in this Deed, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, Grantee’s heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT IT HAS INSPECTED AND ASSESSED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME. GRANTEE AGREES THAT IT IS ACQUIRING THE PROPERTY ON AN “AS IS, WHERE IS AND WITH ALL FAULTS BASIS”, AND THAT GRANTEE HAS NOT RELIED ON, AND THAT GRANTOR, ITS EMPLOYEES, AGENTS AND REPRESENTATIVES HAVE NOT MADE AND HEREBY SPECIFICALLY DISCLAIM, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE BUYER OF REAL PROPERTY AND THAT GRANTEE IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF ITS CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING THE PHYSICAL AND ENVIRONMENTAL CONDITION THEREOF, AS GRANTEE DEEMS NECESSARY AND ASSUMES THE RISK OF ANY

ADVERSE MATTERS, INCLUDING ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS THAT MAY NOT HAVE BEEN REVEALED BY SUCH INSPECTIONS AND INVESTIGATIONS.

Grantee, by acceptance of this Deed, hereby FOREVER RELEASES AND DISCHARGES Grantor and its affiliates, employees, representatives, agents, members, managers and officers (collectively, the "Grantor Parties") from all responsibility and liability for, attributable to, or in connection with the Property, whether arising or accruing before, on, or after the date of this Deed, including, without limitation: (a) any and all statements or opinions heretofore or hereafter made, or information furnished, by any Grantor Parties to Grantee or any representative of Grantee; and (b) any and all liabilities, claims, obligations, demands damages, costs and expenses with respect to the structural, physical, or environmental condition of the Property or the valuation, salability or utility of the Property, or its suitability for any purpose whatsoever; and (c) any implied or express warranties or guaranties of fitness, merchantability or any other implied or express warranty or guaranty of any kind or nature regarding or relating to any portion of the Property. Grantee further hereby WAIVES (and by acceptance of this Deed will be deemed to have WAIVED) any and all objections and complaints (including, but not limited to, federal, state and local statutory and common law based actions, and any private right of action under any federal, state or local laws, regulations or guidelines to which the Property is or may be subject) concerning the physical characteristics and any existing conditions of the Property.

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$.70 are being paid on \$10.00 consideration in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

*[remainder of page intentionally left blank;
signature page follows]*

EXECUTED effective as of June __, 2021.

WITNESSES:

Print name: _____

Print name: _____

GRANTOR:

PASCO INVESTMENT LAND LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____, as the _____ of **Pasco Investment Land LLC**, a Delaware limited liability company, on behalf of said limited liability company, who is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires: _____

[NOTARY SEAL]

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Real Property

TRACT P-14, CONNERTON VILLAGE TWO PARCEL 209, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGES ____ THROUGH ____ OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Tab 13



Proposal #258

Date: 6/15/2021

PO #

Customer:

John Toborg
Rizzetta
9428 Camden Field Parkway
Riverview, FL 33578

Property:

Rizzetta - Connerton West CDD
21100 Fountain Garden Road
Land O' Lakes, FL 34637

Connerton dead Tree removal

This proposal is to remove the dead trees and replace with sod .

Services Billed Upon Completion

Description of Services	Frequency	Cost per Occ.	Annual Cost
Tree Removal/Stump Gring		\$1,070.15	\$1,070.15

By _____

Craig Bramblett

Date 6/15/2021

Capital Land Management

By _____

Date _____

Rizzetta - Connerton West CDD

Tree Removal/Stump Gring

All work will be completed as proposed and/or in accordance with plan design unless change orders are agreed upon in writing. All Trees, Palms, Plants and Turf are warranted for thirty (30) days once installed. It is neither implied nor understood that any plant that is transplanted shall be warranted or survival guaranteed. Theft and Vandalism is not warranted. No warranty applies to events caused by Mother Nature such as but not limited to, freeze, drought, flood, winds, natural disasters, ect. No warranty applies to mechanical failure such as but not limited to irrigation systems, wells or other sources of water unless Contractor is found negligent. Grassy weeds in turf such as, but not limited to Torpedo, Carpet, Crab, Goose, Bermuda, ect. cannot be warranted or fully prevented. Balances not paid by the due date are subject to late fees.

