



Rizzetta & Company

Connerton West Community Development District

**Board of Supervisors'
Regular Meeting
April 4, 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
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

March 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, April 4, 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. BUSINESS ITEMS**
 - A.** Discussion of Reserve Study for 2022
by Florida Reserve Study & Appraisal.....Tab 1
 - B.** Public Hearing on Parking and Towing Policies
 1. Consideration of Parking and Towing Policies
to Govern Parking and Parking Enforcement.....Tab 2
 2. Consideration of Resolution 2022-04, Adopting Parking
and Towing Policies.....Tab 3
 - C.** Consideration of LLS Tax Solutions Inc. Engagement
Letter for Series 2018A-1 and Series 2018A-2.....Tab 4
- 4. STAFF REPORTS**
 - A.** District Counsel
 1. Update on Easement Agreements
 2. Consideration of License Agreement for 8945 Handel Loop....Tab 5
 - B.** District Engineer
 1. Review of March District Engineer Report.....Tab 6
 2. Update on Land Transfer to Lennar
 3. Update on Dog Park at Garden Park
 4. Consideration of Stormwater Needs Analysis Proposal.....Tab 7
 - C.** Review of March Field Inspection Report.....Tab 8
 - D.** Landscape Report
 1. Brightview's Reply to March Field Inspection Report.....Tab 9
 2. Consideration of Brightview Fuel Surcharge.....Tab 10
 - E.** Irrigation Report.....Tab 11
 1. Update on Punch List Items for Lennar
 - F.** Review of March Aquatics Report.....Tab 12
 - G.** Review of March Property Maintenance Report
– Stan Zeurcher.....Tab 13
 - H.** District Manager
 1. March District Manager Report.....Tab 14
 2. February Financial Statement.....Tab 15

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on March 7, 2022.....Tab 16

B. Consideration of Operation and Maintenance
Expenditures for February 2022.....Tab 17

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Matthew Huber
Matthew Huber
District Manager

cc: Meredith Hammock, KE Law Group.

Tab 1

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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36 to 37	Assessment Summary
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

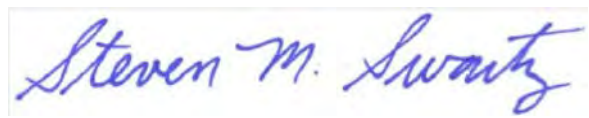
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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

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



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

<i>Item Description</i>	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>
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

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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 2

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2022, at a duly noticed public meeting, the Board of Supervisors of the Connerton West Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”). Vehicles may be parked overnight on District

property, only as indicated on **Exhibit B**, attached hereto (“**Overnight Parking Areas**”) and with a pre-approved permit as set forth in this Policy.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

A. PARKING DURING AMENITY HOURS. Vehicles may park in the Connerton West amenity parking areas as depicted in Exhibits A and B during the open hours of operations of such amenity facilities.

B. OVERNIGHT PARKING PERMITS. Residents may apply for an “Overnight Parking Permit” which will allow such resident and/or guest to park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile’s license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
 - (1) The name, address and contact information of the owner of the vehicle to which the permit will be granted;
 - (2) The make/model and license plate of the vehicle to which the permit will apply;
 - (3) The reason and special terms (if any) for the Overnight Parking Permit; and
 - (4) The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District’s property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee shall review and process an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee, in his or her sole discretion. No verbal grants of authority will be issued or be held valid.
4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

C. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

EXHIBIT A – Tow Away Zone (*highlighted areas*)

EXHIBIT B - Map of Overnight Parking Areas

Effective date: _____, 2022

EXHIBIT A – *Tow Away Zones*

EXHIBIT B - *Map of Overnight Parking Areas*

****WITH PRE-APPROVED PARKING PASSES ONLY****

Tab 3

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on April 4, 2022; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 4th day of April, 2022.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

Tab 4



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

March 3, 2022

Connerton West Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Connerton West Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Connerton West Community Development District (Pasco County, Florida)
\$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien)
\$1,520,000 Capital Improvement Rev. and Refunding Bonds, Series 2018A-2 (Subordinate Lien)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting

position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending April 2, 2022, April 2, 2023, and April 2, 2024, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Connerton West Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 5

RECEIVED
MAR 10 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

LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS ("Agreement") is entered into as of this 1st day of March 2022, by and among DONALD FRANCIS FLEMING and KRISTEN LEE FREEMAN-FLEMING (together, "Owner") residing at 8945 Handel Loop, 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 29, Block 3 on the plat ("Plat") of *Connerton Village One Parcel 101 & 102* recorded in Plat Book 51, Page 115 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.


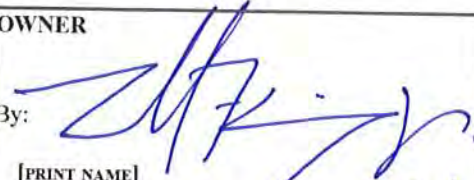
7. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, 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]

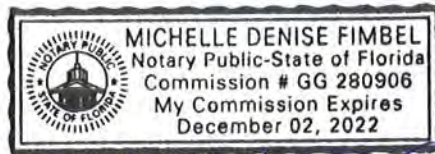
IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:	OWNER
By: 	By: 
Print Name Kristin Fleming	[PRINT NAME] DONALD FLEMING JR.
By:	
Print Name	

STATE OF FLORIDA)
COUNTY OF Pasco)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of March, 2022, by _____ who is personally known to me or ☒ produced _____ as identification.

NOTARY PUBLIC







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

[signatures continue on following page]

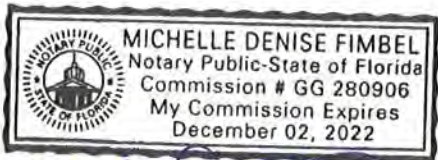
IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:	OWNER
By: 	By: 
Print Name Kristin Fleming	[PRINT NAME] DONALD FLEMING JR.
By:	
Print Name	

STATE OF FLORIDA)
COUNTY OF Pasco)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 1st day of March 2022, by _____ who is
personally known to me or ☒ produced _____ as identification.

NOTARY PUBLIC



Michelle Fimbel

(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 by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2022, by _____, 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]

Page 6 of 5

Tab 6

Connerton West Community Development District Engineer's Report:**Storybrook Park Improvements**

- Pasco County finalizing review of plans, awaiting permit approval.
- In process of obtaining proposals from contractors to perform site improvements.

Garden Party Park Improvements

- Submitted plans for Right of Way use permit with Pasco County. Awaiting permit approval.
- In process of obtaining proposals from contractors to perform site improvements.

