



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting March 7, 2022

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

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Daniel Novak	Chairman
	Chris Kawalec	Vice Chairman
	John Ngerem	Assistant Secretary
	Steven Daly	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	Meredith Hammock	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
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Board of Supervisors
Connerton West Community
Development District

February 28, 2022

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, March 7, 2022 at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel**
 1. Update on Licensing Agreement for Easements
 2. Discussion regarding Mr. Campbell Easement – 8838 Westerland Drive
 - B. District Engineer**
 1. Review of District Engineer Report.....Tab 1
 2. Update on Land Transfer to Lennar
 - C. Field Inspection Report**
 1. February Field Inspection Report.....Tab 2
 - D. Irrigation Report.....Tab 3**
 1. Update on Reclaimed Water
 - E. Aquatics Report (under separate cover)**
 - F. Property Maintenance Report – Stan Zeurcher.....Tab 4**
 1. Consideration of Storage Unit Proposal.....Tab 5
 - G. District Manager**
 1. February District Manager Report.....Tab 6
 2. January Financial Statement.....Tab 7
 3. Review of Reserve Study.....Tab 8
- 4. BUSINESS ITEMS**
 - A. Consideration of Brightview Proposal for January Inspection.....Tab 9**
 - B. Ratification of Brightview Annual Rotation Proposal.....Tab 10**
 - C. Consideration of License Agreement for Maintenance and Settlement Agreement for 8338 Swiss Chard Circle.....Tab 11**
 - D. Discussion of Removing Fence at Storybrook Park**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 7, 2022.....Tab 12**
 - B. Consideration of Operation and Maintenance Expenditures for January 2022.....Tab 13**

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: Meredith Hammock, KE Law Group.

Tab 1

Connerton West Community Development District Engineer's Report:

Storybrook Park Improvements

- Pasco County comments have been addressed and uploaded for permit.
- In process of obtaining proposals from contractors to perform site improvements.

Garden Party Park Improvements

- Coordinating with Pasco County Utilities and Roadway for submittal requirements. Planning for March submittal.

Trail Project

- Contractor is finishing the cut backs in the community and has rescheduled for mid March.
- Waiting on contract signatures for geotechnical investigation.

Parcel 209 Acquisition – Onsite review completed 11/12

- Reviewed punchlist items on 2-18-2022. Report will be sent to board members ahead of the meeting.

Parcel 208 Acquisition – Onsite review completed 12/15

- Reviewed punchlist items on 2-18-2022. Report will be sent to board members ahead of the meeting.

Sealing of Entrance Signs

- Cardno has prepared exhibits with new colors and it is in the agenda for discussion and to obtain direction from Supervisors regarding the color scheme and selection.

Parcel 209 Pond 209S Open Cavity along Pond Berm

Lennar consulted with a geotechnical engineer to assess the site for potential soil instabilities, and has since repaired the open cavity. Cardno to reach out to Lennar to request reasonable assurance that there are no underlying issues.

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Cardno now Stantec reviewed Parcel 208 and Phase 3A design plans for sidewalk design, and will provide plans for board review. Discussions with District Manager and Attorney needed to confirm responsibility for sidewalk installation.

Shade Sail Project

- Project is currently in design. Design is expected to be complete March 4, 2022. Cardno will obtain updates from the contractor and provide it to the board.

Dog Park Feasibility and Estimated Costs

- Cardno now Stantec is reviewing potential dog park locations and options from vendors. The pricing has increased substantially for fencing etc. Due to Garden Party and Storybrook park submittals this has been pushed back until April meeting.

OPTION 1

PORTOLA GARDENS

PORTOLA GARDENS

OPTION 3

PORTOLA GARDENS

OPTION 4

PORTOLA GARDENS

Tab 2

CONNERTON WEST

FIELD INSPECTION REPORT



February 17, 2022
Rizzetta & Company
Jason Liggett– Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Entrance Connerton Boulevard

Summary, General Updates, Recent & Upcoming Maintenance Events

- ❖ Provide the district with a date that the Crape myrtle's will be pencil prune throughout the district.
- ❖ Saint Augustine was to receive the first application of 24-0-11 with pre m in the month of February.
- ❖ Ornamentals to receive first application of 25-0-12 in the month of March.

The following are action items for Brightview Landscaping or Ballenger & Co., (B&C) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. Brightview has completed the Juniper removal and mulching on Connerton Boulevard.



- Brightview to look at the Magnolia Trees on connerton boulevard in the center island past the 1st roundabout. Is there anything we can do to improve the quality of these trees? I.e. root drench.
- During my inspection, the moss removal has improved throughout the district. Continue to work on this as you have time.
- Clean up the dean in the Flax Lillie's in the willow vista entrance on connerton boulevard. We can improve these and make them look more presentable. (Pic 4)
- Pull the bed weeds in the Blue Daze at the entrance to willow vista.
- As you come into willow vista of off connerton boulevard treat the ant mounds on the left side in the common area. Once eradicated rake down ant mounds.
- Provide the district on a date on when the pruning of the crape myrtles will be completed by. Part 1 section 3 in the scope of services.
- During my inspection I noticed a lot of trees still have stakes. Majority of these trees are not needing them anymore. BrightView to do an inventory and remove. If there is a cost to the district provide an invoice. Willow vista is one of the main areas.

Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

9. Lift the oak trees up to the spec height of 10 feet on the right-hand side as you come into the Verona entrance. Just behind the first house. (Pic 9)



10. Treat the ant mounds in the center island throughout the Verona entrance. Once eradicated rake down the ant mounds.
11. On pleasant plains parkway we need to make sure that we are string trimming around the cypress trees and other trees on pond banks. It seem we are string trimming but leaving these areas.
12. Treat the jasmine at the arbors entrance. This area every month seems to have weeds in it. We need to do a better job in this bed.



13. Treat and rake down the ant mounds under the plant material at the arbors entrance. Once eradicated cover with mulch.(Pic 13)



14. **Brightview has completed the trimming of the sabal palms throughout the community.**
15. Remove the weeds from the parsoni juniper at the entrance to the arbors entrance. This is off pleasant plain parkway.
16. Remove the bed weeds from the juniper at the butterscotch Terrace park.

Tab 3



IRRIGATION REPORT

DATE: February 22, 2022

PROJECT: Connerton West – Land O'Lakes

Routine maintenance was conducted throughout the month and any alarms detected by the Hunter IMMS software were addressed as quickly as possible. Between January 26th and February 21st there were no decoder failures.

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

- Proposed work on EP2 recharge well. Work will be conducted as soon as the necessary parts are delivered.
- Replaced 12-station controller in large park on Wistful Yearn.
- Replaced two failed valves in large park on Wistful Yearn.
- Replaced several broken valve boxes.
- On February 2nd, the sustain pump at EP2 reported an overload alarm. BCI attempted to reset the pump, but it overloaded a short time later. This was reported to the Board during the February meeting and they agreed to just keep it off for the time being. The sustain pump at EP1 and the four large pumps should be enough to meet current demand.

The ET sensor located on the Hunter ACC controller at the EP2 pump station recorded 2.24" of ET and 0.91" of rain between January 26th and February 21st. There were two significant rainfall events of 0.25" or more during this same period, the greatest occurring on February 8th, when 0.34" was recorded. On the night of January 30th, the site saw 14 hours of temperatures in the 30's, with 4 consecutive hours at 32-degrees. Some frost damage is possible at these temperatures. The site was shut down for a total of 6 days to take advantage of what nature provided.

The Water Management District experienced issues with the E-Permitting Website this month, so updated water use for the month of January was not available.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

Gail Huff

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



Tab 4

Maintenance Weekly Report

1/31/2022 – 2/4/2022

PAY PERIOD 1/31/22 - 2/4/22

FOR: STAN ZUERCHER

DATE:

1/31/22 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, blow off trail, checked playgrounds, re level mulch areas, empty trash, empty park trash, empty & fill dogipot stations, picked up roadway trash, re set bench on Connerton Blvd(5.5hrs)

1/31/22 (HOA) Checked CC, checked parking lots, checked Rose Point, clean gym, met w/ Gate technician (Rose Point) check pool painting (2.5hrs)

2/1/22 (CDD) Check site, check fountain, check bike trail, checked playgrounds, blow off GPP, picked up roadway trash, reset divided roadway sign on Billowy Jaunt/ Wondermint Way checked outlying areas(4.5hrs)

2/1/22 (HOA) Checked CC, picked up trash, checked Rose Point, misc. club chores, met w roofers, painting Rose Point gate (3.5hrs)

2/2/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, blow out pedestrian tunnel & pressure wash walls (6.0hrs)

2/2/22 (ETO) (2.0hrs)

2/3/22 (CDD) Check site, checked bike trail, checked playgrounds, blow off GPP area, picked up roadway trash, checked outlying areas, cleaned up dog park, met w/ fountain sub, checked lawn maint, checked clear cut work, pressure wash privacy wall Connerton Blvd.

2/4/22 (CDD) Check site, check fountain and fill, checked bike trail, empty trash, check playgrounds, empty trash, re level mulch, empty & fill dogipot stations, picked up roadway trash (4.0hrs)

2/4/22 (HOA) Checked Rose Point, checked CC, checked pool painting, repaired weight bench (2.0hrs)

2/4/22 (ETO) (2.0hrs)



Rizzetta & Company

Professionals in Community Management

Privacy wall cleaning PPP & Connerton Blvd

Current/Future Projects



Rizzetta & Company

Maintenance Weekly Report

2/7/2022 – 2/11/2022

2/7/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, check for fire ants, re level mulch, empty & fill dogipot stations, met w/ cutback sub re: pond access, picked up roadway trash, checked bike trail, empty trash, blow off GPP gazebo area, zoom CDD meeting (8.5hrs)
2/7/22 (HOA) Checked CC, checked parking lots, checked Rose Point, check pool painting (1.0hrs)
2/8/22 (CDD) Check site, check fountain, check bike trail, treat fire ants at trail edges, checked playgrounds, picked up roadway trash, checked cut back progress, went to Lowes for supplies(5.0hrs)
2/8/22 (HOA) Checked CC, picked up trash, checked Rose Point, checked pool painting progress (1.0hrs)
2/8/22 (ETO) (2.0hrs) Weather
2/9/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, empty & fill dogipot stations, checked bike trail, replace 2 bridge boards, blow off, empty trash, picked up roadway trash, install new no parking sign, patch 2 holes in sidewalks, checked on sidewalk grinding (7.0hrs)
2/9/22 (HOA) Checked CC, checked tunnel power/cameras, checked Rose Point (1.0hrs)
2/10/22 (CDD) Check site, checked bike trail, checked playgrounds, blow off GPP area, picked up roadway trash, cleaned up spilt concrete bags on Blue Mist, checked outlying areas, cleaned up dog park, checked lawn maint, checked clear cut work (4.5hrs)
2/10/22 (HOA) CC maint, picked up parking lot trash, checked painting of pool, checked gas line to tank moving for clearance for filling, painting Rose Point Gates (3.5hrs)
2/11/22 (CDD) Check site, check fountain and fill, checked bike trail, empty trash, check playgrounds, empty trash, re level mulch, empty & fill dogipot stations, picked up roadway trash, repair loose end board on bike trail bridge (5.0hrs)
2/11/22 (HOA) Checked Rose Point, checked CC, checked pool painting, gym cleaning (1.5hrs)

Privacy wall cleaning PPP



Rizzetta & Company

Maintenance Weekly Report

2/21/2022 – 2/25/2022

2/21/22 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, check for fire ants, re level mulch, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash, blow off GPP gazebo area, went to Rizzetta Wesley Chapel for new debit card(6.0hrs)

2/21/22 (HOA) Checked CC, checked parking lots, checked Rose Point, check pool painting, cleaned gym (2.0hrs)

2/22/22 (CDD) Check site, check fountain, check bike trail, treat fire ants at trail edges, checked playgrounds, picked up roadway trash, checked cut back progress, pressure wash wall cap on Westerland Dr., cleaned off chalk drawings at Willow Vista Park playground walks, cleaned concrete at mailbox pad in Willow Vista(6.5hrs)

2/22/22 (HOA) Checked CC, picked up trash, checked Rose Point, met w/ well sub on repair, repair paper towel holder(1.5hrs)

2/23/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, re level mulch, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, checked cut back sub, remove fluorescent light at GPP, blow off GPP(5.5hrs)

2/23/22 (HOA) Checked CC, repair tennis court wind screens, install new goal net, checked Rose Point, checked painting, cleaned gym (2.5hrs)

2/24/22 (CDD) Check site, checked bike trail, blow off trail, blow off 10' walk from playground to 41, checked playgrounds, blow off GPP area, picked up roadway trash, checked outlying areas, checked lawn maint, repair 2 street signs at Jasmine Abbey, cut up limb in PPP median & hauled off, checked clear cut work, give Deneen property tour (9.0hrs)

2/25/22 (CDD) Check site, check fountain and fill, checked bike trail, empty trash, check playgrounds, empty trash, re level mulch, empty & fill dogipot stations, picked up roadway trash, picked up new battery for pressure washer pump(5.0hrs)

2/25/22 (HOA) Checked Rose Point, checked CC, clean gym, picked up parking lot trash (2.0hrs)

Privacy wall cleaning PPP



Rizzetta & Company

Tab 5

<u>Current Vendor-Mobile Mini</u>	<u>Cost per month</u>	<u>Buy</u>
25' X 10' Premium Doors on Both End	\$223.19	Not for Sell

<u>A-American Container</u>	<u>Cost per month</u>	<u>Buy</u>
20'-One door	\$95 per month	\$5,400 plus delivery fee
40'-One door	\$120 per month	Market value up to \$8,794 plus delivery fee
*Rental delivery fee is *\$185		

<u>Storage Containers & Mobile Offices</u>	<u>Cost per month</u>	<u>Buy</u>
20'-One door	\$140 per month	\$5,400 plus \$199 delivery fee
40'-One door	\$170 per month	\$6,600 plus \$199 delivery fee
20'-Doors on Both End	\$165 per month	Not for Sell
40'-Doors on Both End	\$185 per month	Not for Sell
*Rental delivery fee is *\$199		



NEW "ONE-TRIP"

- New container used in shipping one time.
- Available in the following sizes both in Standard Height 8'6" and High-Cube Height 9'6"
 - 40-foot
 - 40-foot double door
 - 20-foot
 - 20-foot double door
 - 20-foot open side
 - Special Sizes: 6', 8', 10'



CARGO WORTHY

- Wind and water tight
- Minimal dents, scratches, and rust
- Solid floors and roof
- Used in our rental fleet
- Can be certified for cross ocean travel
- Available in 40-foot and 20-foot sizes



A GRADE

- Wind and water tight
- Minimal dents, scratches, and rust
- Used in our rental fleet
- Available in 40-foot and 20-foot sizes



B GRADE

- Wind and water tight
- Small dents and scratches with some interior and exterior rust
- Solid floors and roof
- Good, solid working container
- Available in 40-foot and 20-foot sizes



C GRADE

- Wind and water tight
- Heavier dents and scratches with interior and exterior rust
- Containers will show obvious wear throughout
- Solid working container
- Available in 40-foot and 20-foot sizes

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 4, 2022 at 4:00pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 3-Chris); Term 11/18-11/22 (Seat 4-John); Term 11/18-11/22 (Seat 5-Daniel)

District Manager's Report

March 7

2022

FINANCIAL SUMMARY

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Supervisor Request Updates

Budget- The General Fund is under budget by \$46,274. The Board is trending the right direction.