Tab 14

DECORATING ELVES

Proposal

Make it a Holiday Every Day!

"Avoid the Holiday Hassle"

13670 Roosevelt Blvd Suite B; Clearwater, FL 33762
www.decoratingelves.com office@decoratingelves.com
Phone 727 474 2628 1-800-MY-LITES

DATE: August 19, 2021

INVOICE #

LIC# ES12000805 - CLVLT #1162

FOR: Christmas Lighting

& Holiday Décor

Bill To:

Connerton CDD
Rizzetta and Company
3434 Colwell Drive, Suite 200
Tampa, FL 33614
[Darryl Adams darryla@rizzetta.com](mailto:DarrylAdams@darryla.com)

Install:

Daniel Novak Seat5@connertonwestcdd
Darryl Adams 813-642-6530
[Ashley Becker an@woodscapital.com](mailto:AshleyBecker@woodscapital.com)
[813-533-2950](tel:813-533-2950)

DESCRIPTION	AMOUNT
<u>Connerton Blvd @ SR 41</u>	
48" wreath to end of monument, WW C9s hot glued to top of monument	\$ 310.00
WW/Green C9s to railings each side across from fountain	\$ 856.00
WW minis to junipers beneath sign monument, terminate where they leave curb	\$ 3,317.00
timers, wiring and system balancing	\$ 177.00
<u>Pleasant Plains Pkwy @ 41</u>	
WW minis to Junipers	\$ 1,659.00
48" WW lit wreath to end of sign monument, WW C9s hot glued to top of monument	\$ 310.00
Oak behind monument Green minis, WW supernovas	\$ 1,177.00
<u>Fountain: (Wreaths lit, if power issues persist, they will be unplugged)</u>	
Large Bows bows to Ballustrade (8 total)	\$ 642.00
8 X unlit garland with bows to columns	\$ 1,370.00
3 X 48" lit wreaths to upper windows and 4 X large bows	\$ 796.00
ladder set up fee for fountain	\$ 134.00
<u>Portolo Gardens: (requires power supply added)</u>	
2 X 14" garland and 1 X36" wreath to monument	\$ 251.00
2 X crepe myrtles, WW minis	\$ 193.00
8 X staked meteors	\$ 360.00
wiring and balancing	\$ 80.00
<u>Jasmine Abbey:</u>	
6 X ligustrums ctr island WW minis	\$ 706.00
battery operated garland to sigh monument	\$ 391.00
<u>Verona: (at wonderment way) (power near palms)</u>	
14" garland to each side of monument	\$ 161.00
36" wreath to end monument	\$ 123.00
6 X staked meteors near sign	\$ 270.00
6 closest palm, simple trunk wrap	\$ 482.00
wiring and balancing	\$ 257.00

<u>Willow Vista: (Blue Mist Pkwy and Emory Oak Place)</u>		
2 X 14" garland and 1 X 36" wreath to monument	\$	284.00
8 X staked meteors on front of monument	\$	360.00
wiring and balancing	\$	480.00
<u>Willow Vista:</u>		
2 X 14" garland and 1 X 36" wreath to monument	\$	284.00
8 X staked meteors on front of monument	\$	360.00
wiring and balancing	\$	48.00
<u>Arbors North:</u>		
1 X 14" lit garland to each side of monument and 36" lit wreath with bow to end	\$	284.00
8 X staked Meteors	\$	360.00
wiring and balancing	\$	48.00
<u>Arbors South:</u>		
1 X 14" lit garland to each side of monument and 36" lit wreath with bow to end	\$	284.00
4 X crepe myrtles, ww minis	\$	321.00
6X staked meteors	\$	270.00
wiring and balancing	\$	80.00
Decorating Elves Inc. reserves the right to change the schedule for any reason during the 2020 season		
Misc extra, timers ext cords, clips, stakes, tape, fasteners, etc. additional charge as needed		
It is the responsibility of the owner to provide designated working receptacles, & resetting gfci outlets when necessary		
Deposit required to reserve spot in schedule	\$	6,119.75
Balance due upon completion of installation	\$	11,365.25
		THANK YOU
<small>Payment is due upon request. All discounts become void on payments 10 days past due. A 1.5% monthly interest will be added to past due invoices. All Deposits are non-refundable after 5 days of being received. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and / or removal or location of above items. Decorating Elves reserves the right to place a lien on property on any payments outstanding. By agreeing to this you also agree to all our terms and conditions located at https://www.decoratingelves.com/terms-conditions/</small>		
We Also Do Outdoor Lighting Design, Install, Service, & Repairs		