Trail Project

- Clear Cut Heavy Brush Mulching finished clearing sidewalk for trail project. Cardno now Stantec completed sidewalk condition assessment.
- Geotechnical boring site work to be performed week of April 4th.

Parcel 209 Acquisition – Onsite punchlist review

- Provided Lennar revised punch list items on 3/1/2022.

Parcel 208 Acquisition – Onsite punchlist review

- Provided Lennar revised punch list items on 3/1/2022.

Sealing of Entrance Signs

- CDD selected colors and design layout for Connerton Entry Signs. CDD requested anti-graffiti coating on all signs.
- Received revised proposal from Visual Enhancements based on new layout and added scope.

Parcel 209 Pond 209S Open Cavity along Pond Berm

- Awaiting additional information/assurances from Lennar there are no underlying issues with the filled cavity along the pond berm.

Missing sidewalk along Connerton Blvd. and Flourish Drive

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

Shade Sail Project

- Shade sail project design plans were submitted to the County for permitting. Cardno now Stantec will obtain updates from the contractor and provide to the board at the next meeting.

Dog Park Feasibility and Estimated Costs

- Cardno now Stantec is working on preliminary layout and will present costs at the upcoming meeting for review.

Pond Cutback Review

- Cardno now Stantec completed a review of the pond cutbacks on March 23rd and will provide an update to the board at the meeting.

Connerton Towing Area Map

- Cardno now Stantec coordinated with the board and District regarding tow locations throughout the community, and created a site map for distribution.

Parcel 208 & 209 Maintenance Maps

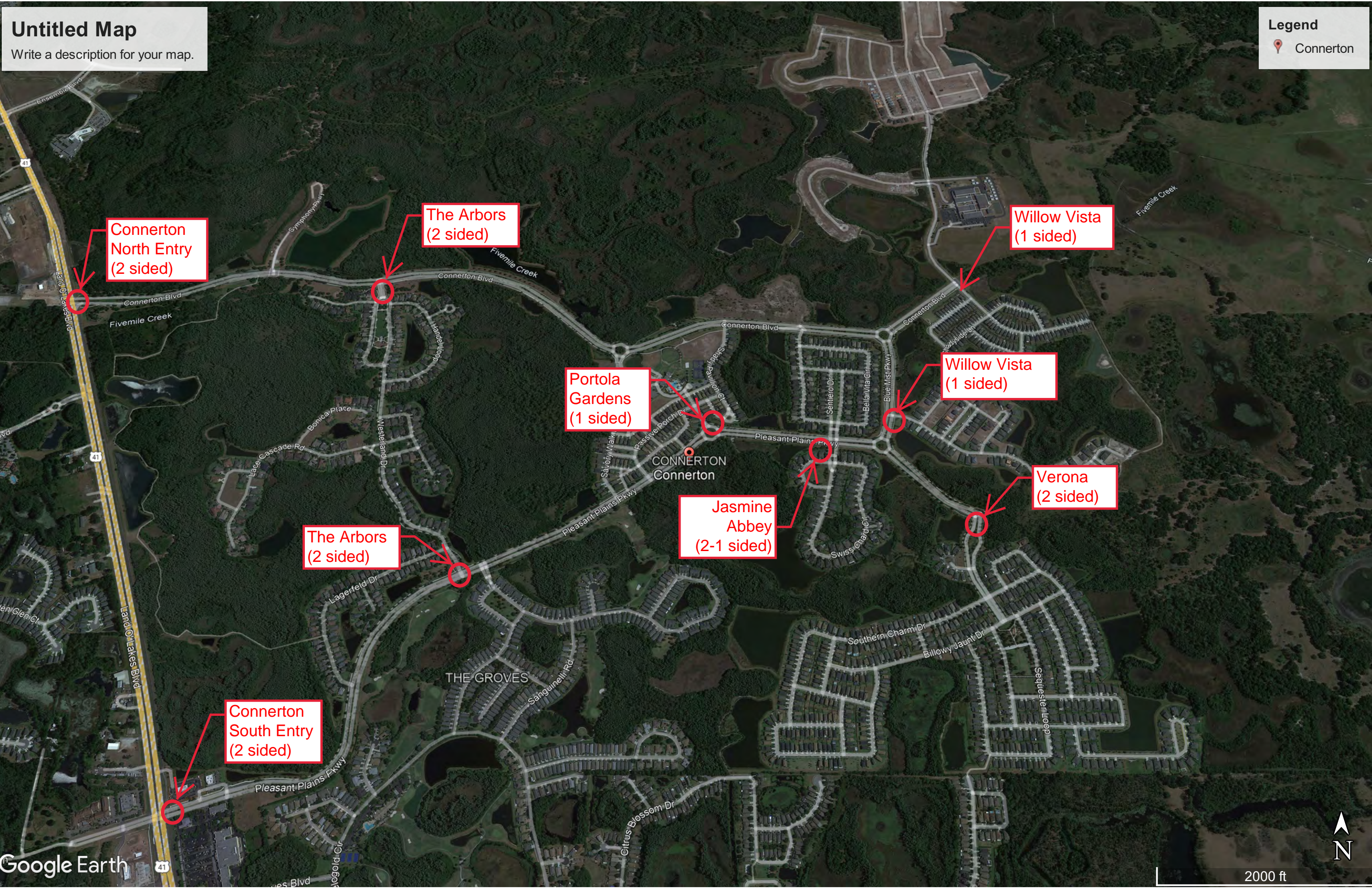
- Requested by District Manager to create parcel 208 and 209 maintenance maps for Landscape bidding efforts. Provided maps to Rizzetta and Brightview for their use.

Asphalt Crack Repair at White Sage Way

- Pasco County reviewed the manhole and sanitary sewer pipe and did not find any issues. Cardno now Stantec will be obtaining proposals for the repair and will present to the board at the May CDD meeting.

Missing Street Signs throughout Community

- Cardno now Stantec completed a review of the missing street signs on 3/23. We will provide proposals at the May CDD meeting.





PORTOLA GARDENS

A photograph of a large, white, curved sign for 'Commerton'. The sign is mounted on a brick wall and features a blue and green striped border. The word 'Commerton' is written in a large, blue, serif font. The background shows a clear blue sky, a concrete sidewalk, and some greenery.

Commerton



Visual Enhancements

SALES & LEAD ESTIMATOR: ADAM CLINGAN

813-838-8839

ADAM@VISUALENHANCEMENTSINC.COM

ADDRESS: 25052 WINSLOW WAY, LAND O' LAKES, FL 34639

PROJECT LOCATION

EST 1995

LICENSE # CBC 1264708

Connerton Sign Project

EXCLUDED WORK

Light House Fixtures

Painting of exposed brick

SCOPE OF WORK

Pressure clean all signs

Sand and scuff lettering as there is peeling of the clear coat.