Supervisor Requests –

- Letter to Residents-Letters has been mailed to resident about removing plants and chains off CDD property.
- Counsel has drafted easement agreement letters and they are in the process of being distributed to the residents with easements.
- Reclaim Water Bill- We will discuss at the next meeting.
- Gail provided me the Solar power information requested by the Chair and I forwarded over to Daniel.
- Reserve Study- The Board will discuss the report at the meeting.
- Electrician for the District-We will discuss at the next meeting.
- Fitness 320- We received the signed agreement, first check, and the roster list.
- Electric Bill- We will discuss at the meeting.
- Spectrum for the District- We will discuss at the meeting.
- New Signs for the District- This has been completed.
- Punch list Walkthrough with Lennar- District Engineer, District Manager, Onsite Manager, and Lennar had a walkthrough on 2/18/2022. District Engineer will discuss at the meeting.

Tab 7



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

January 31, 2022

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 1/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	869,545	0	0	0	869,545	0	0
Investments	267,495	0	1,893,308	446,828	2,607,630	0	0
Investments--Reserves	0	707,868	0	0	707,868	0	0
Accounts Receivable	125,893	0	102,779	0	228,672	0	0
Accounts Receivable Other	0	0	0	0	0	0	0
Prepaid Expenses	1,376	0	0	0	1,376	0	0
Deposits	25,661	0	0	0	25,661	0	0
Due From Other Funds	0	0	0	0	0	0	0
Fixed Assets	0	0	0	0	0	46,741,866	0
Amount Available in Debt Service	0	0	0	0	0	0	1,996,086
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,888,914
Total Assets	1,289,970	707,868	1,996,086	446,828	4,440,752	46,741,866	15,885,000
Liabilities							
Accounts Payable	52,981	0	0	0	52,981	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	31,162	0	0	0	31,162	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	15,885,000
Total Liabilities	84,144	0	0	0	84,144	0	15,885,000
Fund Equity & Other Credits							
Beginning Fund Balance	129,795	518,136	1,082,767	465,305	2,196,004	46,741,866	0
Net Change in Fund Balance	1,076,032	189,731	913,319	(18,478)	2,160,605	0	0
Total Fund Equity & Other Credits	1,205,826	707,868	1,996,086	446,828	4,356,609	46,741,866	0
Total Liabilities & Fund Equity	1,289,970	707,868	1,996,086	446,828	4,440,752	46,741,866	15,885,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	5	5	0.00%
Special Assessments					
Tax Roll	1,514,256	1,514,256	1,519,096	4,840	0.31%
Off Roll	64,320	64,320	64,321	1	0.00%
Total Revenues	<u>1,578,576</u>	<u>1,578,576</u>	<u>1,583,422</u>	<u>4,846</u>	<u>0.31%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	4,333	4,000	333	69.23%
Financial & Administrative					
Administrative Services	5,916	1,972	1,972	0	66.66%
District Management	36,429	12,143	12,143	0	66.66%
District Engineer	30,000	10,000	20,802	(10,802)	30.66%
Disclosure Report	8,000	8,000	8,000	0	0.00%
Trustee Fees	13,000	9,698	13,402	(3,704)	(3.09)%
Assessment Roll	5,355	5,355	5,355	0	0.00%
Financial & Revenue Collections	5,355	1,785	1,785	0	66.66%
Accounting Services	22,440	7,480	7,480	0	66.66%
Auditing Services	4,475	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	500	500	0	50.00%
Public Officials Liability Insurance	3,177	3,177	3,032	145	4.56%
Legal Advertising	2,000	667	383	284	80.87%
Miscellaneous Mailings	500	167	0	167	100.00%
Dues, Licenses & Fees	500	500	425	75	15.00%
Website Hosting, Maintenance, Backup (and Email)	3,650	1,217	1,469	(252)	59.76%
Legal Counsel					
District Counsel	60,000	20,000	24,331	(4,331)	59.44%
Law Enforcement					
Deputy	9,500	3,167	2,625	542	72.36%
Electric Utility Services					
Utility Services	39,000	13,000	11,694	1,306	70.01%
Street Lights-Collector Roads	70,000	23,333	24,610	(1,277)	64.84%
Street Lights-Neighborhood Roads	190,000	63,333	63,181	152	66.74%

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	2,500	833	9,060	(8,226)	(262.39)%
Stormwater Control					
Stormwater System Maintenance	10,000	3,333	10,110	(6,777)	(1.10)%
Stormwater Assessment	100	100	0	100	100.00%
Aquatic Maintenance	59,700	19,900	20,410	(510)	65.81%
Ground Water Testing	12,520	4,173	0	4,173	100.00%
Wetland Monitoring & Maintenance	4,000	1,333	0	1,333	100.00%
Other Physical Environment					
Street Light Deposit Bond	7,400	7,400	6,521	879	11.87%
General Liability Insurance	3,754	3,754	3,584	170	4.52%
Property Insurance	8,075	8,075	7,705	370	4.58%
Entry & Walls Maintenance	4,000	1,333	0	1,333	100.00%
Landscape Maintenance	420,000	140,000	122,678	17,323	70.79%
Irrigation Maintenance	120,000	40,000	44,045	(4,045)	63.29%
Irrigation Repairs	40,000	13,333	4,864	8,469	87.84%
Irrigation Filters	4,000	1,333	0	1,333	100.00%
Landscape - Mulch	35,000	11,667	0	11,667	100.00%
Landscape Replacement	62,400	20,800	9,100	11,700	85.41%
Plants, Shrubs, Trees, Annuals					
Field Operations - Landscape Inspections	8,400	2,800	2,800	0	66.66%
Conservation Cutbacks	7,500	2,500	3,795	(1,295)	49.40%
Holiday Decorations	16,000	16,000	0	16,000	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	1,500	500	0	500	100.00%
Sidewalk Repair & Maintenance	10,000	3,333	8,000	(4,667)	20.00%
Street Sign Repairs	5,000	1,667	2,173	(507)	56.53%
Pressure Washing Sidewalks	12,000	4,000	0	4,000	100.00%
Roadway Repair & Maintenance	10,000	3,333	7,800	(4,467)	22.00%
Parks & Recreation					
Management Contract	98,330	32,777	31,985	791	67.47%
Fountain Service Contract	3,000	1,000	1,000	0	66.66%
Fountain Repairs	500	167	0	167	100.00%

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Vehicle Maintenance	2,500	833	878	(45)	64.86%
Playground Equipment and Maintenance	500	167	0	167	100.00%
Boardwalk and Bridge Maintenance	5,000	1,667	0	1,667	100.00%
Wildlife Management Services	9,600	3,200	3,200	0	66.66%
Miscellaneous Expenses	13,000	4,333	10,557	(6,224)	18.78%
Contingency					
Miscellaneous Contingency	59,000	19,667	1,411	18,255	97.60%
Total Expenditures	<u>1,578,576</u>	<u>565,139</u>	<u>518,866</u>	<u>46,274</u>	<u>67.13%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1,013,437</u>	<u>1,064,556</u>	<u>51,119</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	21	21	0.00%
Prior Year A/P Credits	<u>0</u>	<u>0</u>	<u>11,454</u>	<u>11,454</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>11,476</u>	<u>11,476</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,013,437</u>	<u>1,076,032</u>	<u>62,595</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	129,795	129,795	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,013,437</u></u>	<u><u>1,205,826</u></u>	<u><u>192,390</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Tax Roll	204,100	204,100	0	0.00%
Total Revenues	<u>204,100</u>	<u>204,118</u>	<u>18</u>	<u>0.01%</u>
Expenditures				
Contingency				
Capital Outlay	0	14,387	(14,387)	0.00%
Capital Reserve	204,100	0	204,100	100.00%
Total Expenditures	<u>204,100</u>	<u>14,387</u>	<u>189,713</u>	<u>92.95%</u>
Excess of Revenue Over (Under) Expenditures	0	189,731	189,731	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	189,731	189,731	0.00%
Fund Balance, Beginning of Period	0	518,136	518,136	0.00%
Fund Balance, End of Period	<u>0</u>	<u>707,868</u>	<u>707,868</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2018A

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Special Assessments				
Tax Roll	628,029	629,796	1,767	0.28%
Total Revenues	<u>628,029</u>	<u>629,804</u>	<u>1,774</u>	<u>0.28%</u>
Expenditures				
Debt Service				
Interest	253,029	124,208	128,821	50.91%
Principal	<u>375,000</u>	<u>70,000</u>	<u>305,000</u>	<u>81.33%</u>
Total Expenditures	<u>628,029</u>	<u>194,208</u>	<u>433,821</u>	<u>69.08%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>435,596</u>	<u>435,596</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>435,596</u>	<u>435,596</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	404,283	404,283	0.00%
Fund Balance, End of Period	<u>0</u>	<u>839,878</u>	<u>839,878</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2006/2018

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0.00%
Special Assessments				
Tax Roll	547,532	549,073	1,541	0.28%
Off Roll	17,382	17,382	(0)	0.00%
Total Revenues	<u>564,914</u>	<u>566,466</u>	<u>1,552</u>	<u>0.27%</u>
Expenditures				
Debt Service				
Interest	384,914	189,410	195,504	50.79%
Principal	<u>180,000</u>	<u>0</u>	<u>180,000</u>	<u>100.00%</u>
Total Expenditures	<u>564,914</u>	<u>189,410</u>	<u>375,504</u>	<u>66.47%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>377,056</u>	<u>377,056</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(21)	(21)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>377,035</u>	<u>377,035</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	505,208	505,208	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>882,243</u></u>	<u><u>882,243</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund Series 2015

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Special Assessments				
Tax Roll	160,736	161,188	452	0.28%
Total Revenues	<u>160,736</u>	<u>161,191</u>	<u>455</u>	<u>0.28%</u>
Expenditures				
Debt Service				
Interest	120,736	60,501	60,234	49.88%
Principal	<u>40,000</u>	<u>0</u>	<u>40,000</u>	<u>100.00%</u>
Total Expenditures	<u>160,736</u>	<u>60,501</u>	<u>100,234</u>	<u>62.36%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>100,689</u>	<u>100,689</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>100,689</u>	<u>100,689</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	173,276	173,276	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>273,966</u></u>	<u><u>273,966</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2018A

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>9</u>	<u>9</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>18,487</u>	<u>(18,487)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>18,487</u>	<u>(18,487)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(18,478)</u>	<u>(18,478)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(18,478)</u>	<u>(18,478)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>464,353</u>	<u>464,353</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>445,876</u></u>	<u><u>445,876</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2006/2018

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	924	924	0.00%
Fund Balance, End of Period	0	924	924	0.00%

Connerton West Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund Series 2015

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Excess of Revenue Over (Under) Expenditures	0	0	0	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	29	29	0.00%
Fund Balance, End of Period	0	29	29	0.00%

Connerton West CDD
Investment Summary
January 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2022</u>
The Bank of Tampa	Money Market	\$ 244,174
The Bank of Tampa ICS:		
Park National Bank	Money Market	23,321
Total General Fund Investments		\$ 267,495
The Bank of Tampa ICS Reserve:		
BOKF, National Association	Money Market	\$ 248,352
Pacific Western Bank	Money Market	234,485
Park National Bank	Money Market	225,031
Total Reserve Fund Investments		\$ 707,868
US Bank Series 2006A-2 Reserve	Fidelity Government Portfolio CL III	\$ 42,231
US Bank Series 2006A Revenue	Fidelity Government Portfolio CL III	255,328
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,778
US Bank Series 2015A-2 Reserve	US Bank Money Market 5	17,825
US Bank Series 2015A - Revenue	US Bank Money Market 5	163,265
US Bank Series 2015A-1 Prepayment	US Bank Money Market 5	969
US Bank Series 2015A-2 Prepayment	US Bank Money Market 5	1,857
US Bank Series 2018A-1 Revenue	First American Treasury Obligation Fund Class Y	605,223
US Bank Series 2018A-1 Excess Revenue	First American Treasury Obligation Fund Class Y	5,374
US Bank Series 2018A-1 Reserve	First American Treasury Obligation Fund Class Y	123,153
US Bank Series 2018A-2 Reserve	First American Treasury Obligation Fund Class Y	65,994
US Bank Series 2018-1 Revenue	First American Treasury Obligation Fund Class Y	386,281
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	146,030
Total Debt Service Fund Investments		\$ 1,893,308
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 29
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	445,875
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	924
Total Capital Projects Fund Investments		\$ 446,828

Connerton West Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	109,813.07
10/20/2021	Lennar Homes LLC	415-22-01	<u>16,080.18</u>
		Total 001 - General Fund	125,893.25

Connerton West Community Development District

Summary A/R Ledger

200 - Debt Service Fund Series 2018A

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>40,134.70</u>
		Total 200 - Debt Service Fund Series 2018A	40,134.70

Connerton West Community Development District

Summary A/R Ledger

201 - Debt Service Fund Series 2006/2018

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	34,990.47
10/20/2021	Lennar Homes LLC	415-22-01	<u>17,381.66</u>
		Total 201 - Debt Service Fund Series 2006/2018	52,372.13

Connerton West Community Development District

Summary A/R Ledger

203 - Debt Service Fund Series 2015

From 1/1/2022 Through 1/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	10,271.93
		Total 203 - Debt Service Fund Series 2015	10,271.93
Report Balance			228,672.01