Tab 15

From: Sandton Realty <sandtonrealty@yahoo.com>
Sent: Tuesday, July 27, 2021 1:00 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Cc: Stacey Gillis <SGillis@rizzetta.com>
Subject: I would like to serve in the Connerton Board - if the position is still available

Dear Mr. Huber,

My name is Mr. John Ngerem and I own 21334 Wistful Year Drive Land O Lakes, FL 34637 since November 2017 with my wife Beta. We are blessed with three kids John 111, Olivia and Brianna.

I graduated from University of South Florida and I have been in the Real Estate business since 2015. I currently run my own Brokerage as the Broker - Sandton Realty.

I hope my education and experience will be valuable assets to the Connerton Community.

Thank you,

John Ngerem, MBA, CPME, REOS

Broker/Owner

Sandton Realty

14502 North Dale Mabry Highway Suite 200

Tampa, Florida 33618

Cell: 813-506-3137

Phone: 813-443-5181

Fax: 813-699-8307

Web: www.sandtonrealty.com

Tab 16

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, August 2, 2021 at 6:00 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, Vice-Chairman
Chris Kawalec	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary
Fredrick Lise	Board Supervisor, Assistant Secretary (via conference call)

Also present were:

Matthew Huber	District Manager, Rizzetta & Company
Daryl Adams	District Manager, Rizzetta & Company
Roy Van Wyk	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Representative, Ballenger
Craig Bramblett	CLM
Stan Zuercher	Field Operations
Jason Marks	AWC
Jason Charbrot	CLM
Pete Lucadano	Red Tree
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Matthew Huber opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were no audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

The Board received the District Counsel Report from Mr. Roy Van Wyk.

B. District Engineer – Greg Woodcock

The Board received the District Engineer Report from Mr. Greg Woodcock.

Mr. Woodcock provided the Board with an update on the Trail Project. Mr. Woodcock has been working with the Developers Counsel and has had no response and suggested moving forward with this project.

Mr. Woodcock confirmed that this would be a primitive connection that will still require a survey. Mr. Woodcock will bring survey & clearing proposals to the next Board meeting.

Mr. Kawalec would like an evaluation of sidewalks in the middle of the swamps and woods.

Mr. Woodcock also discussed Storybrook Park and mentioned that the under drains are not working properly, he will bring plans to repair this to the next meeting.

The Board reviewed the Arete Street Sign Proposal in the amount of \$3,333.00 and agreed to approve this proposal and move forward with the signage.

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, the Board approved the Arete Sign Proposal in the amount of \$3,333.00 for the Connerton West Community Development District.

C. Field Inspection Report

The Board received the June & July Field Inspection Report from Mr. Jason Liggett.

Mr. Kawalec noted that CLM has not been trimming the lake like they should be.

The Board agreed to keep the existing scope of work with the addition of Mr. Chris Kawalec's suggested additions.

Mr. Liggett went over some corrections to the landscape bids and advised the Board to table this until the September meeting.

D. Irrigation Report

The Board received the Irrigation Report from Ms. Gail Huff.

E. Aquatics Report

The Board received the Aquatics Report from Aquatic Weed Control.

Mr. Marks informed the Board that 218E has been treated but will need 4-5 treatments to get back into shape. Mr. Marks mentioned that Pond 700 is in bad shape and is treated every 7-10 days.

Cardno Pond Maintenance Proposal Summary

After reviewing two proposals for Pond Maintenance, one from Sitemasters in the amount of \$9,500.00 and the other from Crosscreek Environmental in the amount of \$6,645.00, the Board has agreed to approve the Crosscreek proposal.