Fill all cracks and voids with PPG Top Gun 400 Elastomeric/Kevlar caulking.

Prime, and Paint all signs, letters and originally painted stucco work or concrete (includes two colors) 1 color for the body and 1 letter color.

For three colors including, the white background, blue border, and blue letters the additional cost is \$3,500

Additional Value Adds Requested by the Board are:

Add 1 additional color (Green) to all signs (adds 1-2 Days Labor & Materials) \$3,500

Add Anti-Graffiti coating to all sides of all Signs, Brick, Stucco, and or block. (adds 1-2 Days Labor) \$2,000

It is our professional opinion that should you want to move forward with the Anti-Graffiti coating it should be done at the same time the signs are done. This will avoid the additional cost of pressure washing the signs again.

PROPOSAL

All paint, tape, and materials will be provided by visual enhancements unless otherwise specified in the scope of work.

All jobs performed by Visual Enhancements INC will use only the highest quality PPG Permanizer Paints and LKQ primers on all **exterior** surfaces unless otherwise specified by the GC or Client. ***If Visual Enhancements uses PPG we are able to offer an industry leading Lifetime labor and materials warranty against Peeling, Cracking, and Flaking on all exterior surfaces.***

Any change orders or additional work requested outside of this proposal will be charged T&M.

Touch-up of damage due to other trades not included (Touch up painting and damage repair to be completed per PDCA Standard P1 "Touch up painting and Damage Repair")

All work performed during regular working hours unless otherwise noted herein

Access to use of lift onsite provided by GC.

**We cannot be responsible for cost overruns caused by client's failure to deliver materials by agreed-upon due dates.*

ORDER TOTAL

\$19,025

We look forward to working with you and supporting your efforts to deliver quality, on time finished products you and your clients can be proud of.

If you have questions on this proposal, feel free to contact [Adam Clingan](mailto:adam@visualenhancementsinc.com) by email at adam@visualenhancementsinc.com or by phone at [813-838-8839](tel:813-838-8839). We welcome all feedback you could provide so that we may better assist you with this project or projects in the future.

Thank you for your consideration,

Adam Clingan
Sales & Lead Estimator
adam@visualenhancementsinc.com
813-838-8839

Tab 7



SCOPE OF SERVICES

Connerton West Community Development District Stormwater Needs Analysis

1.0 PROJECT OBJECTIVE

The Connerton West Community Development District (Client) is required by Florida Statutes Section 5 403.9302 to provide an analysis of the existing stormwater management system. Cardno will assist in the preparation of a Stormwater Needs Analysis pursuant to Section 5 403.9302, Florida Statutes to provide an analysis of the existing stormwater management system. The Stormwater Needs Analysis will be prepared in conjunction with the District Manager and District Counsel utilizing the template provided by the Office of Economic and Demographic Research.

2.0 DELIVERABLES

Template filled out provided by the Office of Economic and Demographic Research.

3.0 PROJECT SCHEDULE

Template will be provided to the Client within 60 days of authorization

4.0 COMPENSATION

For the above-described Scope of Services, the Client agrees to compensate Cardno a lump sum fee of \$5,500.

Tab 8

CONNERTON WEST

FIELD INSPECTION REPORT



March 14, 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

- ❖ Ornamentals to receive first application of 25-0-12 in the month of march.
- ❖ Pruning of some crape myrtles throughout the district still needs to be completed.

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. Cutback the flax lilies on the inbound side of the main entrance to Connerton on connerton boulevard. Remove the dead from them as well. (Pic 1)



5. Trim the schilling Hollie in the field on the inbound side of Connerton boulevard just pass the arbors entrance.
6. Treat the ant mounds on connerton boulevard as you come up to the first roundabout. Once eradicated rake down mounds.
7. Diagnose the declining saint Augustine in the center island just pass shady pavilion court on connerton boulevard.
8. Treat the crack weeds at the second round about on the sidewalk going from connerton boulevard to blue mist parkway.
9. Treat the turf weeds in the saint augustine apron at the entrance to will vista on Blue mist parkway.

2. Remove the dead from the African iris on the inbound side of the main entrance on connerton boulevard just after the monument sign.
3. Treat the bed weeds on the outbound side of connerton boulevard just pass the maintenance connex in the coontie palm bed.(Pic 3)
4. Continue to monitor the recovery of the saint Augustine throughout the district from the recent frost.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

10. Check to make sure the irrigation is working on connerton boulevard after the second roundabout the color seems to be off from the rest of the district.

11. Treat the turf weeds throughout the park in willow vista. Improve the color of the turf in this park as well.(Pic 11)



12. Treat the bed weeds throughout the willow vista park bed space.

13. Treat the turf weeds in the Bermuda throughout story brook park.

14. Improve the anise on the outbound side of the Verona entrance along the fencing.

15. Treat the fakahatchee grass for spider mites at the savory walk entrance on pleasant plains parkway.

16. During my inspection there were still crape myrtles that are need of pruning. Will this be completed by the end of march?

17. Prune the down jasmine on westerland heading toward the garden part park on the brick wall.(Pic 17)



Tab 9

CONNERTON WEST

FIELD INSPECTION REPORT



March 14, 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

- ❖ Ornamentals to receive first application of 25-0-12 in the month of march.
- ❖ Pruning of some crape myrtles throughout the district still needs to be completed.

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. Cutback the flax lilies on the inbound side of the main entrance to Connerton on connerton boulevard. Remove the dead from them as well. (Pic 1) **Completed week of 3-14-22**



5. Trim the schilling Hollie in the field on the inbound side of Connerton boulevard just pass the arbors entrance. **Completed week of 3-14-22**
6. Treat the ant mounds on connerton boulevard as you come up to the first roundabout. Once eradicated rake down mounds. **Treated on service on week of 3-14-22**
7. Diagnose the declining saint Augustine in the center island just pass shady pavilion court on connerton boulevard. **Tru-green is looking at this area week of 3-28-22**
8. Treat the crack weeds at the second round about on the sidewalk going from connerton boulevard to blue mist parkway. **Completed week of 3-14-22**
9. Treat the turf weeds in the saint augustine apron at the entrance to will vista on Blue mist parkway. **Completed week of 3-14-22**

2. Remove the dead from the African iris on the inbound side of the main entrance on connerton boulevard just after the monument sign. **Completed week of 3-14-22**
3. Treat the bed weeds on the outbound side of connerton boulevard just pass the maintenance connex in the coontie palm bed.(Pic 3) **Completed week of 3-14-22**
4. Continue to monitor the recovery of the saint Augustine throughout the district from the recent frost. **We will keep monitoring the turf**



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

10. Check to make sure the irrigation is working on connerton boulevard after the second roundabout the color seems to be off from the rest of the district.