Connerton West Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2021

001 - General Fund

From 1/1/2022 Through 1/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Rizzetta Amenity Services, Inc.	12/31/2021	INV0000000009443	Out of Pocket Expense 12/21	71.28
K. Johnson's Lawn & Landscaping, Inc.	1/3/2022	18347	Mow Bike Trail 01/22	700.00
Jeremy R. Cohen	1/10/2022	JC011022	Off Duty Patrols / Scheduler's Fee 01/22	350.00
Kevin Eric Hamilton	1/12/2022	KH011222	Off Duty Patrols 01/22	200.00
KE Law Group, PLLC	1/13/2022	1092	General/Monthly Legal Services 12/21	9,232.75
Jerry Richardson	1/17/2022	1580	Monthly Hog Removal Service 01/22	800.00
Ballenger & Company, Inc.	1/18/2022	221005	Repair Irrigation System 12/21	9,417.00
Ballenger & Company, Inc.	1/18/2022	221006	Repair Irrigation System 11/21	3,818.00
Ballenger & Company, Inc.	1/18/2022	221009	Repair Irrigation System 12/21	720.00
Ballenger & Company, Inc.	1/18/2022	221010	Repair Irrigation System 01/22	375.00
Ballenger & Company, Inc.	1/18/2022	221027	SWFWMD Meter Reading/Irrig Pump Station 01/22	1,300.00
US Bank Corporate Trust Services	1/19/2022	6398782	Trustee Fees Series 2006 11/01/21-10/31/22	4,040.63
Rizzetta & Company, Inc	1/21/2022	INV0000065348	Personnel Reimbursement 01/21/22	3,216.69
BrightView Landscape Services, Inc.	1/24/2022	7721327	Flush Cut 42 Failing Tree 01/22	2,520.00
BrightView Landscape Services, Inc.	1/24/2022	7721328	Flush Cut 17 Failing Tree 01/22	1,020.00
Romaner Graphics	1/26/2022	20961	Replace Pavers At Connerton Blvd Entry 01/22	1,650.00
Site Masters of Florida, LLC	1/28/2022	012822-1	Constructed 8 Flumes in System 01/22	6,400.00
BrightView Landscape Services, Inc.	1/28/2022	7744996	Turf Weed and Fungicide Treatment 01/22	3,000.00
Aquatic Weed Control, Inc.	1/28/2022	67974	Pond/Lake Maintenance 01/22	3,950.00
Patrick J. Elmore	1/31/2022	PE013122	Off Duty Patrols 01/22	200.00
			Total 001 - General Fund	52,981.35
Report Total				52,981.35

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

Construction Account Activity Through January 31, 2022

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74
	Interest Earnings	23,004.98
	Total Inflows:	\$ 1,100,812.72

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 01/31/22
4/3/18	COI	Underwriter's Discount	\$ (120,600.00)	Cleared
4/3/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
4/3/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
4/3/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
4/3/18	COI	Greenberg Traurig	(2,750.00)	Cleared
4/3/18	COI	Causey Demgen & Moore P.C	(2,000.00)	Cleared
4/3/18	COI	US Bank - Trustee Fees	(5,500.05)	Cleared
4/3/18	COI	MBS Capital Markets	(10,000.00)	Cleared
4/3/18	COI	Image Master	(1,250.00)	Cleared
4/3/18	COI	Hopping, Green and Sams, PA	(42,175.89)	Cleared
8/31/18	COI	Standards & Poor's Financial Services, LLC	(6,500.00)	Cleared
Total COI :			(298,275.94)	
2/28/19	CR1	Clearview Land Design, PL	(6,706.95)	Cleared
2/28/19	CR2	Hopping, Green and Sams, PA	(1,055.50)	Cleared
3/31/19	CR3	Clearview Land Design, PL	(53.74)	Cleared
3/31/19	CR4	Hopping, Green and Sams, PA	(344.50)	Cleared
3/31/19	CR5	Connerton West 2018-1 Bond	(4,925.00)	Cleared
4/30/19	CR6	Cardno, Inc	(5,105.00)	Cleared
4/30/19	CR7	Hopping, Green and Sams, PA	(595.50)	Cleared
5/31/19	CR8	Clearview Land Design, PL	(2,354.06)	Cleared
5/31/19	CR9	Connerton West CDD	(39,500.00)	Cleared
5/31/19	CR10	Hopping, Green and Sams, PA	(662.50)	Cleared
5/31/19	CR11	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
6/30/19	CR12	Cardno, Inc	(3,638.00)	Cleared
6/30/19	CR13	Clearview Land Design, PL	(2,202.89)	Cleared
6/30/19	CR14	M.C Building Services LLC	(4,623.23)	Cleared
7/31/19	CR15	Clearview Land Design, PL	(1,102.00)	Cleared
7/31/19	CR16	Hopping, Green and Sams, PA	(503.50)	Cleared
7/31/19	CR17	M.C Building Services LLC	VOID	VOID
9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared

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

Construction Account Activity Through January 31, 2022

11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
11/30/21	CR41	Cardno, Inc	(7,032.50)	Cleared
11/30/21	CR42	Connerton West CDD	(11,454.20)	Cleared
Total Requisitions :			(356,661.23)	

Total Requisitions & COI: (654,937.17)

Total Outflows: (654,937.17)

Series 2018A Construction Account Balance at January 31, 2022 \$ 445,875.55

Connerton West Community Development District
Notes to Unaudited Financial Statements
January 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 01/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund - Payment for Invoice FY21-22 in the amount of \$15,221.93 was received in February 2022.
6. Debt Service Fund 200 – Payment for Invoice FY21-22 in the amount of \$5,563.34 was received in February 2022.
7. Debt Service Fund 201 – Payment for Invoice FY21-22 in the amount of \$4,850.26 was received in February 2022.
8. Debt Service Fund 203 – Payment for Invoice FY21-22 in the amount of \$1,423.86 was received in February 2022.

Tab 8

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis
for
Connerton West CDD

February 7, 2022



Funding Reserve Analysis

for

Connerton West CDD

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38 to 43	Expense Report
44 to 50	Expense Summary

February 7, 2022

Connerton West CDD
21100 Fountain Garden Way
Land O Lakes, FL 34638

Board of Supervisors,

We are pleased to present to Connerton West CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Connerton West CDD commenced operations in June 2004. The community started home construction shortly thereafter and the construction has been gradual up to current times. The community is comprised of single family homes, apartments, and commercial space. There are 1,949 total community units that contribute to assessments. The CDD consists of 1,600 acres and is located in Land O' Lakes, Pasco County, Florida.

Date of Physical Inspection

The subject property was physically inspected on January 6, 2022 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2022-2023 fiscal year plus 30 years. The Study Start Date is October 1, 2022 and the study ends on September 30, 2053.

Governing Documents

A review was made of aeriels and subdivision plats for the subject property.

Depth of Study

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components.

Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Connerton West CDD for the Connerton West CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1949</i>
<i>Reserve Balance as of October 1, 2022¹</i>	<i>\$ 518,149</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2022	\$ 92	\$ 178,500	\$ 607,478
2023	\$ 94	\$ 182,963	\$ 782,640
2024	\$ 96	\$ 187,537	\$ 543,326
2025	\$ 99	\$ 192,225	\$ 508,922
2026	\$ 101	\$ 197,031	\$ 569,699
2027	\$ 104	\$ 201,956	\$ 769,220

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2022

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

Through December 2021, there was \$518,149 set aside for reserves. The projected reserve balance on October 1, 2022 will be \$518,149. These numbers were obtained from the District on the official December 2021 balance sheet and the 2021-2022 budget. October 1, 2022 starts the next fiscal year. September 30, 2023 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$91.59 per owner per year in fiscal year 2022-2023 and \$178,500 in total funding.

At the current time, the District is considered to be 49 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the National Construction Estimator, Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Connerton West CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Connerton West CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner monthly fees as shown in the attached "Connerton West CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain

payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Connerton West CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Connerton West CDD shall provide to us Connerton West CDD's best-estimated age of that item. If Connerton West CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Connerton West CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Perimeter Wall Notes

Connerton West has two types of walls along roadways: brick and concrete block. There is estimated to be 2,377 feet of brick walls and 696 feet of concrete block walls. The perimeter walls have a total length of 3,073 LF. The replacement cost of the wall is estimated to be \$368,800. The walls, however, are not likely to ever be replaced at one time as they have an indefinite lifespan. However, some sections may need to be repaired at times. Therefore, we are suggesting a wall repair allowance of 5% of the replacement cost of the walls over a 5 year period, which would result in a reserve amount of \$18,400. We also suggest painting the concrete block wall periodically. The wall painting is listed as a separate reserve item in the report.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and

stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Connerton West, there are retention ponds for stormwater drainage. These ponds are estimated to have 73,838 linear feet of shoreline area, excluding natural ponds and natural shorelines.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 3 percent of the shoreline will erode and need refurbishment over a 5-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Stormwater Drainage Notes

The community has an overall land area of approximately 1600 acres with 1,607 single family homes sites, 264 apartments, and designated commercial area. The drainage for the District is comprised of several retention ponds and a complete drainage system.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 75 manholes, 19 control structures, 236 curb inlets, 16 grate inlets, 5 flared end sections, 63 mitered end sections 2 yard drains, 2 junction boxes, 1 plug, and 8 end walls. In addition, there is 47,247 feet of reinforced concrete piping ranging in size from an 18 inch diameter to an 72 inch diameter. Additionally, there is 197 feet of PVC piping ranging from an 8 inch diameter to a 12 inch diameter.

Connerton West CDD Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
18"	11099'	75.00	\$ 832,425
24"	13786'	99.00	\$1,364,814
30"	7253'	123.00	\$ 892,119
36"	7826'	147.00	\$1,150,422
42"	3396'	171.00	\$ 580,716
48"	2838'	195.00	\$ 553,410
60"	721'	243.00	\$ 175,203
72"	328'	291.00	\$ 95,448

PVC:

Diameter	Length	Cost/LF	Amount
8"	100'	25.00	\$ 2,500
12"	97'	30.00	\$ 2,910

Other Drainage:

Curb Inlets	236@4000 =	\$ 944,000
Grate Inlets	16@3500 =	\$ 56,000
Control Structures	19@4500 =	\$ 85,500
Manholes	75@3150 =	\$ 236,250
Flared End Sections	5@2000 =	\$ 10,000
Mitered End Sections	63@2000 =	\$ 126,000
Yard Drains	2@1000 =	\$ 2,000
End Walls	8@5000 =	\$ 40,000
Junction Boxes	2@4000 =	\$ 8,000
Plug	1@5000 =	\$ 5,000

Grand Total	\$7,162,717
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In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 1 percent of the original system cost should be set aside for reserves over a five year period, which would result in a reserve over that time of \$71,600. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS

No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

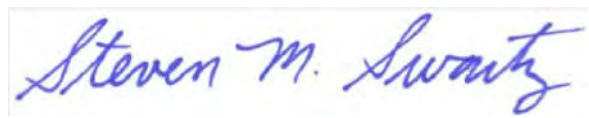
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Connerton West CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

8 Pages of Photographs Attached



Alleys



Alleys



Neighborhood Entry Monuments



Typical Pond



Typical Pond



Stormwater Drainage Control Structure

Prepared by Florida Reserve Study and Appraisal
Connerton West CDD Funding Study Summary - Continued



Stormwater Drainage Curb Inlet



Connerton Blvd Fountain Surface



Connerton Blvd Fountain Structure



Connerton Blvd Fountain Equipment, Note Rusting Pump



Concrete Walls



Brick Walls



Irrigation Facility



Garden Party Dr/Westerland Dr Aluminum Fence



Retaining Wall



Rose Cottage Swingset



Rose Cottage Main Playstructure



Rose Cottage Small Playstructure



Rose Cottage Park Benches



Rose Cottage Picnic Tables



Rose Cottage Playground Boundary Marker



Connection Park Playstructure



Connection Park Pavilion



Connection Park Park Benches



Swiss Chard Cir Wooden Trellis



Garden Party Park Bollard Lighting



Garden Party Park Aluminum Trellis



Garden Party Park Pavers



Garden Party Park Bench/Shade Structure



Garden Party Park Pavilion



Garden Party Park Wooden Trellis



Garden Party Park Playground Area



Magnolia Park Pavilion



Storybrook Park Playstructures



Storybrook Park Swingset



Storybrook Park Picnic Tables



Storybrook Park Gazebo



Storybrook Park Boundary Markers



Storybrook Park Soccer Goals



Storybrook Park Teter Totter



Storybrook Park Wooden Split Rail Fence



Storybrook Park Aluminum Fence



Storybrook Park Chain Link Fence



Butterfly Kiss Dr Park Benches



Picket Fence Ct Aluminum Trellis



Picket Fence Ct Park Bench and Pavers



Pedestrian Bridge on Trail



Pedestrian Bridge on Trail

Prepared by Florida Reserve Study and Appraisal
Connerton West CDD Funding Study Summary - Continued



Trail



Trail



Trail Park Bench

Connerton West CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Alleys					
Alleys Asphalt Mill and Overlay	\$ 77,762	7 Years	15 Years	\$ 94,958	Yes
Grounds					
Community Entry Monuments Refurbishment	\$ 24,000	4 Years	20 Years	\$ 27,192	Yes
Neighborhood Entry Monuments Refurbishment	\$ 60,000	8 Years	20 Years	\$ 75,122	Yes
Pond Banks Erosion Control	\$ 110,800	3 Years	5 Years	\$ 122,440	Yes
Stormwater Drainage Repair Allowance	\$ 71,600	4 Years	5 Years	\$ 81,123	Yes
Connerton Blvd Fountain Resurface	\$ 20,625	0 Years	15 Years	\$ 21,147	Yes
Connerton Blvd Fountain Pump Equipment	\$ 2,200	0 Years	10 Years	\$ 2,256	Yes
Connerton Blvd Fountain Structure Paint	\$ 4,000	1 Years	10 Year	\$ 4,205	Yes
Perimeter Walls Repair Allowance	\$ 18,400	4 Years	5 Years	\$ 20,847	Yes
Concrete Walls Painting	\$ 5,299	1 Years	8 Year	\$ 5,571	Yes
Irrigation Upgrades and Modernization	\$ 100,000	3 Years	5 Years	\$ 110,506	Yes
Garden Party Dr/Westerland Dr Aluminum Fence 4'	\$ 2,640	14 Years	30 Years	\$ 3,840	Yes
Concrete Block Retaining Wall	\$ 91,840	24 Years	40 Years	\$ 171,468	Yes
Parks/Playgrounds					
Rose Cottage Swingset	\$ 8,000	22 Years	25 Years	\$ 14,209	Yes
Rose Cottage Main Playstructure	\$ 110,000	12 Years	15 Years	\$ 152,192	Yes
Rose Cottage Small Playstructure	\$ 15,000	12 Years	15 Years	\$ 20,753	Yes
Rose Cottage Sphere Playstructure	\$ 20,000	12 Years	15 Years	\$ 27,671	Yes
Rose Cottage Park Benches	\$ 1,800	17 Years	20 Years	\$ 2,822	Yes
Rose Cottage Picnic Tables	\$ 1,300	17 Years	20 Years	\$ 2,038	Yes
Rose Cottage Log/Gator Structures	\$ 2,400	12 Years	15 Years	\$ 3,321	Yes
Rose Cottage Playground Boundary Marker	\$ 2,208	12 Years	15 Years	\$ 3,055	Yes