On a motion from Mr. Novak, seconded by Mr. Kawalec, the Board approved the Crosscreek Environmental Proposal in the amount of \$6,645.00 for the Connerton West Community Development District.

F. Operations Report

The Board received the Property Maintenance Report from Mr. Stan Zuercher. Mr. Zuercher mentioned to the Board that he would like to pressure wash the big bridge.

A brief discussion ensued regarding Mr. Zuercher's hours between HOA/CDD. Mr. Kawalec does not like that Mr. Zuercher is using his personal tools and suggested a \$200 a month budget to buy "CDD" tools.

G. District Manager Report

The Board received the District Manager report from Mr. Huber.

Mr. Huber reminded the Board that their next scheduled meeting will be on September 13, 2021 at 4:00 p.m.

FOURTH ORDER OF BUSINESS

**Discussion of Willow Vista Entry Way
and Painting of Verona/Arbors
Entrance Signs**

The Board held a brief discussion regarding the Willow Vista Entry Way and the Painting of the Verona/Arbors entrance signs.

The Board request that the Mr. Huber get more proposals for the Painting of Verona/Arbors entrance signs, as well as removal of staining on bricks of the Willow Vista sign.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
August 2, 2021 - Minutes of Meeting
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FIFTH ORDER OF BUSINESS

Ratification of District Counsel KE Law Group Letter

The Board ratified the new law firm agreement for Roy Van Wyk as District Counsel for the District and approved Doug Smith with HGS Law to continue to work on the completion of the encroachment of CDD Easements.

On a motion from Mr. Novak, seconded by Mr. Kawalec, the Board ratified the KE Law Group agreement for Roy Van Wyk as District Counsel for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Declaring FY 2021-2022 O&M Assessment & Setting a Public Hearing Date

On a motion from Mr. Novak, seconded by Mr. Krutsinger, the Board approved to adopt Resolution 2021-07, Declaring FY 2021/2022 O&M Assessments & Setting a Public Hearing Date of September 13, 2021 for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Re-Designating Assistant Secretary – Matthew Huber

On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, the Board approved to adopt Resolution 2021-08, Re-Designating Assistant Secretary – Matthew Huber for Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of FY 2021-2022 Audit Engagement Letter

On a motion from Mr. Novak, seconded by Mr. Lise, the Board approved the FY 2022-2026 Audit Engagement Letter for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Boundary Cost Funding Agreement.

The Board approved the Boundary Cost Funding Agreement between the CDD & Lennar for Connerton East CDD. The recovery of cost cap is \$10,000.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
August 2, 2021 - Minutes of Meeting
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On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, the Board approved the Boundary Cost Funding Agreement between the CDD & Lennar for Connerton East CDD for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

Consideration of LED Lighting Proposals

The Board reviewed several LED Lighting proposals from Nebula Lighting Systems. After review, the Board agreed to approve all the lighting proposals with a 10% discount totaling \$31,130.00. This will be funded out of the Bond Proceeds and will have a 5year warranty on workmanship product.

On a motion from Mr. Kawalec, seconded by Mr. Lise, the Board approved the Nebula LED Lighting proposals with a 10% discount in the amount of \$31,130.00 for the Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Cattle Pen Roadway Special Warranty Deed

After review of the Cattle Pen Roadway Special Warranty Deed, the Board decided to table this item until the next scheduled meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Fish Stocking & Planting Proposal from Aquatic Weed Control

On a motion from Mr. Kawalec, seconded by Mr. Novak, the Board approved the Fish Stocking Proposal in the amount of \$1,951.00 & the Planting Proposal in the amount of \$510.00 for the Connerton West Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of K&J's Lawn Proposal for Cutbacks

On a motion from Mr. Novak, seconded by Mr. Kawalec, the Board approved K&J's Lawn Proposal for Cutbacks in the amount of \$1,600.00 for the Connerton West Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Candidates Resumes for Open Seat

After a brief discussion, the Board requested that this item be tabled and requested that Mr. Huber contact all Candidates and request them all to attend the next meeting on September 13, 2021.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
August 2, 2021 - Minutes of Meeting
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FIFTEENTH ORDER OF BUSINESS

Discussion of HOA/CDD Equipment

A lengthy discussion ensued regarding the use of HOA.CDD Equipment.