11. Treat the turf weeds throughout the park in willow vista. Improve the color of the turf in this park as well.(Pic 11) [Scheduled for 3-28-22](#)



12. Treat the bed weeds throughout the willow vista park bed space. [Completed week of 3-14-22](#)

13. Treat the turf weeds in the Bermuda throughout story brook park. [Scheduled for 3-28-22](#)

14. Improve the anise on the outbound side of the Verona entrance along the fencing.
[Added some extra fertilizer.](#)

15. Treat the fakahatchee grass for spider mites at the savory walk entrance on pleasant plains parkway.

[Scheduled for 3-28-22](#)

16. During my inspection there were still crape myrtles that are need of pruning. Will this be completed by the end of march?

[They will be completed this month.](#)

17. Prune the down jasmine on westerland heading toward the garden part park on the brick wall.(Pic 17)



Tab 10



March 21, 2022

Dear Valued Customer,

BrightView thanks you for your continued support and trusting us to provide your Landscape Service's needs.

As you may be aware, disruptions in the supply chain are causing significant inflationary challenges across many industries including Landscape & Snow Maintenance services. Unfortunately, Gasoline prices have recently been the one of the biggest increases we have experience throughout the nation.

BrightView will no longer be able to absorb gasoline prices in this significant inflationary period. Effective April 1, 2022, we will be adding a temporary Fuel Surcharge to your contract invoice. This will be effective for April's service period. (This charge will be temporary and based on the EIA.Gov (<https://www.eia.gov/petroleum/gasdiesel>) gasoline price index and will be re-evaluated once gasoline prices return to more historic averages based on 12/27/21 price of \$3.275)

We apologize for the temporarily added expense, but this will allow us to continue to provide the exceptional services you deserve.

Thank you for your understanding during these turbulent times.

Sincerely,

BrightView Landscape Services

Tab 11



IRRIGATION REPORT

DATE: March 25, 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 February 25th and March 24th, only one non-warranty decoder was replaced.

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

- Work on EP2 recharge well was completed. The pressure switch and the liquid end of the pump were both replaced. The drop pipe looked good, with no holes.
- Repaired serious leak on zone A50 that was caused by a large tree root.
- Responded to emergency call on February 27th to isolate a mainline leak just north of the entrance to Rose Point.
- Repaired mainline leak north of the entrance to Rose Point.
- Identified three more zone pipe leaks most likely caused by tree roots. These repairs will be started on March 29th.
- Started troubleshooting electrical issue on A-controller that is between zones 21 and 22.

The ET sensor located on the Hunter ACC controller at the EP2 pump station recorded 2.73” of ET and 2.32” of rain between February 25th and March 24th. There were four significant rainfall events of 0.25” or more during this same period, the greatest occurring on March 24th, when 0.99” was recorded. The site was shut down for a total of 6 days to take advantage of what nature provided.

According to the Water Management District, the 12-month rolling water usage for the month of February was 69,318 gpd. This is well below the permitted quantity of 419,000 gpd.

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





The tree root growing between the two zone pipes in zone A50 bowed the pipe by over an inch.



Mainline repair north of entrance to Rose Point.

Tab 12

☐ Soft Rush







☐ Soft Rush





☒ Soft Rush





Tab 13

Maintenance Weekly Report

3/7/2022 –3/11/2022

Accomplishments

3/7/22 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, check for fire ants, re level mulch, empty & fill dogipot stations, cleaned up dog park, picked up roadway trash, checked bike trail, empty trash, blow off GPP gazebo, cut off branch PPP by sidewalk, checked gate locks, attend CDD meeting(8.0hrs)

3/7/22 (HOA) Checked CC, checked parking lots, checked Rose Point, remove wood strips @ pool, clean gym (3.25hrs)

3/8/22 (CDD) Check site, check fountain, check bike trail & blow off, checked playgrounds, checked outlying areas, picked up roadway trash, checked lawn maintenance, remove bushes for sign(5.0hrs)

3/8/22 (HOA) Checked CC, picked up trash, removed wood strips at pool posts (2.5hrs)

3/9/22 (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, blow off GPP (5.75hrs)

3/9/22 (HOA) completed removal of wood strips on poles(2.25hrs)

3/10/22 (CDD) Check site, checked bike trail, checked lawn maintenance, picked up roadway trash (8.0hrs)

3/11/22 (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, checked lawn maintenance (5.5hrs)

Plans For Next Week

Install 3 - 10 min parking signs

Current/Future Projects



Rizzetta & Company

Professionals in Community Management

Maintenance Weekly Report

3/14/2022 –3/18/2022

Accomplishments

3/14/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, check for fire ants, re level mulch, empty & fill dogipot stations, cleaned up dog park, picked up roadway trash, checked bike trail, empty trash, blow off, remove pieces of concrete from Connerton Blvd, checked 2 fence easements(5.5hrs)
3/14/22 (HOA) Checked CC, checked parking lots, checked Rose Point, blow off pool deck, clean gym (2.5 hrs.)
3/15/22 (CDD) Check site, check fountain, check bike trail, checked playgrounds, checked outlying areas, picked up roadway trash, blow off pedestrian tunnel, GPP gazebo, went to John Deere & Lowes (6.0hrs)
3/15/22 (HOA) Checked CC, empty trash, reset gym clocks, helped re start pump, called Brandon Electric (2.0hrs)
3/16/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, re level mulch, empty & fill dogipot stations, checked bike trail, empty trash, treat new fire ant mounds, cut back new overhanging branches from rain on bike trail, picked up roadway trash, cleaned up dog park, cleaned up eroded stone @ Story brook park (6.5hrs)
3/16/22 (HOA) Checked Rose point, checked CC, met w/ CES on pool issues(1.5hrs)
3/17/22 (CDD) Check site, checked bike trail, replace 3 boards on bike trail bridge, checked playgrounds, checked for ants, picked up roadway trash (6.0hrs)
3/17/22 (HOA) Barricade end of pool slide, checked outside trash, checked pool, checked Rose Point (1.0hrs)
3/18/22 (CDD) Check site, check fountain and fill, checked bike trail, empty trash, looked for street sign reported down, check playgrounds, empty trash, re level mulch, empty & fill dogipot stations, picked up roadway trash, checked lawn maintenance (6.0hrs)
3/18/22 (HOA) Checked CC, picked up trash, checked pool, met w/ Mo on oven (1.0hrs)
3/18/22 (ETO) (2.0hrs)

Plans For Next Week

Work on boardwalks

Current/Future Projects

Maintenance Weekly Report

3/21/2022 –3/25/2022

Accomplishments

3/21/22 (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, barricade off trail for clear cut, checked several times(5.5hrs)

3/21/22 (HOA) Checked CC, checked parking lots, checked Rose Point, started cleaning gym, met w/ CES on pool pump, re installed 3 hoses on water feature (2.5hrs.)