Connerton West CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Connection Park Playstructure	\$ 50,000	12 Years	15 Years	\$ 69,178	Yes
Connection Park Pavilion Metal Roofing	\$ 1,660	27 Years	30 Years	\$ 3,340	Yes
Connection Park Park Benches	\$ 3,600	17 Years	20 Years	\$ 5,643	Yes
Connection Park Picnic Tables	\$ 1,300	17 Years	20 Years	\$ 2,038	Yes
Connection Park Park Trash Cans	\$ 550	4 Years	10 Years	\$ 623	Yes
Connection Park Pavers	\$ 12,960	32 Years	35 Years	\$ 29,548	Yes
Pleasant Woods Dr Vinyl Fencing	\$ 17,120	22 Years	25 Years	\$ 30,406	Yes
Swiss Chard Cir Park Benches	\$ 1,800	11 Years	20 Years	\$ 2,429	Yes
Swiss Chard Cir Wooden Trellis	\$ 10,560	6 Years	15 Years	\$ 12,577	Yes
Garden Party Park Monument Refurbishment	\$ 2,500	2 Years	20 Years	\$ 2,695	Yes
Garden Party Park Bollard Lighting	\$ 5,000	9 Years	25 Years	\$ 6,418	Yes
Garden Party Park Aluminum Trellis	\$ 18,000	14 Years	30 Years	\$ 26,180	Yes
Garden Party Park Pavers	\$ 17,415	19 Years	35 Years	\$ 28,698	Yes
Garden Party Park Bench/Shade Structure	\$ 12,000	9 Years	25 Years	\$ 15,404	Yes
Garden Party Park Pavilion Metal Roofing	\$ 8,789	14 Years	30 Years	\$ 12,783	Yes
Garden Party Park Pavilion Painting	\$ 2,000	1 Years	10 Year	\$ 2,102	Yes
Garden Party Park Park Benches	\$ 6,300	4 Years	20 Years	\$ 7,138	Yes
Garden Party Park Trash Cans	\$ 1,100	4 Years	10 Years	\$ 1,246	Yes
Garden Party Park Wooden Trellises	\$ 19,800	10 Years	15 Years	\$ 26,060	Yes
Garden Party South Area Playground Refurbishment	\$ 70,000	0 Years	15 Years	\$ 71,770	Yes
Magnolia Park Pavilion Metal Roofing	\$ 3,905	14 Years	30 Years	\$ 5,680	Yes
Magnolia Park Park Park Benches	\$ 1,800	4 Years	20 Years	\$ 2,039	Yes

Connerton West CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Magnolia Park Pavilion Painting	\$ 1,500	1 Years	10 Year	\$ 1,577	Yes
Storybrook Park Playstructures	\$ 60,000	6 Years	15 Years	\$ 71,462	Yes
Storybrook Park Swingset	\$ 4,000	16 Years	25 Years	\$ 6,116	Yes
Storybrook Park Picnic Tables	\$ 7,800	5 Years	20 Years	\$ 9,061	Yes
Storybrook Park Gazebos Replace	\$ 24,000	6 Years	15 Years	\$ 28,585	Yes
Storybrook Park Park Benches	\$ 4,500	11 Years	20 Years	\$ 6,072	Yes
Storybrook Park Park Trash Cans	\$ 2,200	9 Years	10 Years	\$ 2,824	Yes
Storybrook Park Soccer Goals	\$ 1,200	1 Years	10 Year	\$ 1,261	Yes
Storybrook Park Teter Totter	\$ 7,500	6 Years	15 Years	\$ 8,933	Yes
Storybrook Park Wooden Split Rail Fence	\$ 4,500	11 Years	20 Years	\$ 6,072	Yes
Storybrook Park Aluminum Fence 4'	\$ 9,000	21 Years	30 Years	\$ 15,590	Yes
Storybrook Park Chain Link Fence 4'	\$ 10,830	11 Years	20 Years	\$ 14,614	Yes
Storybrook Park Boundary Markers	\$ 2,624	6 Years	15 Years	\$ 3,125	Yes
Butterfly Kiss Dr Picnic Table	\$ 1,300	16 Years	20 Years	\$ 1,988	Yes
Butterfly Kiss Dr Park Benches	\$ 4,500	16 Years	20 Years	\$ 6,880	Yes
Wistful Yearn Dr Park Benches	\$ 4,500	15 Years	20 Years	\$ 6,710	Yes
Picket Fence Ct Aluminum Trellis	\$ 5,400	15 Years	20 Years	\$ 8,053	Yes
Picket Fence Ct Park Benches	\$ 3,600	15 Years	20 Years	\$ 5,368	Yes
Picket Fence Ct Park Pavers	\$ 10,395	30 Years	35 Years	\$ 22,545	Yes
Blue Myrtle Way Pavilion Metal Roofing	\$ 10,340	27 Years	30 Years	\$ 20,807	Yes
Blue Myrtle Way Picnic Tables	\$ 3,900	17 Years	20 Years	\$ 6,114	Yes
Trails					

Connerton West CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pedestrian Bridges Boards and Railings	\$ 401,600	2 Years	20 Years	\$ 432,845	Yes
Pedestrian Bridges Frame and Structure	\$ 240,960	22 Years	40 Years	\$ 427,961	Yes
Asphalt Overlay	\$ 205,824	10 Years	14 Years	\$ 270,896	Yes
Trail Park Benches	\$ 1,800	4 Years	20 Years	\$ 2,039	Yes

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 518,149

Connerton West CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost			
Alleys										
Alleys Asphalt Mill and Overlay	\$ 1.40 / sf	55544 sf	\$ 77,762	7 Years	15 Years	2029	\$ 94,958			
				15 Years		2044	\$ 138,110			
				2059		\$ 200,870				
Grounds										
Community Entry Monuments Refurbishment	\$ 12,000 ea	2	\$ 24,000	4 Years 20 Years	20 Years	2026 2046 2066	\$ 27,192 \$ 44,809 \$ 73,839			
Neighborhood Entry Monuments Refurbishment	\$ 6,000 ea	10	\$ 60,000	8 Years 20 Years		20 Years	2030 2050 2070	\$ 75,122 \$ 123,790 \$ 203,990		
Pond Banks Erosion Control	\$ 110,800 / total	1 total	\$ 110,800	3 Years 5 Years			5 Years	2025 2030 2035 2040 2045 2050 2055	\$ 122,440 \$ 138,725 \$ 157,175 \$ 178,080 \$ 201,765 \$ 228,600 \$ 259,004	
Stormwater Drainage Repair Allowance	\$ 71,600 / total	1 total	\$ 71,600	4 Years 5 Years	5 Years			2026 2031 2036 2041 2046 2051	\$ 81,123 \$ 91,912 \$ 104,137 \$ 117,987 \$ 133,679 \$ 151,459	
Connerton Blvd Fountain Resurface	\$ 25.00 / sf	825 sf	\$ 20,625	0 Years 15 Years		15 Years		2022 2037 2052	\$ 21,147 \$ 30,756 \$ 44,732	
Connerton Blvd Fountain Pump Equipment	\$ 2,200 / total	1 total	\$ 2,200	0 Years 10 Years				10 Years	2022 2032 2042 2052	\$ 2,256 \$ 2,896 \$ 3,717 \$ 4,771
Connerton Blvd Fountain	\$ 4,000 / total	1 total	\$ 4,000	1 Year 10 Year					10 Years	2023 2033

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Connerton Blvd Fountain	\$ 4,000 / total	1 total	\$ 4,000	10 Year	10 Years	2043 2053	\$ 6,929 \$ 8,895
Perimeter Walls Repair Allowance	\$ 18,400 / total	1 total	\$ 18,400	4 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051	\$ 20,847 \$ 23,620 \$ 26,761 \$ 30,321 \$ 34,353 \$ 38,922
Concrete Walls Painting	\$ 1.20 / sf	4416 sf	\$ 5,299	1 Year 8 Year	8 Years	2023 2031 2039 2047 2055	\$ 5,571 \$ 6,803 \$ 8,307 \$ 10,144 \$ 12,387
Irrigation Upgrades and Modernization	\$ 100,000 / total	1 total	\$ 100,000	3 Years 5 Years	5 Years	2025 2030 2035 2040 2045 2050 2055	\$ 110,506 \$ 125,203 \$ 141,855 \$ 160,722 \$ 182,098 \$ 206,317 \$ 233,758
Garden Party Dr/Westerland Dr Aluminum Fence 4'	\$ 40.00 / lf	66 lf	\$ 2,640	14 Years 30 Years	30 Years	2036 2066	\$ 3,840 \$ 8,122
Concrete Block Retaining Wall	\$ 35.00 / sf	2624 sf	\$ 91,840	24 Years 40 Years	40 Years	2046 2086	\$ 171,468 \$ 465,614
Parks/Playgrounds							
Rose Cottage Swingset	\$ 8,000 ea	1	\$ 8,000	22 Years 25 Years	25 Years	2044 2069	\$ 14,209 \$ 26,528
Rose Cottage Main Playstructure	\$ 110,000 ea	1	\$ 110,000	12 Years 15 Years	15 Years	2034 2049 2064	\$ 152,192 \$ 221,352 \$ 321,939
Rose Cottage	\$ 15,000 ea	1	\$ 15,000	12 Years	15 Years	2034	\$ 20,753

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Rose Cottage Small	\$ 15,000 ea	1	\$ 15,000	15 Years	15 Years	2049 2064	\$ 30,184 \$ 43,901
Rose Cottage Sphere Playstructure	\$ 20,000 ea	1	\$ 20,000	12 Years 15 Years	15 Years	2034 2049 2064	\$ 27,671 \$ 40,246 \$ 58,534
Rose Cottage Park Benches	\$ 900 ea	2	\$ 1,800	17 Years 20 Years	20 Years	2039 2059	\$ 2,822 \$ 4,650
Rose Cottage Picnic Tables	\$ 1,300 ea	1	\$ 1,300	17 Years 20 Years	20 Years	2039 2059	\$ 2,038 \$ 3,358
Rose Cottage Log/Gator Structures	\$ 1,200 ea	2	\$ 2,400	12 Years 15 Years	15 Years	2034 2049 2064	\$ 3,321 \$ 4,829 \$ 7,024
Rose Cottage Playground Boundary Marker	\$ 8.00 / lf	276 lf	\$ 2,208	12 Years 15 Years	15 Years	2034 2049 2064	\$ 3,055 \$ 4,443 \$ 6,462
Connection Park Playstructure	\$ 50,000 ea	1	\$ 50,000	12 Years 15 Years	15 Years	2034 2049 2064	\$ 69,178 \$ 100,614 \$ 146,336
Connection Park Pavilion Metal Roofing	\$ 10.00 / sf	166 sf	\$ 1,660	27 Years 30 Years	30 Years	2049 2079	\$ 3,340 \$ 7,066
Connection Park Park Benches	\$ 900 ea	4	\$ 3,600	17 Years 20 Years	20 Years	2039 2059	\$ 5,643 \$ 9,299
Connection Park Picnic Tables	\$ 1,300 ea	1	\$ 1,300	17 Years 20 Years	20 Years	2039 2059	\$ 2,038 \$ 3,358
Connection Park Park Trash Cans	\$ 550 ea	1	\$ 550	4 Years 10 Years	10 Years	2026 2036 2046 2056	\$ 623 \$ 800 \$ 1,027 \$ 1,318
Connection Park Pavers	\$ 9.00 / sf	1440 sf	\$ 12,960	32 Years	35 Years	2054	\$ 29,548
Pleasant Woods Dr Vinyl Fencing	\$ 40.00 / lf	428 lf	\$ 17,120	22 Years 25 Years	25 Years	2044 2069	\$ 30,406 \$ 56,769
Swiss Chard Cir	\$ 900 ea	2	\$ 1,800	11 Years	20 Years	2033	\$ 2,429

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Swiss Chard Cir	\$ 900 ea	2	\$ 1,800	20 Years	20 Years	2053	\$ 4,003
Swiss Chard Cir Wooden Trellis	\$ 192 / sf	55 sf	\$ 10,560	6 Years 15 Years	15 Years	2028 2043 2058	\$ 12,577 \$ 18,293 \$ 26,605
Garden Party Park Monument Refurbishment	\$ 2,500 ea	1	\$ 2,500	2 Years 20 Years	20 Years	2024 2044 2064	\$ 2,695 \$ 4,440 \$ 7,317
Garden Party Park Bollard Lighting	\$ 5,000 / total	1 total	\$ 5,000	9 Years 25 Years	25 Years	2031 2056	\$ 6,418 \$ 11,983
Garden Party Park Aluminum Trellis	\$ 30.00 / sf	600 sf	\$ 18,000	14 Years 30 Years	30 Years	2036 2066	\$ 26,180 \$ 55,379
Garden Party Park Pavers	\$ 9.00 / sf	1935 sf	\$ 17,415	19 Years 35 Years	35 Years	2041 2076	\$ 28,698 \$ 68,779
Garden Party Park Bench/Shade Structure	\$ 3,000 ea	4	\$ 12,000	9 Years 25 Years	25 Years	2031 2056	\$ 15,404 \$ 28,760
Garden Party Park Pavilion Metal Roofing	\$ 11.00 / sf	799 sf	\$ 8,789	14 Years 30 Years	30 Years	2036 2066	\$ 12,783 \$ 27,040
Garden Party Park Pavilion Painting	\$ 2,000 / total	1 total	\$ 2,000	1 Year 10 Year	10 Years	2023 2033 2043 2053	\$ 2,102 \$ 2,699 \$ 3,465 \$ 4,447
Garden Party Park Park Benches	\$ 900 ea	7	\$ 6,300	4 Years 20 Years	20 Years	2026 2046 2066	\$ 7,138 \$ 11,762 \$ 19,383
Garden Party Park Trash Cans	\$ 550 ea	2	\$ 1,100	4 Years 10 Years	10 Years	2026 2036 2046 2056	\$ 1,246 \$ 1,600 \$ 2,054 \$ 2,636
Garden Party Park Wooden	\$ 360 / sf	55 sf	\$ 19,800	10 Years 15 Years	15 Years	2032 2047	\$ 26,060 \$ 37,902

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Garden Party	\$ 360 / sf	55 sf	\$ 19,800	15 Years	15 Years	2062	\$ 55,126
Garden Party South Area Playground Refurbishment	\$ 70,000 / total	1 total	\$ 70,000	0 Years 15 Years	15 Years	2022 2037 2052	\$ 71,770 \$ 104,384 \$ 151,819
Magnolia Park Pavilion Metal Roofing	\$ 11.00 / sf	355 sf	\$ 3,905	14 Years 30 Years	30 Years	2036 2066	\$ 5,680 \$ 12,014
Magnolia Park Park Park Benches	\$ 900 ea	2	\$ 1,800	4 Years 20 Years	20 Years	2026 2046 2066	\$ 2,039 \$ 3,361 \$ 5,538
Magnolia Park Pavilion Painting	\$ 1,500 / total	1 total	\$ 1,500	1 Year 10 Year	10 Years	2023 2033 2043 2053	\$ 1,577 \$ 2,024 \$ 2,598 \$ 3,336
Storybrook Park Playstructures	\$ 30,000 ea	2	\$ 60,000	6 Years 15 Years	15 Years	2028 2043 2058	\$ 71,462 \$ 103,936 \$ 151,167
Storybrook Park Swingset	\$ 4,000 ea	1	\$ 4,000	16 Years 25 Years	25 Years	2038 2063	\$ 6,116 \$ 11,418
Storybrook Park Picnic Tables	\$ 1,300 ea	6	\$ 7,800	5 Years 20 Years	20 Years	2027 2047 2067	\$ 9,061 \$ 14,931 \$ 24,604
Storybrook Park Gazebos Replace	\$ 12,000 ea	2	\$ 24,000	6 Years 15 Years	15 Years	2028 2043 2058	\$ 28,585 \$ 41,574 \$ 60,467
Storybrook Park Park Benches	\$ 900 ea	5	\$ 4,500	11 Years 20 Years	20 Years	2033 2053	\$ 6,072 \$ 10,007
Storybrook Park Park Trash Cans	\$ 550 ea	4	\$ 2,200	9 Years 10 Years	10 Years	2031 2041 2051	\$ 2,824 \$ 3,625 \$ 4,654
Storybrook Park Soccer Goals	\$ 600 ea	2	\$ 1,200	1 Year 10 Year	10 Years	2023 2033 2043	\$ 1,261 \$ 1,619 \$ 2,079