Mr. Kawalec suggested eventually purchasing a utility vehicle, CDD owned equipment and a storage container to establish the CDD.

Mr. Novak agrees that a vehicle should be purchased as he is not sure how long the HOA will continue to let Mr. Zuercher use their vehicle.

SIXTEENTH ORDER OF BUSINESS

Discussion of FHP Expenses

The Board requested that Mr. Huber contact FHP and inform them that the HOA will no longer share half of the costs as of September 1, 2021.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meetings held on May 18, 2021 and June 7, 2021

The Board received the Consideration of Minutes of the Board of Supervisors' Workshop Meeting, 2nd Audit meeting and Regular meeting all held on May 18, 2021 as well as the regular meeting held on June 7, 2021.

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, the Board approved the Minutes of the Board of Supervisors' Workshop Meeting, 2nd Audit meeting and Regular meeting all held on May 18, 2021 as well as the regular meeting held on June 7, 2021, as presented, for the Connerton West Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2021

The Board received the Consideration of Operation & Maintenance Expenditures for May 2021 in the amount of \$100,300.16.

On a motion from Mr. Kawalec, seconded by Mr. Novak, the Board agreed to ratify the O&M Expenditure invoices for May 2021 in the amount of \$100,300.16 for the Connerton West Community Development District.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisors Request Mr. Novak discussed the use of CDD easement area to install a pool on Bella Vista Circle. The Board requested a letter be sent to this resident asking for an estimated completion date. Mr. Novak also handed out copies of examples for signs at the round about as an example for District Engineer.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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239 **TWENTIETH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Krutsinger, seconded by Mr. Lise, the Board approved to adjourn the meeting at 8:36 p.m. for the Connerton West Community Development District.
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Assistant Secretary

Chairman / Vice-Chairman

DRAFT

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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 June 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$77,275.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	003177	59134	Pond/Lake Maintenance 05/21	\$ 3,950.00
Ballenger & Company, Inc.	003185	21186	Irrigation Maintenance 05/21	\$ 8,175.00
Ballenger & Company, Inc.	003185	21196	SWFWMD Meter Reading/Irrig Pump Station 05/21	\$ 1,300.00
Ballenger & Company, Inc.	003185	21212	Repair Irrigation System 05/21	\$ 1,200.00
Ballenger & Company, Inc.	003185	21215	Repair Irrigation System 05/21	\$ 580.00
Ballenger & Company, Inc.	003185	21216	Repair Irrigation System 05/21	\$ 168.00
Ballenger & Company, Inc.	003185	21219	Repair Irrigation System 05/21	\$ 705.00
Ballenger & Company, Inc.	003185	21228	Repair Irrigation System 05/21	\$ 135.00
Capital Land Management Corporation	003178	211067	Fertilization 05/21	\$ 9,300.00
Capital Land Management Corporation	003178	211095	Landscape Maintenance 05/21	\$ 2,685.00
Cardno, Inc.	003179	529367	District Engineer 05/21	\$ 4,146.78

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	003188	313165	Monthly Mitigation Maintenance Village 2 Phase A 05/21	\$ 700.00
Christopher Kawalec	003193	CK060721	Board of Supervisors Meeting 06/07/21	\$ 200.00
Connerton Community Association, Inc.	003189	202105	Salary Reimbursement 05/21	\$ 3,408.00
Daniel Novak	003196	DN060721	Board of Supervisors Meeting 06/07/21	\$ 200.00
Fredrick Lise	003195	FL060721	Board of Supervisors Meeting 06/07/21	\$ 200.00
Jeremy R. Cohen	003190	JC050421	Off Duty Patrols 05/21	\$ 350.00
Jeremy R. Cohen	003190	JC051421	Off Duty Patrols 05/21	\$ 200.00
Kevin Eric Hamilton	003192	KH050721	Off Duty Patrols 05/21	\$ 200.00
Kevin Eric Hamilton	003192	KH051921	Off Duty Patrols 05/21	\$ 200.00
LLS Tax Solutions, Inc.	003180	002305	Arbitrage Rebate Calculation Series 2018A	\$ 500.00
Mobile Mini, Inc.	003198	9010673059	Mobile Storage Rental Acct #10023746 06/21	\$ 223.19