3/22/22 (CDD) Check site, check fountain, check bike trail, checked playgrounds, checked outlying areas, picked up roadway trash, checked bike trail several times (6.0hrs)

3/22/22 (HOA) Checked CC, checked pool pump (leak), replace 2 hoses on water park (2.0hrs)

3/23/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, re level mulch, empty & fill dogipot stations, checked bike trail, checked several times, picked up roadway trash, cleaned up dog park (6.5hrs)

3/23/22 (HOA) Checked Rose point, checked CC, met w/ Brandon elec for estimates on ovens(1.5hrs)

3/24/22 (CDD) Check site, checked bike trail, checked playgrounds, picked up roadway trash, checked cut backs (4.0hrs)

3/24/22 (HOA) Cleaned trash from parking lot, checked Rose Point, cleaned tunnel cameras (1.0hrs)

3/24/22 (ETO) (3.0hrs)

3/25/22 (CDD) Check site, check fountain, checked bike trail, empty trash, check playgrounds, empty trash, re level mulch, empty & fill dogipot stations, picked up roadway trash, checked lawn maintenance, fixed barricades on trail for weekend closure (7.0hrs)

3/25/22 (HOA) Checked CC, picked up trash, checked pool, checked Rose Point (1.0hrs)

Plans For Next Week

Work on boardwalks

Current/Future Projects

Tab 14



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 2, 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

April 4

2022

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FINANCIAL SUMMARY

2/28/2022 -

General Fund Cash &
Investment Balance:

\$1,019,113

Reserve Fund Cash &
Investment Balance:

\$707,873

Debt Service Fund
Investment Balance:

\$1,893,321

**Total Cash and Investment
Balances:**

\$3,620,307

**General Fund Expense
Variance: \$45,104**

**Under
Budget**



Rizzetta & Company

Supervisor Request Updates

Budget- The General Fund is under budget by \$45,104. The Board is trending the right direction.

Supervisor Requests –

- Letter to Resident-I sent a letter to a resident informing them to make sure their landscaping vendor isn't dumping clippings in the storm drain by the request of the Chair.
- Easement letters- We will discuss at the next meeting.
- Reserve Study- I reached out to Florida Reserve and Steve Swartz will attend the next meeting.
- I had a conference call with the District Engineer and Board of Supervisor Tyson Krutsinger about the cutback project.
- Board of Supervisor Guide to Relevant State Law- This report has been placed on the Connerton West CDD website.
- Electrician for the District-We will discuss at the next meeting.
- Christmas Light Proposal- I'm waiting on proposals from the vendors.
- Budget Workshop- We will discuss at the next meeting.

Tab 15



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

February 28, 2022

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 2/28/2022

(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	751,613	0	0	0	751,613	0	0
Investments	267,500	0	1,893,321	446,830	2,607,652	0	0
Investments--Reserves	0	707,873	0	0	707,873	0	0
Accounts Receivable	110,671	0	90,941	0	201,613	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	11,837	0	11,837	0	0
Fixed Assets	0	0	0	0	0	46,741,866	0
Amount Available in Debt Service	0	0	0	0	0	0	1,996,100
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,888,900
Total Assets	<u>1,156,822</u>	<u>707,873</u>	<u>1,996,100</u>	<u>446,830</u>	<u>4,307,626</u>	<u>46,741,866</u>	<u>15,885,000</u>
Liabilities							
Accounts Payable	13,416	0	0	0	13,416	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	52,463	0	0	0	52,463	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	11,837	0	0	0	11,837	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	15,885,000
Total Liabilities	<u>77,716</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>77,716</u>	<u>0</u>	<u>15,885,000</u>
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	<u>949,311</u>	<u>189,737</u>	<u>913,333</u>	<u>(18,475)</u>	<u>2,033,906</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>1,079,106</u>	<u>707,873</u>	<u>1,996,100</u>	<u>446,830</u>	<u>4,229,910</u>	<u>46,741,866</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,156,822</u>	<u>707,873</u>	<u>1,996,100</u>	<u>446,830</u>	<u>4,307,626</u>	<u>46,741,866</u>	<u>15,885,000</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	11	11	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%
Other Miscellaneous Revenues					
Miscellaneous	0	0	88	88	0.00%
Total Revenues	1,578,576	1,578,576	1,583,516	4,940	0.31%
Expenditures					
Legislative					
Supervisor Fees	13,000	5,417	4,800	617	63.07%
Financial & Administrative					
Administrative Services	5,916	2,465	2,465	0	58.33%
District Management	36,429	15,179	14,989	190	58.85%
District Engineer	30,000	12,500	20,802	(8,302)	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	2,231	2,231	0	58.33%
Accounting Services	22,440	9,350	9,350	0	58.33%
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	833	499	334	75.03%
Miscellaneous Mailings	500	208	0	208	100.00%
Dues, Licenses & Fees	500	500	425	75	15.00%
Website Hosting, Maintenance, Backup (and Email)	3,650	1,521	1,644	(123)	54.96%
Legal Counsel					
District Counsel	60,000	25,000	42,014	(17,014)	29.97%
Law Enforcement					
Deputy	9,500	3,958	3,375	583	64.47%
Electric Utility Services					
Utility Services	39,000	16,250	15,675	575	59.80%
Street Lights-Collector Roads	70,000	29,167	31,341	(2,175)	55.22%