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Storybrook Park	\$ 600 ea	2	\$ 1,200	10 Year	10 Years	2053	\$ 2,668
Storybrook Park Teter Totter	\$ 7,500 ea	1	\$ 7,500	6 Years 15 Years	15 Years	2028 2043 2058	\$ 8,933 \$ 12,992 \$ 18,896
Storybrook Park Wooden Split Rail Fence	\$ 15.00 / lf	300 lf	\$ 4,500	11 Years 20 Years	20 Years	2033 2053	\$ 6,072 \$ 10,007
Storybrook Park Aluminum Fence 4'	\$ 40.00 / lf	225 lf	\$ 9,000	21 Years 30 Years	30 Years	2043 2073	\$ 15,590 \$ 32,979
Storybrook Park Chain Link Fence 4'	\$ 19.00 / lf	570 lf	\$ 10,830	11 Years 20 Years	20 Years	2033 2053	\$ 14,614 \$ 24,083
Storybrook Park Boundary Markers	\$ 8.00 / lf	328 lf	\$ 2,624	6 Years 15 Years	15 Years	2028 2043 2058	\$ 3,125 \$ 4,545 \$ 6,611
Butterfly Kiss Dr Picnic Table	\$ 1,300 ea	1	\$ 1,300	16 Years 20 Years	20 Years	2038 2058	\$ 1,988 \$ 3,275
Butterfly Kiss Dr Park Benches	\$ 900 ea	5	\$ 4,500	16 Years 20 Years	20 Years	2038 2058	\$ 6,880 \$ 11,337
Wistful Yearn Dr Park Benches	\$ 900 ea	5	\$ 4,500	15 Years 20 Years	20 Years	2037 2057	\$ 6,710 \$ 11,058
Picket Fence Ct Aluminum Trellis	\$ 45.00 / sf	120 sf	\$ 5,400	15 Years 20 Years	20 Years	2037 2057	\$ 8,053 \$ 13,269
Picket Fence Ct Park Benches	\$ 900 ea	4	\$ 3,600	15 Years 20 Years	20 Years	2037 2057	\$ 5,368 \$ 8,846
Picket Fence Ct Park Pavers	\$ 9.00 ea	1155	\$ 10,395	30 Years	35 Years	2052	\$ 22,545
Blue Myrtle Way Pavilion Metal Roofing	\$ 11.00 / sf	940 sf	\$ 10,340	27 Years 30 Years	30 Years	2049 2079	\$ 20,807 \$ 44,014
Blue Myrtle Way Picnic Tables	\$ 1,300 ea	3	\$ 3,900	17 Years 20 Years	20 Years	2039 2059	\$ 6,114 \$ 10,074
Trails							
Pedestrian	\$ 50.00 / sf	8032 sf	\$ 401,600	2 Years	20 Years	2024	\$ 432,845

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pedestrian Bridges Boards	\$ 50.00 / sf	8032 sf	\$ 401,600	20 Years	20 Years	2044 2064	\$ 713,269 \$ 1,175,370
Pedestrian Bridges Frame and Structure	\$ 30.00 / sf	8032 sf	\$ 240,960	22 Years 40 Years	40 Years	2044 2084	\$ 427,961 \$ 1,162,110
Asphalt Overlay	\$ 4.00 / sf	51456 sf	\$ 205,824	10 Years 14 Years	14 Years	2032 2046 2060	\$ 270,896 \$ 384,280 \$ 545,121
Trail Park Benches	\$ 900 ea	2	\$ 1,800	4 Years 20 Years	20 Years	2026 2046 2066	\$ 2,039 \$ 3,361 \$ 5,538

Months Remaining in Fiscal Calendar Year 2022: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 518,149

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Alleys	Alleys Asphalt Mill and Overlay	55544 sf	\$ 1.40 / sf	\$ 77,761.60
Grounds	Community Entry Monuments Refurbishment	2	\$ 12,000.00 ea	\$ 24,000.00
	Neighborhood Entry Monuments Refurbishment	10	\$ 6,000.00 ea	\$ 60,000.00
	Pond Banks Erosion Control	1 total	\$ 110,800.00 / total	\$ 110,800.00
	Stormwater Drainage Repair Allowance	1 total	\$ 71,600.00 / total	\$ 71,600.00
	Connerton Blvd Fountain Resurface	825 sf	\$ 25.00 / sf	\$ 20,625.00
	Connerton Blvd Fountain Pump Equipment	1 total	\$ 2,200.00 / total	\$ 2,200.00
	Connerton Blvd Fountain Structure Paint	1 total	\$ 4,000.00 / total	\$ 4,000.00
	Perimeter Walls Repair Allowance	1 total	\$ 18,400.00 / total	\$ 18,400.00
	Concrete Walls Painting	4416 sf	\$ 1.20 / sf	\$ 5,299.20
	Irrigation Upgrades and Modernization	1 total	\$ 100,000.00 / total	\$ 100,000.00
	Garden Party Dr/Westerland Dr Aluminum Fence 4'	66 lf	\$ 40.00 / lf	\$ 2,640.00
	Concrete Block Retaining Wall	2624 sf	\$ 35.00 / sf	\$ 91,840.00
	Grounds Sub Total =			\$ 511,404.20
Parks/Playgrounds	Rose Cottage Swingset	1	\$ 8,000.00 ea	\$ 8,000.00
	Rose Cottage Main Playstructure	1	\$ 110,000.00 ea	\$ 110,000.00
	Rose Cottage Small Playstructure	1	\$ 15,000.00 ea	\$ 15,000.00
	Rose Cottage Sphere Playstructure	1	\$ 20,000.00 ea	\$ 20,000.00
	Rose Cottage Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Rose Cottage Picnic Tables	1	\$ 1,300.00 ea	\$ 1,300.00
	Rose Cottage Log/Gator Structures	2	\$ 1,200.00 ea	\$ 2,400.00
	Rose Cottage Playground Boundary Marker	276 lf	\$ 8.00 / lf	\$ 2,208.00
	Connection Park Playstructure	1	\$ 50,000.00 ea	\$ 50,000.00
	Connection Park Pavilion Metal Roofing	166 sf	\$ 10.00 / sf	\$ 1,660.00
	Connection Park Park Benches	4	\$ 900.00 ea	\$ 3,600.00
	Connection Park Picnic Tables	1	\$ 1,300.00 ea	\$ 1,300.00
	Connection Park Park Trash Cans	1	\$ 550.00 ea	\$ 550.00
	Connection Park Pavers	1440 sf	\$ 9.00 / sf	\$ 12,960.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Parks/Playgrounds	Pleasant Woods Dr Vinyl Fencing	428 lf	\$ 40.00 / lf	\$ 17,120.00
	Swiss Chard Cir Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Swiss Chard Cir Wooden Trellis	55 sf	\$ 192.00 / sf	\$ 10,560.00
	Garden Party Park Monument Refurbishment	1	\$ 2,500.00 ea	\$ 2,500.00
	Garden Party Park Bollard Lighting	1 total	\$ 5,000.00 / total	\$ 5,000.00
	Garden Party Park Aluminum Trellis	600 sf	\$ 30.00 / sf	\$ 18,000.00
	Garden Party Park Pavers	1935 sf	\$ 9.00 / sf	\$ 17,415.00
	Garden Party Park Bench/Shade Structure	4	\$ 3,000.00 ea	\$ 12,000.00
	Garden Party Park Pavilion Metal Roofing	799 sf	\$ 11.00 / sf	\$ 8,789.00
	Garden Party Park Pavilion Painting	1 total	\$ 2,000.00 / total	\$ 2,000.00
	Garden Party Park Park Benches	7	\$ 900.00 ea	\$ 6,300.00
	Garden Party Park Trash Cans	2	\$ 550.00 ea	\$ 1,100.00
	Garden Party Park Wooden Trellises	55 sf	\$ 360.00 / sf	\$ 19,800.00
	Garden Party South Area Playground Refurbishment	1 total	\$ 70,000.00 / total	\$ 70,000.00
	Magnolia Park Pavilion Metal Roofing	355 sf	\$ 11.00 / sf	\$ 3,905.00
	Magnolia Park Park Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Magnolia Park Pavilion Painting	1 total	\$ 1,500.00 / total	\$ 1,500.00
	Storybrook Park Playstructures	2	\$ 30,000.00 ea	\$ 60,000.00
	Storybrook Park Swingset	1	\$ 4,000.00 ea	\$ 4,000.00
	Storybrook Park Picnic Tables	6	\$ 1,300.00 ea	\$ 7,800.00
	Storybrook Park Gazebos Replace	2	\$ 12,000.00 ea	\$ 24,000.00
	Storybrook Park Park Benches	5	\$ 900.00 ea	\$ 4,500.00
	Storybrook Park Park Trash Cans	4	\$ 550.00 ea	\$ 2,200.00
	Storybrook Park Soccer Goals	2	\$ 600.00 ea	\$ 1,200.00
	Storybrook Park Teter Totter	1	\$ 7,500.00 ea	\$ 7,500.00
	Storybrook Park Wooden Split Rail Fence	300 lf	\$ 15.00 / lf	\$ 4,500.00
	Storybrook Park Aluminum Fence 4'	225 lf	\$ 40.00 / lf	\$ 9,000.00
	Storybrook Park Chain Link Fence 4'	570 lf	\$ 19.00 / lf	\$ 10,830.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Parks/Playgrounds	Storybrook Park Boundary Markers	328 lf	\$ 8.00 / lf	\$ 2,624.00
	Butterfly Kiss Dr Picnic Table	1	\$ 1,300.00 ea	\$ 1,300.00
	Butterfly Kiss Dr Park Benches	5	\$ 900.00 ea	\$ 4,500.00
	Wistful Yearn Dr Park Benches	5	\$ 900.00 ea	\$ 4,500.00
	Picket Fence Ct Aluminum Trellis	120 sf	\$ 45.00 / sf	\$ 5,400.00
	Picket Fence Ct Park Benches	4	\$ 900.00 ea	\$ 3,600.00
	Picket Fence Ct Park Pavers	1155	\$ 9.00 ea	\$ 10,395.00
	Blue Myrtle Way Pavilion Metal Roofing	940 sf	\$ 11.00 / sf	\$ 10,340.00
	Blue Myrtle Way Picnic Tables	3	\$ 1,300.00 ea	\$ 3,900.00
Parks/Playgrounds Sub Total =				\$ 612,456.00
Trails	Pedestrian Bridges Boards and Railings	8032 sf	\$ 50.00 / sf	\$ 401,600.00
	Pedestrian Bridges Frame and Structure	8032 sf	\$ 30.00 / sf	\$ 240,960.00
	Asphalt Overlay	51456 sf	\$ 4.00 / sf	\$ 205,824.00
	Trail Park Benches	2	\$ 900.00 ea	\$ 1,800.00
Trails Sub Total =				\$ 850,184.00
Totals =				\$ 2,051,805.80

Connerton West CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2022	\$ 178,500	\$ 6,002	\$ 95,172	\$ 607,478	52.4%
2023	\$ 182,963	\$ 6,916	\$ 14,716	\$ 782,640	63.3%
2024	\$ 187,537	\$ 8,688	\$ 435,539	\$ 543,326	38.8%
2025	\$ 192,225	\$ 6,317	\$ 232,946	\$ 508,922	44.7%
2026	\$ 197,031	\$ 5,995	\$ 142,248	\$ 569,699	52.1%
2027	\$ 201,956	\$ 6,625	\$ 9,061	\$ 769,220	67.1%
2028	\$ 207,005	\$ 8,644	\$ 124,682	\$ 860,187	64.1%
2029	\$ 212,180	\$ 9,577	\$ 94,958	\$ 986,986	69.1%
2030	\$ 217,485	\$ 10,869	\$ 339,050	\$ 876,291	56.4%
2031	\$ 222,922	\$ 9,787	\$ 146,982	\$ 962,019	67.0%
2032	\$ 228,495	\$ 10,670	\$ 299,851	\$ 901,333	59.4%
2033	\$ 234,207	\$ 10,090	\$ 40,928	\$ 1,104,702	76.2%
2034	\$ 240,063	\$ 12,150	\$ 276,170	\$ 1,080,744	65.5%
2035	\$ 246,064	\$ 11,938	\$ 299,031	\$ 1,039,716	64.1%
2036	\$ 252,216	\$ 11,556	\$ 181,780	\$ 1,121,709	71.1%
2037	\$ 258,521	\$ 12,405	\$ 155,272	\$ 1,237,364	74.8%
2038	\$ 264,984	\$ 13,592	\$ 14,983	\$ 1,500,956	84.9%
2039	\$ 271,609	\$ 16,258	\$ 26,961	\$ 1,761,862	86.7%
2040	\$ 278,399	\$ 18,898	\$ 338,802	\$ 1,720,357	74.8%
2041	\$ 285,359	\$ 18,515	\$ 180,631	\$ 1,843,601	81.7%
2042	\$ 292,493	\$ 19,780	\$ 3,717	\$ 2,152,157	90.3%
2043	\$ 299,805	\$ 22,900	\$ 212,001	\$ 2,262,861	83.8%
2044	\$ 307,300	\$ 24,041	\$ 1,328,395	\$ 1,265,807	44.9%
2045	\$ 314,983	\$ 14,106	\$ 383,863	\$ 1,211,033	67.1%
2046	\$ 322,858	\$ 13,594	\$ 790,154	\$ 757,331	43.6%
2047	\$ 330,929	\$ 9,094	\$ 62,977	\$ 1,034,377	82.1%
2048	\$ 339,202	\$ 11,903		\$ 1,385,482	91.0%
2049	\$ 347,682	\$ 15,453	\$ 425,816	\$ 1,322,801	70.9%
2050	\$ 356,374	\$ 14,866	\$ 558,708	\$ 1,135,334	63.5%
2051	\$ 365,284	\$ 13,032	\$ 195,035	\$ 1,318,615	83.5%
2052	\$ 374,416	\$ 14,907	\$ 223,868	\$ 1,484,069	87.0%
Totals :	\$ 8,211,048	\$ 389,169	\$ 7,634,297		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2022: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 518,149.00 Final Reserve Value = \$ 1,484,069.45