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County	003182	Pasco Water Summary A	Water Summary A 04/21	\$ 336.53
Pasco County	003199	Pasco Water Summary A	Water Summary A 05/21	\$ 417.71
Patrick J. Elmore	003191	PE052321	Off Duty Patrols 05/21	\$ 200.00
Patrick J. Elmore	003191	PE053121	Off Duty Patrols 05/21	\$ 200.00
Rizzetta & Company, Inc	003183	INV0000058937	District Management Fees 06/21	\$ 6,430.41
Rizzetta Technology Services, LLC	003186	INV0000007645	Email & Website Hosting Services 06/21	\$ 175.00
Stan Zuercher	003187	060321	Reimbursement-Stan Zuercher 06/21	\$ 109.07
Times Publishing Company	003181	0000155594 05/09/21	Acct #119853 Legal Advertising 05/21	\$ 140.50
Times Publishing Company	003181	0000158500 05/09/21	Acct #119853 Legal Advertising 05/21	\$ 186.00
Times Publishing Company	003181	0000158532 05/09/21	Acct #119853 Legal Advertising 05/21	\$ 133.50
Times Publishing Company	003181	0000158533 05/09/21	Acct #119853 Legal Advertising 05/21	\$ 242.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tyson Krutsinger	003194	TK060721	Board of Supervisors Meeting 06/07/21	\$ 200.00
US Bank Corporate Trust Services	003197	6140208	Trustee Fees CDD 2018A 05/01/21-04/30/22	\$ 4,310.00
Withlacoochee River Electric Cooperative Inc.	003184	2101307 04/21	2101307 21739 Emory Oak PL 04/21	\$ 35.86
Withlacoochee River Electric Cooperative Inc.	003184	2101312 04/21	2101312 8949 Pleasant Woods Dr 04/21	\$ 35.04
Withlacoochee River Electric Cooperative Inc.	003200	Electric Summary Bill	Electric Summary Bill 05/21	<u>\$ 25,398.17</u>
Report Total				<u>\$ 77,275.76</u>

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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 July 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$135,937.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	003213	60902	Pond/Lake Maintenance 06/21	\$ 3,950.00
Badges of Honor, LLC	003201	3675	Office Supplies 06/21	\$ 10.70
Ballenger & Company, Inc.	003214	21225	Repair Irrigation System 07/21	\$ 500.00
Ballenger & Company, Inc.	003214	21243	Irrigation Maintenance 06/21	\$ 8,175.00
Ballenger & Company, Inc.	003214	21254	SWFWMD Meter Reading/Irrig Pump Station 06/21	\$ 1,300.00
Ballenger & Company, Inc.	003214	21261	Repair Irrigation System 07/21	\$ 450.00
Ballenger & Company, Inc.	003214	21274	Repair Irrigation System 07/21	\$ 700.00
Capital Land Management Corporation	003202	211149	Landscape Maintenance 06/21	\$ 31,100.00
Capital Land Management Corporation	003209	211246	Fertilization 06/21	\$ 11,300.00
Cardno, Inc.	003210	529609	District Engineer 06/21	\$ 5,920.53