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Street Lights-Neighborhood Roads	190,000	79,167	80,490	(1,324)	57.63%
Water-Sewer Combination Services					
Utility Services	2,500	1,042	9,526	(8,485)	(281.05)%
Stormwater Control					
Stormwater System Maintenance	10,000	4,167	10,110	(5,943)	(1.10)%
Stormwater Assessment	100	100	0	100	100.00%
Aquatic Maintenance	59,700	24,875	24,360	515	59.19%
Ground Water Testing	12,520	5,217	0	5,217	100.00%
Wetland Monitoring & Maintenance	4,000	1,667	0	1,667	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	1,667	0	1,667	100.00%
Landscape Maintenance	420,000	175,000	149,170	25,830	64.48%
Irrigation Maintenance	120,000	50,000	69,855	(19,855)	41.78%
Irrigation Repairs	40,000	16,667	8,858	7,809	77.85%
Irrigation Filters	4,000	1,667	0	1,667	100.00%
Landscape - Mulch	35,000	14,583	987	13,596	97.17%
Landscape Replacement Plants, Shrubs, Trees, Annuals	62,400	26,000	9,100	16,900	85.41%
Field Operations - Landscape Inspections	8,400	3,500	3,500	0	58.33%
Conservation Cutbacks	7,500	3,125	3,795	(670)	49.40%
Holiday Decorations	16,000	16,000	0	16,000	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	1,500	625	0	625	100.00%
Sidewalk Repair & Maintenance	10,000	4,167	9,750	(5,583)	2.50%
Street Sign Repairs	5,000	2,083	2,348	(264)	53.04%
Pressure Washing Sidewalks	12,000	5,000	0	5,000	100.00%
Roadway Repair & Maintenance	10,000	4,167	7,858	(3,691)	21.42%
Parks & Recreation					
Management Contract	98,330	40,971	39,241	1,730	60.09%

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Fountain Service Contract	3,000	1,250	1,250	0	58.33%
Fountain Repairs	500	208	0	208	100.00%
Vehicle Maintenance	2,500	1,042	1,087	(45)	56.53%
Playground Equipment and Maintenance	500	208	0	208	100.00%
Boardwalk and Bridge Maintenance	5,000	2,083	0	2,083	100.00%
Wildlife Management Services	9,600	4,000	4,000	0	58.33%
Miscellaneous Expenses	13,000	5,417	10,974	(5,558)	15.58%
Contingency					
Miscellaneous Contingency	59,000	24,583	1,711	22,872	97.09%
Total Expenditures	<u>1,578,576</u>	<u>690,784</u>	<u>645,680</u>	<u>45,104</u>	<u>59.10%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>887,792</u>	<u>937,836</u>	<u>50,044</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>887,792</u>	<u>949,311</u>	<u>61,519</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>887,792</u></u>	<u><u>1,079,106</u></u>	<u><u>191,314</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 2/28/2022

(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	24	24	0.00%
Special Assessments				
Tax Roll	204,100	204,100	0	0.00%
Total Revenues	<u>204,100</u>	<u>204,124</u>	<u>24</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	<u>0</u>	<u>189,737</u>	<u>189,737</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>189,737</u>	<u>189,737</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	518,136	518,136	0.00%
Fund Balance, End of Period	<u>0</u>	<u>707,873</u>	<u>707,873</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 2/28/2022

(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	628,029	629,796	1,767	0.28%
Total Revenues	628,029	629,808	1,778	0.28%
Expenditures				
Debt Service				
Interest	253,029	124,208	128,821	50.91%
Principal	375,000	70,000	305,000	81.33%
Total Expenditures	628,029	194,208	433,821	69.08%
Excess of Revenue Over (Under) Expenditures	0	435,600	435,600	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	435,600	435,600	0.00%
Fund Balance, Beginning of Period	0	404,283	404,283	0.00%
Fund Balance, End of Period	0	839,882	839,882	0.00%

Connerton West Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2006/2018

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	16	16	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>566,471</u>	<u>1,556</u>	<u>0.28%</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>377,061</u>	<u>377,061</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(21)	(21)	0.00%
Expense Reimbursement	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>(17)</u>	<u>(17)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>377,043</u>	<u>377,043</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	505,208	505,208	0.00%
Fund Balance, End of Period	<u>0</u>	<u>882,251</u>	<u>882,251</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund Series 2015

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Special Assessments				
Tax Roll	160,736	161,188	452	0.28%
Total Revenues	160,736	161,192	456	0.28%
Expenditures				
Debt Service				
Interest	120,736	60,501	60,234	49.88%
Principal	40,000	0	40,000	100.00%
Total Expenditures	160,736	60,501	100,234	62.36%
Excess of Revenue Over (Under) Expenditures	0	100,690	100,690	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	100,690	100,690	0.00%
Fund Balance, Beginning of Period	0	173,276	173,276	0.00%
Fund Balance, End of Period	0	273,967	273,967	0.00%

Connerton West Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2018A

From 10/1/2021 Through 2/28/2022

(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>11</u>	<u>11</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>11</u>	<u>11</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>(18,475)</u>	<u>(18,475)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(18,475)</u>	<u>(18,475)</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>445,878</u></u>	<u><u>445,878</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 2/28/2022

(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 2/28/2022

(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
February 28, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2022</u>
The Bank of Tampa	Money Market	\$ 244,179
The Bank of Tampa ICS: Park National Bank	Money Market	23,321
Total General Fund Investments		\$ 267,500
The Bank of Tampa ICS Reserve:		
BOKF, National Association	Money Market	\$ 248,352
Pacific Western Bank	Money Market	1
Park National Bank	Money Market	225,030
TriState Capital Bank	Money Market	234,490
Total Reserve Fund Investments		\$ 707,873
US Bank Series 2006A-2 Reserve	Fidelity Government Portfolio CL III	\$ 42,231
US Bank Series 2006A Revenue	Fidelity Government Portfolio CL III	255,333
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	163,266
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	605,227
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	386,283
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	146,031
Total Debt Service Fund Investments		\$ 1,893,321
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 28
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	445,878
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	924
Total Capital Projects Fund Investments		\$ 446,830

Connerton West Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2022 Through 2/28/2022

<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	94,591.14
10/20/2021	Lennar Homes LLC	415-22-01	<u>16,080.18</u>
		Total 001 - General Fund	110,671.32

Connerton West Community Development District

Summary A/R Ledger

200 - Debt Service Fund Series 2018A

From 2/1/2022 Through 2/28/2022

<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>34,571.36</u>
		Total 200 - Debt Service Fund Series 2018A	34,571.36

Connerton West Community Development District

Summary A/R Ledger

201 - Debt Service Fund Series 2006/2018

From 2/1/2022 Through 2/28/2022

<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	30,140.21
10/20/2021	Lennar Homes LLC	415-22-01	<u>17,381.66</u>
		Total 201 - Debt Service Fund Series 2006/2018	47,521.87

Connerton West Community Development District

Summary A/R Ledger

203 - Debt Service Fund Series 2015

From 2/1/2022 Through 2/28/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	8,848.07
		Total 203 - Debt Service Fund Series 2015	8,848.07
Report Balance			201,612.62