Connerton West CDD Modified Reserve Assessment Summary
Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2022	\$ 91.59	\$ 178,500
2023	\$ 93.88	\$ 182,963
2024	\$ 96.22	\$ 187,537
2025	\$ 98.63	\$ 192,225
2026	\$ 101.09	\$ 197,031
2027	\$ 103.62	\$ 201,956
2028	\$ 106.21	\$ 207,005
2029	\$ 108.87	\$ 212,180
2030	\$ 111.59	\$ 217,485
2031	\$ 114.38	\$ 222,922
2032	\$ 117.24	\$ 228,495
2033	\$ 120.17	\$ 234,207
2034	\$ 123.17	\$ 240,063
2035	\$ 126.25	\$ 246,064
2036	\$ 129.41	\$ 252,216
2037	\$ 132.64	\$ 258,521
2038	\$ 135.96	\$ 264,984
2039	\$ 139.36	\$ 271,609
2040	\$ 142.84	\$ 278,399
2041	\$ 146.41	\$ 285,359
2042	\$ 150.07	\$ 292,493
2043	\$ 153.83	\$ 299,805
2044	\$ 157.67	\$ 307,300
2045	\$ 161.61	\$ 314,983
2046	\$ 165.65	\$ 322,858
2047	\$ 169.79	\$ 330,929
2048	\$ 174.04	\$ 339,202
2049	\$ 178.39	\$ 347,682
2050	\$ 182.85	\$ 356,374
2051	\$ 187.42	\$ 365,284
2052	\$ 192.11	\$ 374,416

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2022: 12

Number of Years of Constant Payments: 1

Connerton West CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 1949

Prepared by Florida Reserve Study and Appraisal

Connerton West CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
Reserve Category : Alleys																				
Alleys Asphalt Mill and Overlay								\$ 94,958												
Reserve Category : Grounds																				
Community Entry Monuments Refurbishment					\$ 27,192															
Neighborhood Entry Monuments Refurbishment									\$ 75,122											
Pond Banks Erosion Control				\$ 122,440					\$ 138,725					\$ 157,175					\$ 178,080	
Stormwater Drainage Repair Allowance					\$ 81,123					\$ 91,912					\$ 104,137					\$ 117,987
Connerton Blvd Fountain Resurface	\$ 21,147															\$ 30,756				
Connerton Blvd Fountain Pump Equipment	\$ 2,256										\$ 2,896									
Connerton Blvd Fountain Structure Paint		\$ 4,205										\$ 5,398								
Perimeter Walls Repair Allowance					\$ 20,847					\$ 23,620					\$ 26,761					\$ 30,321
Concrete Walls Painting		\$ 5,571								\$ 6,803								\$ 8,307		
Irrigation Upgrades and Modernization				\$ 110,506					\$ 125,203					\$ 141,855					\$ 160,722	
Garden Party Dr/Westerland Dr Aluminum Fence 4'															\$ 3,840					
Concrete Block Retaining Wall																				
Category Subtotal :	\$ 23,403	\$ 9,776		\$ 232,946	\$ 129,162				\$ 339,050	\$ 122,335	\$ 2,896	\$ 5,398		\$ 299,030	\$ 134,738	\$ 30,756		\$ 8,307	\$ 338,802	\$ 148,308
Reserve Category : Parks/Playgrounds																				
Rose Cottage Swingset																				
Rose Cottage Main Playstructure													\$ 152,192							
Rose Cottage Small Playstructure													\$ 20,753							
Rose Cottage Sphere Playstructure													\$ 27,671							
Rose Cottage Park Benches																		\$ 2,822		
Rose Cottage Picnic Tables																		\$ 2,038		
Rose Cottage Log/Gator Structures													\$ 3,321							
Rose Cottage Playground Boundary Marker													\$ 3,055							

Prepared by Florida Reserve Study and Appraisal

Connerton West CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
Connection Park Playstructure													\$ 69,178							
Connection Park Pavilion Metal Roofing																				
Connection Park Park Benches																		\$ 5,643		
Connection Park Picnic Tables																		\$ 2,038		
Connection Park Park Trash Cans					\$ 623										\$ 800					
Connection Park Pavers																				
Pleasant Woods Dr Vinyl Fencing																				
Swiss Chard Cir Park Benches												\$ 2,429								
Swiss Chard Cir Wooden Trellis							\$ 12,577													
Garden Party Park Monument Refurbishment			\$ 2,695																	
Garden Party Park Bollard Lighting										\$ 6,418										
Garden Party Park Aluminum Trellis															\$ 26,180					
Garden Party Park Pavers																				\$ 28,698
Garden Party Park Bench/Shade Structure										\$ 15,404										
Garden Party Park Pavilion Metal Roofing															\$ 12,783					
Garden Party Park Pavilion Painting		\$ 2,102										\$ 2,699								
Garden Party Park Park Benches					\$ 7,138															
Garden Party Park Trash Cans					\$ 1,246										\$ 1,600					
Garden Party Park Wooden Trellises											\$ 26,060									
Garden Party South Area Playground Refurbishment	\$ 71,770															\$ 104,384				
Magnolia Park Pavilion Metal Roofing															\$ 5,680					
Magnolia Park Park Park Benches					\$ 2,039															
Magnolia Park Pavilion Painting		\$ 1,577										\$ 2,024								
Storybrook Park Playstructures							\$ 71,462													
Storybrook Park Swingset																	\$ 6,116			
Storybrook Park Picnic Tables						\$ 9,061														

Prepared by Florida Reserve Study and Appraisal

Connerton West CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
Storybrook Park Gazebos Replace							\$ 28,585													
Storybrook Park Park Benches												\$ 6,072								
Storybrook Park Park Trash Cans										\$ 2,824										\$ 3,625
Storybrook Park Soccer Goals		\$ 1,261										\$ 1,619								
Storybrook Park Teter Totter							\$ 8,933													
Storybrook Park Wooden Split Rail Fence												\$ 6,072								
Storybrook Park Aluminum Fence 4'																				
Storybrook Park Chain Link Fence 4'												\$ 14,614								
Storybrook Park Boundary Markers							\$ 3,125													
Butterfly Kiss Dr Picnic Table																	\$ 1,988			
Butterfly Kiss Dr Park Benches																	\$ 6,880			
Wistful Yearn Dr Park Benches																\$ 6,710				
Picket Fence Ct Aluminum Trellis																\$ 8,053				
Picket Fence Ct Park Benches																\$ 5,368				
Picket Fence Ct Park Pavers																				
Blue Myrtle Way Pavilion Metal Roofing																				
Blue Myrtle Way Picnic Tables																		\$ 6,114		
Category Subtotal :	\$ 71,770	\$ 4,940	\$ 2,695		\$ 11,046	\$ 9,061	\$ 124,682			\$ 24,646	\$ 26,060	\$ 35,529	\$ 276,170		\$ 47,043	\$ 124,515	\$ 14,984	\$ 18,655		\$ 32,323
Reserve Category : Trails																				
Pedestrian Bridges Boards and Railings			\$ 432,845																	
Pedestrian Bridges Frame and Structure																				
Asphalt Overlay											\$ 270,896									
Trail Park Benches					\$ 2,039															
Category Subtotal :			\$ 432,845		\$ 2,039						\$ 270,896									
Expense Totals :	\$ 95,172	\$ 14,716	\$ 435,539	\$ 232,946	\$ 142,248	\$ 9,061	\$ 124,682	\$ 94,958	\$ 339,050	\$ 146,982	\$ 299,851	\$ 40,928	\$ 276,170	\$ 299,031	\$ 181,780	\$ 155,272	\$ 14,983	\$ 26,961	\$ 338,802	\$ 180,631

Connerton West CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2049	FY 2050	FY 2051	FY 2052
Reserve Category : Alleys										
Alleys Asphalt Mill and Overlay			\$ 138,110							
Reserve Category : Grounds										
Community Entry Monuments Refurbishment					\$ 44,809					
Neighborhood Entry Monuments Refurbishment								\$ 123,790		
Pond Banks Erosion Control				\$ 201,765				\$ 228,600		
Stormwater Drainage Repair Allowance					\$ 133,679				\$ 151,459	
Connerton Blvd Fountain Resurface										\$ 44,732
Connerton Blvd Fountain Pump Equipment	\$ 3,717									\$ 4,771
Connerton Blvd Fountain Structure Paint		\$ 6,929								
Perimeter Walls Repair Allowance					\$ 34,353				\$ 38,922	
Concrete Walls Painting						\$ 10,144				
Irrigation Upgrades and Modernization				\$ 182,098				\$ 206,317		
Garden Party Dr/Westerland Dr Aluminum Fence 4'										
Concrete Block Retaining Wall					\$ 171,468					
Category Subtotal :	\$ 3,717	\$ 6,929		\$ 383,863	\$ 384,309	\$ 10,144		\$ 558,707	\$ 190,381	\$ 49,503
Reserve Category : Parks/Playgrounds										
Rose Cottage Swingset			\$ 14,209							
Rose Cottage Main Playstructure							\$ 221,352			
Rose Cottage Small Playstructure							\$ 30,184			
Rose Cottage Sphere Playstructure							\$ 40,246			
Rose Cottage Park Benches										
Rose Cottage Picnic Tables										
Rose Cottage Log/Gator Structures							\$ 4,829			
Rose Cottage Playground Boundary Marker							\$ 4,443			

Connerton West CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2049	FY 2050	FY 2051	FY 2052
Connection Park Playstructure							\$ 100,614			
Connection Park Pavilion Metal Roofing							\$ 3,340			
Connection Park Park Benches										
Connection Park Picnic Tables										
Connection Park Park Trash Cans					\$ 1,027					
Connection Park Pavers										
Pleasant Woods Dr Vinyl Fencing			\$ 30,406							
Swiss Chard Cir Park Benches										
Swiss Chard Cir Wooden Trellis		\$ 18,293								
Garden Party Park Monument Refurbishment			\$ 4,440							
Garden Party Park Bollard Lighting										
Garden Party Park Aluminum Trellis										
Garden Party Park Pavers										
Garden Party Park Bench/Shade Structure										
Garden Party Park Pavilion Metal Roofing										
Garden Party Park Pavilion Painting		\$ 3,465								
Garden Party Park Park Benches					\$ 11,762					
Garden Party Park Trash Cans					\$ 2,054					
Garden Party Park Wooden Trellises						\$ 37,902				
Garden Party South Area Playground Refurbishment										\$ 151,819
Magnolia Park Pavilion Metal Roofing										
Magnolia Park Park Park Benches					\$ 3,361					
Magnolia Park Pavilion Painting		\$ 2,598								
Storybrook Park Playstructures		\$ 103,936								
Storybrook Park Swingset										
Storybrook Park Picnic Tables						\$ 14,931				

Connerton West CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2049	FY 2050	FY 2051	FY 2052
Storybrook Park Gazebos Replace		\$ 41,574								
Storybrook Park Park Benches										
Storybrook Park Park Trash Cans									\$ 4,654	
Storybrook Park Soccer Goals		\$ 2,079								
Storybrook Park Teter Totter		\$ 12,992								
Storybrook Park Wooden Split Rail Fence										
Storybrook Park Aluminum Fence 4'		\$ 15,590								
Storybrook Park Chain Link Fence 4'										
Storybrook Park Boundary Markers		\$ 4,545								
Butterfly Kiss Dr Picnic Table										
Butterfly Kiss Dr Park Benches										
Wistful Yearn Dr Park Benches										
Picket Fence Ct Aluminum Trellis										
Picket Fence Ct Park Benches										
Picket Fence Ct Park Pavers										\$ 22,545
Blue Myrtle Way Pavilion Metal Roofing							\$ 20,807			
Blue Myrtle Way Picnic Tables										
Category Subtotal :		\$ 205,072	\$ 49,055		\$ 18,204	\$ 52,833	\$ 425,815		\$ 4,654	\$ 174,364
Reserve Category : Trails										
Pedestrian Bridges Boards and Railings			\$ 713,269							
Pedestrian Bridges Frame and Structure			\$ 427,961							
Asphalt Overlay					\$ 384,280					
Trail Park Benches					\$ 3,361					
Category Subtotal :			\$ 1,141,230		\$ 387,641					
Expense Totals :	\$ 3,717	\$ 212,001	\$ 1,328,395	\$ 383,863	\$ 790,154	\$ 62,977	\$ 425,816	\$ 558,708	\$ 195,035	\$ 223,868

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

February 7, 2022

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2022	Grounds	Connerton Blvd Fountain Resurface	\$ 21,147
		Connerton Blvd Fountain Pump Equipment	\$ 2,256
	Grounds Subtotal = \$ 23,403.00		
	Parks/Playgrounds	Garden Party South Area Playground Refurbishment	\$ 71,770
Annual Expense Total = \$ 95,173			
FY 2023	Grounds	Connerton Blvd Fountain Structure Paint	\$ 4,205
		Concrete Walls Painting	\$ 5,571
	Grounds Subtotal = \$ 9,776.00		
	Parks/Playgrounds	Garden Party Park Pavilion Painting	\$ 2,102
		Magnolia Park Pavilion Painting	\$ 1,577
		Storybrook Park Soccer Goals	\$ 1,261
	Parks/Playgrounds Subtotal = \$ 4,940.00		
FY 2023 Annual Expense Total = \$ 14,716			
FY 2024	Parks/Playgrounds	Garden Party Park Monument Refurbishment	\$ 2,695
	Trails	Pedestrian Bridges Boards and Railings	\$ 432,845
FY 2024 Annual Expense Total = \$ 435,540			
FY 2025	Grounds	Pond Banks Erosion Control	\$ 122,440
		Irrigation Upgrades and Modernization	\$ 110,506
	Grounds Subtotal = \$ 232,946.00		
FY 2025 Annual Expense Total = \$ 232,946			
FY 2026	Grounds	Community Entry Monuments Refurbishment	\$ 27,192
		Stormwater Drainage Repair Allowance	\$ 81,123
		Perimeter Walls Repair Allowance	\$ 20,847
	Grounds Subtotal = \$ 129,162.00		
	Parks/Playgrounds	Connection Park Park Trash Cans	\$ 623
Garden Party Park Park Benches		\$ 7,138	