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cardno, Inc.	003210	529611	District Engineer 06/21	\$ 5,962.50
Christopher Kawalec	003227	CK071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
Connerton Community Association, Inc.	003215	202106	Salary Reimbursement 06/21	\$ 3,408.00
Connerton Community Association, Inc.	003220	202101a	Stanley Zuercher Doggie Bags Reimbursement 01/21	\$ 144.83
Connerton Community Association, Inc.	003220	202103a	Stanley Zuercher Salary Reimbursement 03/21	\$ 21.00
Connerton Community Association, Inc.	003220	202104a	Stanley Zuercher Salary Reimbursement 04/21	\$ 21.00
Connerton Community Association, Inc.	003220	202105a	Stanley Zuercher Salary Reimbursement 05/21	\$ 21.00
Connerton Community Association, Inc.	003220	202106a	Stanley Zuercher Salary Reimbursement 06/21	\$ 21.00
Daniel Novak	003231	DN071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
Doty & Sons Concrete Products, Inc.	003222	071221	50% Deposit For Ping Pong/Tennis Table	\$ 3,492.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	003203	122920	General/Monthly Legal Services 04/21	\$ 3,666.00
Hopping Green & Sams	003203	122921	General/Monthly Legal Services 04/21	\$ 74.00
Hopping Green & Sams	003225	123626	General/Monthly Legal Services 05/21	\$ 4,489.20
Hopping Green & Sams	003225	123627	Easement Enforcement 05/21	\$ 182.50
Hopping Green & Sams	003225	123628	Interlocal Agreement 06/21	\$ 109.50
Innersynce Studio, Ltd DBA Campus Suite	003216	19603	CDD Website Services 07/21	\$ 384.38
Jeremy R. Cohen	003221	JC060721	Off Duty Patrols 06/21	\$ 350.00
Jeremy R. Cohen	003221	JC061021	Off Duty Patrols 06/21	\$ 200.00
Jerry Richardson	003205	1500	Monthly Hog Removal Service 06/21	\$ 800.00
K & J Pressure Cleaning LLC	003217	8591	Pressure Wash 06/21	\$ 8,346.50

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
K. Johnson's Lawn & Landscaping, Inc.	003226	18017	Mowing Bike Trail 06/21	\$ 700.00
K. Johnson's Lawn & Landscaping, Inc.	003226	18051	Mowing Bike Trail 07/21	\$ 700.00
Kevin Eric Hamilton	003224	KH060321	Off Duty Patrols 06/21	\$ 200.00
LLS Tax Solutions, Inc.	003229	002338	Arbitrage Rebate Calculation Series 2018A	\$ 1,000.00
LLS Tax Solutions, Inc.	003229	002339	Capital Impr. Reve. Bonds Series 2006 A1/A2	\$ 500.00
Mobile Mini, Inc.	003218	9010900958	Mobile Storage Rental Acct #10023746 07/21	\$ 223.19
Pasco County	003232	Pasco Water Summary A	Water Summary A 06/21	\$ 300.13
Patrick J. Elmore	003223	PE062921	Off Duty Patrols 06/21	\$ 200.00
Patrick J. Elmore	003223	PE063021	Off Duty Patrols 06/21	\$ 200.00
Rizzetta & Company, Inc	003211	INV0000059388	District Management Fees 07/21	\$ 6,430.41

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	003212	INV0000007680	Email & Website Hosting Services 07/21	\$ 175.00
Stan Zuercher	003208	061521	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc. 06/21	\$ 137.99
Stan Zuercher	003219	070121	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc. 07/21	\$ 296.98
Stan Zuercher	003235	071421	John Deere 2 Cycle Fuel, Tune Up Kit, Oil Change, Misc. 07/21	\$ 60.65
Suncoast Pool Service	003206	7292	Fountain Service 06/21	\$ 250.00
Suncoast Pool Service	003233	7383	Fountain Service 07/21	\$ 250.00
Times Publishing Company	003204	0000161912 05/30/21	Acct #119853 Legal Advertising 05/21	\$ 191.00
Times Publishing Company	003230	0000168018 07/14/21	Acct #119853 Legal Advertising 07/21	\$ 971.09
Tyson Krutsinger	003228	TK071221	Board of Supervisors Meeting 07/12/21	\$ 200.00
Withlacoochee River Electric Cooperative Inc.	003207	2101307 05/21	2101307 21739 Emory Oak PL 05/21	\$ 40.77

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative Inc.	003207	2101312 05/21	2101312 8949 Pleasant Woods Dr 05/21	\$ 40.04
Withlacoochee River Electric Cooperative Inc.	003234	2101307 06/21	2101307 21739 Emory Oak PL 06/21	\$ 40.89
Withlacoochee River Electric Cooperative Inc.	003234	2101312 2/7	2101312 8949 Pleasant Woods Dr 06/21	\$ 40.04
Withlacoochee River Electric Cooperative Inc.	003234	Electric Summary Bill	Electric Summary Bill 06/21	<u>\$ 27,289.93</u>
Report Total				<u>\$ 135,937.75</u>