Connerton West Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2022

001 - General Fund

From 2/1/2022 Through 2/28/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
KE Law Group, PLLC	2/9/2022	1249	General/Monthly Legal Services 01/22	5,039.70
National Traffic Signs, Inc.	2/9/2022	270978	No Parking Sign 02/22	31.40
Jerry Richardson	2/17/2022	1592	Monthly Hog Removal Service 02/22	800.00
Rizzetta & Company, Inc	2/18/2022	INV0000066119	Personnel Reimbursement 02/18/22	3,181.37
Kevin Eric Hamilton	2/22/2022	KH022222	Off Duty Patrols 02/22	200.00
Times Publishing Company	2/23/2022	0000212144 02/23/22	Acct #119853 Legal Advertising 02/22	116.80
BCI Entities, LLC	2/24/2022	221110	Repair Irrigation-Pressure Switch on Well 02/22	3,130.00
Jeremy R. Cohen	2/26/2022	JC022622	Off Duty Patrols/Scheduler's Fee 02/22	350.00
Patrick J. Elmore	2/28/2022	PE022822	Off Duty Patrols 02/22	200.00
Pasco County	3/3/2022	Pasco Water Summary 02/22	Water Summary 02/22	366.54
Total 001 - General Fund				13,415.81
Report Total				13,415.81

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

Construction Account Activity Through February 28, 2022

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74
	Interest Earnings	23,007.25
	Total Inflows:	\$ 1,100,814.99

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 02/28/22
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

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

Construction Account Activity Through February 28, 2022

9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared
11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
11/30/21	CR41	Cardno, Inc	(7,032.50)	Cleared
11/30/21	CR42	Connerton West CDD	(11,454.20)	Cleared
Total Requisitions :			(356,661.23)	

Total Requisitions & COI: (654,937.17)

Total Outflows: (654,937.17)

Series 2018A Construction Account Balance at February 28, 2022 \$ 445,877.82

Connerton West Community Development District
Notes to Unaudited Financial Statements
February 28, 2022

Balance Sheet

1. Trust statement activity has been recorded through 02/28/22.
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 \$7,617.31 was received in March 2022.
6. Debt Service Fund 200 – Payment for Invoice FY21-22 in the amount of \$2,783.99 was received in March 2022.
7. Debt Service Fund 201 – Payment for Invoice FY21-22 in the amount of \$2,427.16 was received in March 2022.
8. Debt Service Fund 203 – Payment for Invoice FY21-22 in the amount of \$712.53 was received in March 2022.

Tab 16

MINUTES OF MEETING

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

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, March 7, 2022 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
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
Jason Liggett	Field Services Manager, Rizzetta (via conference call)
Meredith Hammock	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Representative, Ballenger
Jason Marks	Aquatic Weed Control
Stan Zuercher	Property Maintenance Manager
Jeff Myers	Brightview (via conference call)
Audience	Not Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m. and noted that there were no audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience member present.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Meredith Hammock gave her report and updated the Board on the easement licensing agreement for 8926 Shady Side Lane. After some discussion, the Board made a motion to go into an easement licensing agreement with 8926 Shady Side Lane, contingent of District Manager and Chair approval when presented.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board agreed to go into an easement licensing agreement with 8926 Shady Side Lane, contingent of District Manager and Chair approval when presented for the Connerton West Community Development District.

The Board directed the District Counsel to send a legal letter to the resident that isn't in compliance with his pool drainage.

B. District Engineer Report

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

Mr. Woodcock presented the Land Transfer to Lennar to the Board and let them know that the punch list items are still not complete. The Board agreed not to approve this transfer until the punch list items are complete.

Mr. Woodcock presented several exhibits with new colors options for the Sealing of Entrance Signs and asked for direction from the Board on which color scheme and border selection they prefer. The Board chose Option 3 Colors with the design border from Option 9.

The Board directed Mr. Woodcock to get three proposals for the dog park at Garden Park. Once a proposal is approved by the Board then the proposal will be presented to the CCC.

The Board directed Mr. Woodcock to investigate the cutback by Clearcut to make sure that the District is in compliance.

The Board directed the Mr. Woodcock to provide an updated map for the Towing Areas to Mr. Adams. Once received the Mr. Adams will provide the map to the entire Board.

C. Field Inspection Report

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

Mr. Liggett informed the Board that he will complete a walkthrough of the cutback by Clearcut on March 8, 2022.

D. Irrigation Report

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

The Board directed Ms. Huff to track the reclaimed water levels for the entire year.

The Board directed Ms. Huff to investigate the irrigation punch list and report to the Board at the next meeting.

On a motion from Mr. Novak, seconded by Mr. Daly, with all in favor, the Board approved the BCI Entities, LLC proposal for Watertronics WV Lite-Matrix DMR for \$8,220.20 for the Connerton West Community Development District.

E. Aquatics Report

The Board received the Aquatics Report from Aquatic Weed Control.

The Board requested proposals for maintenance for areas 208 and 209.

The Board requested the Aquatic Weed Control provide a proposal for Tilapia and Air Filter for pond J.

F. Property Maintenance Report- Mr. Zuercher

The Board received the maintenance report from Mr. Zuercher.

The Board reviewed and discussed the storage unit proposals that Mr. Zuercher presented. They agreed to table these proposals to the budget workshop meeting where they will discuss adding it as a line item on the budget.

The Board directed the Mr. Adams to bill Creekside Nursery for the two hours of Mr. Zuercher's time to clean up the damage area and bill them \$10 dollars for the material.

G. District Manager Report

The Board received and reviewed the District Manager report.

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

Mr. Adams also reminded the Board of their Budget Workshop meeting that will be held on April 12, 2022 @ 4:00 p.m.

Mr. Adams presented the reserve study received from Florida Reserve Study & Appraisal for 2022. The Board directed the Mr. Adams to ask the representative from Florida Reserve to attend the next meeting to answer questions about the Connerton West Reserve Study for 2022. This item was tabled to the next Board meeting.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
March 7, 2022 - Minutes of Meeting
Page 4

The Board requested the Mr. Adams to check with the Accounting Department to see if they provide forecasting for the financial statements.

The Board directed Mr. Adams to put the Board of Supervisors Guide to Relevant State Law on the Connerton West CDD website.

FOURTH ORDER OF BUSINESS

**Consideration of Brightview Proposal
for January Inspection**

After a brief discussion, the Board agreed to table this proposal and asked that a location be provided with the proposal at the next regular meeting.