Year	Category	Item Name	Expense
FY 2026	Parks/Playgrounds	Garden Party Park Trash Cans	\$ 1,246
		Magnolia Park Park Park Benches	\$ 2,039
	Parks/Playgrounds Subtotal = \$ 11,046.00		
	Trails	Trail Park Benches	\$ 2,039
Annual Expense Total = \$ 142,247			
FY 2027	Parks/Playgrounds	Storybrook Park Picnic Tables	\$ 9,061
Annual Expense Total = \$ 9,061			
FY 2028	Parks/Playgrounds	Swiss Chard Cir Wooden Trellis	\$ 12,577
		Storybrook Park Playstructures	\$ 71,462
		Storybrook Park Gazebos Replace	\$ 28,585
		Storybrook Park Teter Totter	\$ 8,933
		Storybrook Park Boundary Markers	\$ 3,125
	Parks/Playgrounds Subtotal = \$ 124,682.00		
FY 2028 Annual Expense Total = \$ 124,682			
FY 2029	Alleys	Alleys Asphalt Mill and Overlay	\$ 94,958
Annual Expense Total = \$ 94,958			
FY 2030	Grounds	Neighborhood Entry Monuments Refurbishment	\$ 75,122
		Pond Banks Erosion Control	\$ 138,725
		Irrigation Upgrades and Modernization	\$ 125,203
	Grounds Subtotal = \$ 339,050.00		
FY 2030 Annual Expense Total = \$ 339,050			
FY 2031	Grounds	Stormwater Drainage Repair Allowance	\$ 91,912
		Perimeter Walls Repair Allowance	\$ 23,620
		Concrete Walls Painting	\$ 6,803
	Grounds Subtotal = \$ 122,335.00		
	Parks/Playgrounds	Garden Party Park Bollard Lighting	\$ 6,418
		Garden Party Park Bench/Shade Structure	\$ 15,404
		Storybrook Park Park Trash Cans	\$ 2,824
	Parks/Playgrounds Subtotal = \$ 24,646.00		
FY 2031 Annual Expense Total = \$ 146,981			
FY 2032	Grounds	Connerton Blvd Fountain Pump Equipment	\$ 2,896
	Parks/Playgrounds	Garden Party Park Wooden Trellises	\$ 26,060
	Trails	Asphalt Overlay	\$ 270,896

Year	Category	Item Name	Expense
FY 2032 Annual Expense Total = \$ 299,852			
FY 2033	Grounds	Connerton Blvd Fountain Structure Paint	\$ 5,398
	Parks/Playgrounds	Swiss Chard Cir Park Benches	\$ 2,429
		Garden Party Park Pavilion Painting	\$ 2,699
		Magnolia Park Pavilion Painting	\$ 2,024
		Storybrook Park Park Benches	\$ 6,072
		Storybrook Park Soccer Goals	\$ 1,619
		Storybrook Park Wooden Split Rail Fence	\$ 6,072
		Storybrook Park Chain Link Fence 4'	\$ 14,614
	Parks/Playgrounds Subtotal = \$ 35,529.00		
FY 2033 Annual Expense Total = \$ 40,927			
FY 2034	Parks/Playgrounds	Rose Cottage Main Playstructure	\$ 152,192
		Rose Cottage Small Playstructure	\$ 20,753
		Rose Cottage Sphere Playstructure	\$ 27,671
		Rose Cottage Log/Gator Structures	\$ 3,321
		Rose Cottage Playground Boundary Marker	\$ 3,055
		Connection Park Playstructure	\$ 69,178
	Parks/Playgrounds Subtotal = \$ 276,170.00		
FY 2034 Annual Expense Total = \$ 276,170			
FY 2035	Grounds	Pond Banks Erosion Control	\$ 157,175
		Irrigation Upgrades and Modernization	\$ 141,855
	Grounds Subtotal = \$ 299,030.00		
FY 2035 Annual Expense Total = \$ 299,030			
FY 2036	Grounds	Stormwater Drainage Repair Allowance	\$ 104,137
		Perimeter Walls Repair Allowance	\$ 26,761
		Garden Party Dr/Westerland Dr Aluminum Fence 4'	\$ 3,840
	Grounds Subtotal = \$ 134,738.00		
	Parks/Playgrounds	Connection Park Park Trash Cans	\$ 800
		Garden Party Park Aluminum Trellis	\$ 26,180
		Garden Party Park Pavilion Metal Roofing	\$ 12,783
		Garden Party Park Trash Cans	\$ 1,600
		Magnolia Park Pavilion Metal Roofing	\$ 5,680
Parks/Playgrounds Subtotal = \$ 47,043.00			
FY 2036 Annual Expense Total = \$ 181,781			

Year	Category	Item Name	Expense
FY 2037	Grounds	Connerton Blvd Fountain Resurface	\$ 30,756
	Parks/Playgrounds	Garden Party South Area Playground Refurbishment	\$ 104,384
		Wistful Yearn Dr Park Benches	\$ 6,710
		Picket Fence Ct Aluminum Trellis	\$ 8,053
		Picket Fence Ct Park Benches	\$ 5,368
	Parks/Playgrounds Subtotal = \$ 124,515.00		
FY 2037 Annual Expense Total = \$ 155,271			
FY 2038	Parks/Playgrounds	Storybrook Park Swingset	\$ 6,116
		Butterfly Kiss Dr Picnic Table	\$ 1,988
		Butterfly Kiss Dr Park Benches	\$ 6,880
	Parks/Playgrounds Subtotal = \$ 14,984.00		
FY 2038 Annual Expense Total = \$ 14,984			
FY 2039	Grounds	Concrete Walls Painting	\$ 8,307
	Parks/Playgrounds	Rose Cottage Park Benches	\$ 2,822
		Rose Cottage Picnic Tables	\$ 2,038
		Connection Park Park Benches	\$ 5,643
		Connection Park Picnic Tables	\$ 2,038
		Blue Myrtle Way Picnic Tables	\$ 6,114
	Parks/Playgrounds Subtotal = \$ 18,655.00		
FY 2039 Annual Expense Total = \$ 26,962			
FY 2040	Grounds	Pond Banks Erosion Control	\$ 178,080
		Irrigation Upgrades and Modernization	\$ 160,722
	Grounds Subtotal = \$ 338,802.00		
FY 2040 Annual Expense Total = \$ 338,802			
FY 2041	Grounds	Stormwater Drainage Repair Allowance	\$ 117,987
		Perimeter Walls Repair Allowance	\$ 30,321
	Grounds Subtotal = \$ 148,308.00		
	Parks/Playgrounds	Garden Party Park Pavers	\$ 28,698
		Storybrook Park Park Trash Cans	\$ 3,625
Parks/Playgrounds Subtotal = \$ 32,323.00			
FY 2041 Annual Expense Total = \$ 180,631			
FY 2042	Grounds	Connerton Blvd Fountain Pump Equipment	\$ 3,717
Annual Expense Total = \$ 3,717			

Year	Category	Item Name	Expense
FY 2043	Grounds	Connerton Blvd Fountain Structure Paint	\$ 6,929
	Parks/Playgrounds	Swiss Chard Cir Wooden Trellis	\$ 18,293
		Garden Party Park Pavilion Painting	\$ 3,465
		Magnolia Park Pavilion Painting	\$ 2,598
		Storybrook Park Playstructures	\$ 103,936
		Storybrook Park Gazebos Replace	\$ 41,574
		Storybrook Park Soccer Goals	\$ 2,079
		Storybrook Park Teter Totter	\$ 12,992
		Storybrook Park Aluminum Fence 4'	\$ 15,590
		Storybrook Park Boundary Markers	\$ 4,545
		Parks/Playgrounds Subtotal = \$ 205,072.00	
	FY 2043 Annual Expense Total = \$ 212,001		
FY 2044	Alleys	Alleys Asphalt Mill and Overlay	\$ 138,110
	Parks/Playgrounds	Rose Cottage Swingset	\$ 14,209
		Pleasant Woods Dr Vinyl Fencing	\$ 30,406
		Garden Party Park Monument Refurbishment	\$ 4,440
	Parks/Playgrounds Subtotal = \$ 49,055.00		
	Trails	Pedestrian Bridges Boards and Railings	\$ 713,269
		Pedestrian Bridges Frame and Structure	\$ 427,961
	Trails Subtotal = \$ 1,141,230.00		
FY 2044 Annual Expense Total = \$ 1,328,395			
FY 2045	Grounds	Pond Banks Erosion Control	\$ 201,765
		Irrigation Upgrades and Modernization	\$ 182,098
	Grounds Subtotal = \$ 383,863.00		
FY 2045 Annual Expense Total = \$ 383,863			
FY 2046	Grounds	Community Entry Monuments Refurbishment	\$ 44,809
		Stormwater Drainage Repair Allowance	\$ 133,679
		Perimeter Walls Repair Allowance	\$ 34,353
		Concrete Block Retaining Wall	\$ 171,468
	Grounds Subtotal = \$ 384,309.00		
	Parks/Playgrounds	Connection Park Park Trash Cans	\$ 1,027
		Garden Party Park Park Benches	\$ 11,762
		Garden Party Park Trash Cans	\$ 2,054
		Magnolia Park Park Park Benches	\$ 3,361
Parks/Playgrounds Subtotal = \$ 18,204.00			

Year	Category	Item Name	Expense
FY 2046	Trails	Asphalt Overlay	\$ 384,280
		Trail Park Benches	\$ 3,361
	Trails Subtotal = \$ 387,641.00		
FY 2046 Annual Expense Total = \$ 790,154			
FY 2047	Grounds	Concrete Walls Painting	\$ 10,144
	Parks/Playgrounds	Garden Party Park Wooden Trellises	\$ 37,902
		Storybrook Park Picnic Tables	\$ 14,931
	Parks/Playgrounds Subtotal = \$ 52,833.00		
FY 2047 Annual Expense Total = \$ 62,977			
FY 2049	Parks/Playgrounds	Rose Cottage Main Playstructure	\$ 221,352
		Rose Cottage Small Playstructure	\$ 30,184
		Rose Cottage Sphere Playstructure	\$ 40,246
		Rose Cottage Log/Gator Structures	\$ 4,829
		Rose Cottage Playground Boundary Marker	\$ 4,443
		Connection Park Playstructure	\$ 100,614
		Connection Park Pavilion Metal Roofing	\$ 3,340
		Blue Myrtle Way Pavilion Metal Roofing	\$ 20,807
	Parks/Playgrounds Subtotal = \$ 425,815.00		
FY 2049 Annual Expense Total = \$ 425,815			
FY 2050	Grounds	Neighborhood Entry Monuments Refurbishment	\$ 123,790
		Pond Banks Erosion Control	\$ 228,600
		Irrigation Upgrades and Modernization	\$ 206,317
	Grounds Subtotal = \$ 558,707.00		
FY 2050 Annual Expense Total = \$ 558,707			
FY 2051	Grounds	Stormwater Drainage Repair Allowance	\$ 151,459
		Perimeter Walls Repair Allowance	\$ 38,922
	Grounds Subtotal = \$ 190,381.00		
	Parks/Playgrounds	Storybrook Park Park Trash Cans	\$ 4,654
Annual Expense Total = \$ 195,035			
FY 2052	Grounds	Connerton Blvd Fountain Resurface	\$ 44,732
		Connerton Blvd Fountain Pump Equipment	\$ 4,771
	Grounds Subtotal = \$ 49,503.00		
	Parks/Playgrounds	Garden Party South Area Playground Refurbishment	\$ 151,819
		Picket Fence Ct Park Pavers	\$ 22,545

Year	Category	Item Name	Expense
		Parks/Playgrounds Subtotal = \$ 174,364.00	
			FY 2052 Annual Expense Total = \$ 223,867

Tab 9

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Darryl Adams
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co. Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544
Project Name	January Inspection		
Project Description	Proposal #2		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
55.00	EACH	Lantana 'New Gold' (Perennial) - 1 gallon	\$18.06	\$993.08
3.00	HOURL	Removal/Disposal & Bed Prep for New plants	\$159.32	\$477.97

For internal use only

SO# 7728598
JOB# 342200227
Service Line 130

Total Price \$1,471.05

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

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

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

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

Customer

District Manager

Signature	Title
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Darryl Adams	February 04, 2022
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Printed Name	Date
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BrightView Landscape Services, Inc. "BrightView"

Acct Mgr Exterior

Signature	Title
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Jeffrey Myers	February 04, 2022
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Printed Name	Date
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Job #:	342200227	Proposed Price	\$1,471.05
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SO #	7728598
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Tab 10

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Darryl Adams
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Connerton West CDD
Project Description Annual Rotation

Scope of Work

QTY	UoM/Size	Material/Description
5,000.00	EACH	Connerton West CDD - Install Annuals 5000 units. Begonias, Dusty Miller, Marigolds and Salvia is the mix for this rotation.

For internal use only

SO# 7735710
JOB# 342200227
Service Line 140

Total Price \$9,100.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

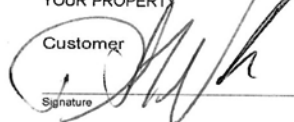
The following sections shall apply where Contractor provides Customer with tree care services:

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

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

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

<p>Customer</p>  <p>Signature</p> <p>Darryl Adams Daniel Adams</p> <p>Printed Name</p>	<p>Chairman District Manager</p> <p>Title</p> <p>February 14, 2022</p> <p>Date</p> <p>BrightView Landscape Services, Inc. "BrightView"</p> <p>Acct Mgr Exterior</p> <p>Signature</p> <p>Jeffrey Myers</p> <p>Printed Name</p> <p>February 14, 2022</p> <p>Date</p>
---	--

Job #: 342200227 Proposed Price: \$9,100.00

SO # 7735710

Tab 11

Certified Letter
7021 1970 0002 2518 3338

RECEIVED

FEB - 9 2022

After recording, please return to:

District Manager
Connerton West Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Unit 200
Tampa, Florida 33614

Parcel ID # 25-25-18-0090-03700-0150

LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS ("Agreement") is entered into as of this ____ day of _____, 2022, by and among **EUGENE KAVANAGH** and **PEGGY-ANN KAVANAGH** (together, "**Owner**") residing at 8338 Swiss Chard Circle, Land O' Lakes Florida 34637, and the **CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT ("CDD")**, a local unit of special-purpose government organized and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625.

RECITALS

WHEREAS, Owner is the owner of Lot 15, Block 37 on the plat ("**Plat**") of *Connerton Village Two Parcel 210* recorded in Plat Book 59, Page 56 et seq., of the Official Records of Pasco County, Florida ("**Property**"); and

WHEREAS, Owner is and desires to continue maintaining a fence and related appurtenances ("**Improvements**") within the 10-foot drainage and access easement ("**Easement**") located on said Property as shown on the Plat ("**License Area**"); and

WHEREAS, due to the CDD's legal interests in the Easement, among other reasons, Owner requires the CDD's consent authorizing Owner to continue maintaining the Improvements within any portion of the Easement; and

WHEREAS, the CDD has agreed to consent to the continued maintenance of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **RECITALS.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION.** Subject to the terms of this Agreement, the CDD hereby grants Owner the right, privilege, and permission to maintain removable Improvements on the License Area.