FIFTH ORDER OF BUSINESS

**Ratification of Brightview Annual
Rotation Proposal**

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board ratified the Brightview Annual Rotation proposal in the amount of \$9,100.00 for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of License Agreement
for Maintenance and Settlement
Agreement for 8338 Swiss Chard
Circle**

The Board approved the licensing agreement with Resident at 8338 Swiss Chard Circle with an extended time frame to comply.

On a motion from Mr. Krutsinger, seconded by Mr. Novak, with all in favor, the Board approved the licensing agreement with Resident at 8338 Swiss Chard Circle with an extended time frame to comply for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Removing Fence at
Storybrook Park**

The Board discussed removing the fence at Storybrook Park and agreed they will not act on this matter at this time.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
March 7, 2022 - Minutes of Meeting
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EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting, Held on
February 7, 2022**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on February 7, 2022.

On a motion from Mr. Daly, seconded by Mr. Novak, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on February 7, 2022, as presented, for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

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

The Board was presented with the Operation & Maintenance Expenditures for January 2022 in the amount of \$128,330.54.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board ratified the Operation & Maintenance Expenditures for January 2022 for \$128,330.54, for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, the Board requested that Mr. Adams get proposals for Christmas lights for the entrances and to reach out to the HOA for their Electrician to see if they will be willing to offer their services to the CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Kawalec, seconded by Mr. Daly, the Board approved to adjourn the meeting at 7:02 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Exhibit A

Let Brightview do the
inventory of staking
that needs to be removed
at trees. If they have
a cost to remove stakes,
Then we take that report
and have Stan do it.

Tyson

Tab 17

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 February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$145,375.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	003447	67974	Pond/Lake Maintenance 01/22	\$ 3,950.00
Ballenger & Company, Inc.	003441	221005	Repair Irrigation System 12/21	\$ 9,417.00
Ballenger & Company, Inc.	003441	221006	Repair Irrigation System 11/21	\$ 3,818.00
Ballenger & Company, Inc.	003441	221009	Repair Irrigation System 12/21	\$ 720.00
Ballenger & Company, Inc.	003441	221010	Repair Irrigation System 01/22	\$ 375.00
Ballenger & Company, Inc.	003441	221027	SWFWMD Meter Reading/Irrig Pump Station 01/22	\$ 1,300.00
Ballenger & Company, Inc.	003456	221003	Irrigation Maintenance 10/21	\$ 8,170.00
Ballenger & Company, Inc.	003465	221028	Irrigation Maintenance 01/22	\$ 8,170.00
BCI Entities, LLC	003466	221060	Repair Irrigation System 02/22	\$ 435.00
BCI Entities, LLC	003466	221061	Repair Irrigation System 02/22	\$ 429.00
BCI Entities, LLC	003466	221072	SWFWMD Meter Reading/Irrig Pump Station 02/22	\$ 1,300.00
BrightView Landscape Services, Inc.	003442	7721327	Flush Cut 42 Failing Tree 01/22	\$ 2,520.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	003442	7721328	Flush Cut 17 Failing Tree 01/22	\$ 1,020.00
BrightView Landscape Services, Inc.	003448	7744996	Turf Weed and Fungicide Treatment 01/22	\$ 3,000.00
BrightView Landscape Services, Inc.	003467	7740529	Landscape Maintenance 02/22	\$ 25,792.50
BrightView Landscape Services, Inc.	003467	7761370	Mulch Installed 02/22	\$ 987.19
Christopher Kawalec	003458	CK020722	Board of Supervisors Meeting 02/07/22	\$ 200.00
Connerton West CDD	CD190	CD190	Replenish Debit Card	\$ 464.53
Connerton West CDD	CD191	CD191	Replenish Debit Card	\$ 291.44
Daniel Novak	003461	DN020722	Board of Supervisors Meeting 02/07/22	\$ 200.00
Jeremy R. Cohen	003449	JC011022	Off Duty Patrols / Scheduler's Fee 01/22	\$ 350.00
Jerry Richardson	003446	1580	Monthly Hog Removal Service 01/22	\$ 800.00
John Ngerem	003460	JN020722	Board of Supervisors Meeting 02/07/22	\$ 200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
K. Johnson's Lawn & Landscaping, Inc.	003443	18347	Mow Bike Trail 01/22	\$ 700.00
KE Law Group, PLLC	003444	1092	General/Monthly Legal Services 12/21	\$ 9,232.75
Kevin Eric Hamilton	003451	KH011222	Off Duty Patrols 01/22	\$ 200.00
Messer Caparello, P.A.	003468	490323	Legal Services-Easement Enforcement 01/22	\$ 5,165.36
Mobile Mini, Inc.	003469	9012997096	Mobile Storage Rental Acct #10023746 02/22	\$ 223.19
Nebula LED Lighting Systems	003459	132353-MS	Gemstone Bulbs 12/21	\$ 300.00
Pasco County	003462	Pasco Water Summary 01/22	Water Summary 01/22	\$ 440.08
Patrick J. Elmore	003450	PE013122	Off Duty Patrols 01/22	\$ 200.00
Rizzetta & Company, Inc	003445	INV0000065348	Personnel Reimbursement 01/21/22	\$ 3,216.69
Rizzetta & Company, Inc	003445	INV0000065407	District Management Fees 02/22	\$ 6,530.00
Rizzetta & Company, Inc	003463	INV0000065646	General Management & Oversight 02/22	\$ 4,013.90

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc	003470	INV0000065947	Out of Pocket Expense 01/22	\$ 60.03
Rizzetta Amenity Services, Inc.	003452	INV0000000000	Out of Pocket Expense 12/21	\$ 71.28
Romaner Graphics	003453	20961	Replace Pavers At Connerton Blvd Entry 01/22	\$ 1,650.00
Site Masters of Florida, LLC	003454	012822-1	Constructed 8 Flumes in System 01/22	\$ 6,400.00
Site Masters of Florida, LLC	003471	021022-3	Sidewalk Repair & Maintenance 02/22	\$ 1,750.00
Steven Daly	003457	SD020722	Board of Supervisors Meeting 02/07/22	\$ 200.00
Suncoast Pool Service	003472	7981	Fountain Service 02/22	\$ 250.00
US Bank Corporate Trust Services	003455	6398782	Trustee Fees Series 2006 11/01/21-10/31/22	\$ 4,040.63
Withlacoochee River Electric Cooperative Inc.	003464	Electric Summary Bill 01/22	Electric Summary Bill 01/22	<u>\$ 26,822.08</u>
Report Total				<u>\$ 145,375.65</u>