3. **OWNER RESPONSIBILITIES.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the maintenance and repair of the Improvements.

b. The Owner shall be responsible for ensuring that the installation, maintenance, and repair of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

c. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements, including any required approvals from any applicable homeowner's association.

d. The Owner shall ensure that the maintenance and repair of the Improvements does not damage any property of CDD, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.

e. Owner's exercise of rights hereunder shall not interfere with CDD's rights under the Easement, or with any other applicable rights. Specifically, and without limitation, Owner shall ensure the CDD and its contractors have, at a minimum, ten (10) feet of gate access for landscaping equipment over and across the Easement area to perform periodic pond maintenance work. To the extent Owner's fence or other improvements currently prevent the CDD and its contractors from utilizing the Easement for its intended purpose, Owner agrees to either remove improvements blocking the Easement to afford then minimum ten (10) feet access or, alternatively, install gates that are a minimum of ten (10) feet in length at the front and rear of the Lot so that the CDD and its contractors can access the stormwater pond in the rear. To the extent such access is not presently available, Owner agrees to either remove improvements or installing gates within thirty (30) days of the date hereof, otherwise Owner will be in material breach of this Agreement. Any gates installed pursuant to this paragraph must remain unlocked at all times.

f. The Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good and working condition.

g. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the Easement described above and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of Owner's exercise of such privilege. Owner further acknowledges that, upon reasonable notice (not exceeding 72 hours), the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area to allow the CDD access to the surface water management area adjacent to Owner's Property for maintenance purposes and for such other purposes as are authorized under the Easement. In such instance, Owner shall pay the CDD's reasonable expense for such removal. The CDD is not obligated to re-install any removed Improvements to their original location and is not responsible for any damage to the Improvements or its supporting structure as a result of the removal.

5. **INDEMNIFICATION.** Owner agrees to indemnify, defend and hold harmless the District as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the

District, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Owner's exercise of the privileges granted hereunder.

6. **COVENANTS RUN WITH THE LAND.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

7. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **ATTORNEY'S FEES AND COSTS.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

9. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:

By: [Signature]
Janice Agas
Print Name

By: [Signature]
Cathy Charlton
Print Name

OWNER

By: [Signature]
EUGENE KAVANAGH

STATE OF FLORIDA)
COUNTY OF Pasco)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Feb, 2022, by Eugene Kavanagh who is personally known to me or ☒ produced FL Drivers License as identification.

Notary Public State of Florida
Claudia M Fantasia
Commission # GG290242
Expires 02/20/2023

[Signature]
NOTARY PUBLIC

Claudia M fantasia
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

WITNESSES:

By: [Signature]
Janice Agas
Print Name

By: [Signature]
Cathy Charlton
Print Name

OWNER

By: [Signature]
PEGGY-ANN KAVANAGH

STATE OF FLORIDA)
COUNTY OF Pasco)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Feb, 2022, by Peggy-Ann Kavanagh who is personally known to me or ☒ produced FL Drivers License as identification.

Notary Public State of Florida
Claudia M Fantasia
Commission # GG290242
Expires 02/20/2023

[Signature]
NOTARY PUBLIC

Claudia M Fantasia
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

WITNESSES:

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

By: _____

Print Name _____

Print Name _____

By: _____

Its: _____

Print Name _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of ____, 2022, by _____, I, as authorized representative of the Board of Supervisors of the Connerton West Community Development District, on behalf of said district who is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[End of signature pages]

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SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into by and between EUGENE KAVANAGH and PEGGY-ANN KAVANAGH, individuals (collectively "Owners"), and CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT ("District"), a local unit of special purpose government governed by chapter 190, Florida Statutes, as of the Effective Date as defined herein. The Owners and the District shall be collectively referred to as the "Parties".

WITNESSETH

WHEREAS, the Owners own certain real property within the Connerton West Community Development District located at 8338 Swiss Chard Circle, Land O Lakes, Florida ("Property"). The Property is designated as Lot 15, Block 37 on the Plat for Connerton Village Two Parcel 210 recorded at Plat Book 59, Page 56 in the Official Records of Pasco County, Florida ("Plat").

WHEREAS, the District owns an easement over and across ten (10) feet along the western edge of the Property for access and drainage purposes ("Easement"). Said Easement encumbering the Property is depicted on the Plat.

WHEREAS, the Owners and/or their predecessor in title to their Property built and continue to maintain a fence across the Easement, which affects the District's use and enjoyment of the Easement.

WHEREAS, in February 2021, the District sent a demand letter to the Owners demanding, among other things, that the District be afforded access across the Easement to perform maintenance of the stormwater management pond adjacent to the rear of the Property. The District sent Owners a second notice on September 29, 2021.

WHEREAS, on January 10, 2022, the District sued the Owners in that certain case styled *Connerton West Community Development District v. Kavanagh, et al.*, Pasco County Circuit Court Case No. 2022-CA-000064 ("Lawsuit") seeking the removal of the fence blocking the Easement.

WHEREAS, the Parties desire to resolve the issues between them which were or could have been raised in the Lawsuit.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

TERMS AND CONDITIONS

I. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Execution of License Agreement. Within seven (7) days of the Effective Date, the Owners shall execute and deliver to the District the License Agreement attached hereto as **Exhibit A**. As required by the License Agreement and the Easement, the Owners shall afford the District and its employees, agents, and contractors access over and across the Easement to, among other things, perform maintenance of the stormwater pond adjacent to the rear of the Property.

3. Dismissal of Litigation. Within five (5) days of the delivery of the executed License Agreement to the District, the Parties shall file a stipulation for dismissal of the Lawsuit (and order on same) with each party to bear her or its own attorney's fees and costs, subject to the Court retaining jurisdiction for purposes of enforcing this Agreement.

4. Representations and Warranties. Each party makes the following representations and warranties with the understanding that each other party is entering into the Agreement in reliance upon each of these representations and warranties, and that without these representations and warranties, such party would not enter into this Agreement:

4.1 Each signatory hereto represents and warrants that he or she had and continues to have authority to execute this Agreement on behalf of the party whom he or she represents.

4.2 Each party represents and warrants that she or it has not sold, transferred, conveyed, assigned, or subrogated any of the rights or claims released in the Agreement or raised in the Lawsuit, and hereby expressly waives all rights she or it has or may have to do so.

4.3 Each party represents and warrants that all of the Terms and Conditions of this Agreement have been explained to her or it by her or its legal counsel, and such party has understood and accepted all of the Terms and Conditions stated herein.

5. Cooperation. The Parties agree to cooperate with each other to execute such documents as necessary and to take all reasonable steps as may be necessary to accomplish the purposes of this Agreement

6. Compromise. This Agreement is the result of a compromise of disputed claims and, with the exception of the right to seek enforcement of this Agreement, shall never at any time or for any purpose be considered an admission of liability or responsibility on the part of any party herein released, nor shall the payment of any sum of money in consideration for the execution of the Agreement constitute or be construed as an admission of any liability whatsoever by any party, all of which continue to deny such liability and to disclaim such responsibility.

7. Construction of Agreement. The Agreement is the product of negotiation and preparation by and among the Parties hereto and their respective attorneys. Accordingly, the Parties acknowledge and agree that the Agreement shall not be deemed prepared or drafted by

any one party, or the attorneys for any party, and the Agreement shall be construed accordingly.

8. Binding Effect. The Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective heirs, executors, administrators, trustees, beneficiaries, predecessors, successors, assigns, partners, partnerships, parents, subsidiaries, affiliated and related entities, officers, directors, principals, agents, servants, employees, representatives, and all persons, firms, plaintiffs and/or persons or entities connected with each of them, including, without limitation, their insurers, sureties, attorneys, consultants and experts.

9. Effective Date. The Parties hereto deem the Agreement to be immediately effective as of the last day on which the last party executes the Agreement ("Effective Date").

10. Counterparts. The Agreement may be executed in counterparts and so executed shall constitute one agreement which shall be binding upon the Parties, notwithstanding that the signatures of the Parties do not appear on the same page.

IN WITNESS WHEREOF, the Parties hereto have affixed their sign and seal on the day indicated.

By: [Signature]

Name: Eugene Kavanagh

Date: 2/7/22

DATE: 2/7/22
By: [Signature]

Name: Peggy-Ann Kavanagh

Date: Peggy-Ann Kavanagh
By: [Signature]

CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Its: _____

Date: _____

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 7 day of Feb, 2022 by Eugene Kavanagh & Peggy Ann Kavanagh who is personally know to me or produced FL Drivers Licenses as identification.

Claudia M Fantasia
Notary Public

Notary Public State of Florida
Claudia M Fantasia
Commission # GG290242
Expires 02/20/2023

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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, February 7, 2022 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, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
Tyson Krutsinger	Board Supervisor, Assistant Secretary
Steven Daly	Board Supervisor, Assistant Secretary
John Ngerem	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Meredith Hammock	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Representative, Ballenger
Jason Marks	Aquatic Weed Control
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard comments regarding vendors using resident's properties and easement questions.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Doug Smith and Ms. Meredith Hammock updated the Board on the licensing agreements for easements.

B. District Engineer Report

The Board received the District Engineer report from Mr. Woodcock.

Mr. Woodcock informed the Board that the Lennar punch list items are still not complete and that he is still working on the Dog Park Proposal and will present it at the next meeting.

Mr. Woodcock presented three proposals that were not part of the agenda. One for Geotechnical Engineering Services in the amount of \$5,500, one for Stormwater Analysis in the amount of \$5,500 and the third one for Rep Services Inc., in the amount of \$26,143.95.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board approved Geotechnical Engineering Proposal in the amount of \$5,500 for the Connerton West Community Development District.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board approved the Stormwater Analysis Proposal in the amount of \$5,500 for the Connerton West Community Development District.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board approved the Rep Services Proposal in the amount of \$26,143.95 for the Connerton West Community Development District.

Mr. Woodcock presented the Entrance Sign proposal and after a brief discussion the Board decided to table this proposal to the next meeting.

C. Field Inspection Report

The Board reviewed the Field Inspection report from Mr. Liggett.

Mr. Liggett let the Board know that the Annuals Proposal will be on the next agenda.

D. Irrigation Report

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

Ms. Huff will send proposals for the pump station to Mr. Adams for approval once she has it complete.

E. Aquatics Report

The Board received the Aquatics Report from Aquatic Weed Control.

The Board requested to have a picture of the pond maps behind the pond reports moving forward.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
February 7, 2022 - Minutes of Meeting
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F. Property Maintenance Report- Mr. Zuercher

The Board receives maintenance report dated 12/20 through 12/24.

There was a brief discussion regarding storage units, Mr. Adams will present proposals at the next meeting.

G. District Manager Report

The Board received and reviewed the District Manager report.

Mr. Adams reminded the Board that the next meeting will be held on March 7, 2022, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

Mr. Adams asked for a motion to approve the First Addendum to the Contract for Professional Amenity Services.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board approved the First Addendum to the Contract for Professional Amenity Services for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Setting Public Hearing to Consider
the Proposed Parking & Towing
Rules**

A brief discussion ensued, and the Board agreed to hold this public hearing at the April 4th BOS meeting.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board adopted Resolution 2022-03, Setting Public Hearing to Consider the Proposed Parking and Towing Rules to be held on April 4, 2022 at 4:00 p.m. for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting, Held on
November 1, 2021**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on November 1, 2021.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on November 1, 2021, as presented, for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
February 7, 2022 - Minutes of Meeting
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SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting, Held on
January 10, 2022**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on January 10, 2022.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on November 1, 2021, as presented, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
December 2021**

The Board was presented with the Operation & Maintenance Expenditures for December 2021 in the amount of \$118,540.61.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2021 for \$118,540.61, for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Kawalec requested that Mr. Adams reach out to Romaner Graphics for a pavement sanding proposal, he asked that Mr. Zuercher create a list of all the light poles that need to be painted and asked that Mr. Adams reach out to a scrap metal company to see if they would remove the fencing for free.

The Board also requested Mr. Adams to reach out to Withlacoochee Electric to see if they can list all bills listed on once invoice.

Mr. Daly asked District Counsel for CDD training material and training material for reserve studies.

Mr. Novak asked for Mr. Adams to check with Spectrum to see if they will provide services to the entire District.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Ngerem, seconded by Mr. Daly, the Board approved to adjourn the meeting at 8:59 p.m. for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
February 7, 2022 - Minutes of Meeting
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Assistant Secretary

Chairman / Vice-Chairman

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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 January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$128,330.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	003416	66929	Quarterly Pond/Lake Maintenance 12/21	\$ 4,100.00
Aquatic Weed Control, Inc.	003416	66986	Pond/Lake Maintenance 11/21	\$ 3,950.00
Aquatic Weed Control, Inc.	003433	66987	Pond/Lake Maintenance 12/21	\$ 3,950.00
Ballenger & Company, Inc.	003412	21594	Irrigation Maintenance 12/21	\$ 8,170.00
Ballenger & Company, Inc.	003417	21595	Repair Irrigation System 12/21	\$ 1,890.00
Ballenger & Company, Inc.	003417	21596	Repair Irrigation System 12/21	\$ 435.00
Ballenger & Company, Inc.	003434	21469	SWFWMD Meter Reading/Irrig Pump Station 10/21	\$ 1,300.00
BrightView Landscape Services, Inc.	003413	7678522	Flush Cut 5 Tree 12/21	\$ 255.00
BrightView Landscape Services, Inc.	003435	7698785	Landscape Maintenance 01/22	\$ 25,792.50
Cardno, Inc.	003436	531074	District Engineer 12/21	\$ 6,088.52
Christopher Kawalec	003426	CK011022	Board of Supervisors Meeting 01/10/22	\$ 200.00
Daniel Novak	003430	DN011022	Board of Supervisors Meeting 01/10/22	\$ 200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
David Bingham	003440	409	Removed Junk Pile 12/21	\$ 170.00
Innersync Studio, Ltd DBA Campus Suite	003421	20064	CDD Website Services 01/22	\$ 384.38
Jeremy R. Cohen	003418	JC122821	Off Duty Patrols 12/21	\$ 350.00
John Ngerem	003429	JN011022	Board of Supervisors Meeting 01/10/22	\$ 200.00
Kevin Eric Hamilton	003420	KH120121	Off Duty Patrols 12/21	\$ 200.00
Mobile Mini, Inc.	003437	9012727888	Mobile Storage Rental Acct #10023746 01/22	\$ 223.19
Nebula LED Lighting Systems	003414	131938-MS	Monument Lighting Upgrade-BD 12/21	\$ 14,387.00
Pasco County	003431	Pasco Water Summary A	Water Summary A 12/21	\$ 6,316.71
Patrick J. Elmore	003419	PE122921	Off Duty Patrols 12/21	\$ 200.00
Rizzetta & Company, Inc	003422	INV0000064568	District Management Fees 01/22	\$ 6,720.00
Rizzetta & Company, Inc	003432	INV0000064751	General Management & Oversight 01/07/22	\$ 4,020.64
Rizzetta & Company, Inc	003438	INV0000064837	Annual Dissemination Agent Fee FY 21/22	\$ 8,000.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	003415	INV0000009422	Personnel 12/23/21	\$ 3,117.57
Steven Daly	003425	SD011022	Board of Supervisors Meeting 01/10/22	\$ 200.00
Suncoast Pool Service	003439	7896	Fountain Service 01/22	\$ 250.00
Times Publishing Company	003428	0000199578 01/02/22	Acct #119853 Legal Advertising 01/22	\$ 193.00
Tyson Krutsinger	003427	TK011022	Board of Supervisors Meeting 01/10/22	\$ 200.00
Withlacoochee River Electric Cooperative Inc.	003423	Electric Summary Bill	Electric Summary Bill 12/21	<u>\$ 26,867.03</u>
Report Total				<u>\$ 128,330.54</u>