



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Budget Workshop Meeting May 2, 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

April 25, 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, May 2, 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.** Presentation of FY 2022-2023 Proposed Budget **(under separate cover)**
 - B.** Consideration of Resolution 2022-05, Setting Public Hearing and Approving FY 2022-2023 Proposed Budget.....Tab 1
 - C.** Update on Reserve Study for 2022
by Florida Reserve Study & Appraisal
 - D.** Consideration of Nebula Lighting Proposal for Water Fountain.....Tab 2
 - E.** Consideration of Brandon Electric Proposal for
Water Fountain.....Tab 3
- 4. STAFF REPORTS**
 - A.** District Counsel
 1. Update on Easement Agreements
 2. Update on Parking and Towing Policies
 - B.** District Engineer
 1. Review of April District Engineer Report.....Tab 4
 2. Update on Land Transfer to Lennar.
 3. Update on Conservation Cutbacks
 4. Update on Stormwater Needs Analysis Proposal
 - C.** Review of April Field Inspection Report **(under separate cover)**
 - D.** Landscape Report **(none)**
 1. Consideration of Brightview Proposal for Tree Removal.....Tab 5
 2. Consideration of Brightview Fuel Surcharge.....Tab 6
 - E.** Irrigation Report.....Tab 7
 1. Update on Punch List Items for Lennar
 2. Update on Water Quality Test

F.	Review of April Aquatics Report.....	Tab 8
G.	Review of April Property Maintenance Report.....	Tab 9
H.	District Manager	
	1. April District Manager Report.....	Tab 10
	2. March Financial Statement.....	Tab 11
	3. Discussion of Storage Container Proposals.....	Tab 12
5.	BUSINESS ADMINISTRATION	
	A. Consideration of Minutes of the Board of Supervisors'	
	Regular Meeting held on April 4, 2022.....	Tab 13
	B. Consideration of Operation and Maintenance	
	Expenditures for March 2022.....	Tab 14
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

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Connerton West Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 1, 2022
HOUR:	6:00 p.m.
LOCATION:	Club Connerton 21100 Fountain Garden Way Land O’ Lakes, Florida 34638

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd DAY OF MAY, 2022.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

Tab 2



www.nebulalighting.com

P.O. Box 890

Land O'Lakes, FL 34639

+ 1 813 996-0001

+1 888 NEBULA-5

+1 813 907-0077 fax

ESTIMATE/CONTRACT

LICENSE# **EC13003460**

DATE 4/19/2022



PROPOSAL SUBMITTED TO (OWNER)

NAME	Daniel Novak c/o Connerton CDD		
ADDRESS	21100 Fountain Garden Way		
CITY	Land O Lakes	FLORIDA	ZIP 34637
PHONE	727-421-8262		

WORK TO BE PERFORMED AT

ADDRESS	
EMAIL ADDRESS	seat5@connertonwestcdd.org
GATE CODE:	0

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

X	GEMSTONE LIGHTING SYSTEM	SOFFIT COLOR	TBD
1	LOW VOLT POWER SUPPLY	TRACK DEPTH	Pending Measurement
N/A	GFI OUTLET	PLACEMENT - Outer, Inner and Upper Rings of Fountain	
X	CELL PHONE APP	1 STORY:	ROOF: SHINGLE:
N/A	ADDT'L POWER SUPPLY \$499	2 STORY:	TILE:
140	LINEAR FEET	LIFT:	

Connerton Fountain Upper		TOTAL PRICE	\$6,300
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All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

Six thousand three hundred Dollars

\$6,300 with payments made as follows:

(1/2)	ON DEPOSIT	\$3,150
(1/2)	ON COMPLETION	\$3,150

Per:

Marc Baykara

Note - This proposal may be withdrawn by us if not accepted within 30 days.

PLEASE ALLOW (8) WEEK(S) INSTALLATION (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date _____

Signature _____

FIVE (5) YEAR PARTS AND FIVE (5) YEAR LABOR WARRANTY





Tab 3



Brandon Electric

Connerton West CDD
21100 Fountain Garden Rd
Land O' Lakes, FL 34637

✉ darryla@rizzetta.com

ESTIMATE	#11214-3
ESTIMATE DATE	Apr 04, 2022
SCHEDULED DATE	Thu Mar 31, 2022 9:00am
TOTAL	\$6,679.17

CONTACT US
1034 Skipper Road
Tampa, FL 33613

☎ (813) 653-1473
✉ accounting@brandonelectric.com

ESTIMATE

Services	qty	unit price	amount
Connerton West CDD (Main Fountain) Remove (8) 2 lamp ballast and (16) 4' fluorescent lamps from the existing fixtures in the main fountain tower. Supply and install (16) 4' LED direct drive lamps the (8) existing fixtures. Remove (10) existing lights and supports on the decorative banisters behind the main sign. Supply and install (10) perma post where the existing light fixtures supports were removed. Supply and install (10) RAB X34 5000k with 2500 lumens each on the new perma post installed.	1.0	\$6,679.17	\$6,679.17

Note: Any unforeseen changes may incur an additional cost.
This proposal does not include any troubleshooting if required will be an additional cost.

Customer Service - Exclusions

Exclusions:
Permit fees.
Fire Systems.
Engineering, calculations and design.
Utility company or municipal fees.
Temporary power (NA)
Telephones and PABX equipment.
Saw cutting and patching asphalt, Concrete cutting, or Boring.
Concrete equipment pads.
Concrete removal or soil spoils removal.
Waste disposal or dumpster.
De-watering system.
Water Pipe damage/repair, including but not limited to: sprinklers, dewatering systems, well water or utility water.
Repair of drywall damage due to troubleshooting/installation.
Repair of stucco damage due to troubleshooting/installation.
Replacement of sod/shrubbery that is removed or damaged due to electrical scope of work.
Mechanical systems (HVAC units and controls)
Security systems

Qualifications and Clarifications:
Proposal is based on an on-site schedule 8 hour days 5 days a week.
Standard shipping and freight cost for materials/equipment have been included. Quick ship costs or provisions to expedite items have not been included.
Adequate on-site space for storage and vehicle parking is available at no cost to personnel and its subcontractors.
Brandon Electric reserves the right to negotiate fair contract terms and conditions.
Any breakout prices are provided for accounting purposes only and shall not be used to adjust the value of this proposal.
Final pricing is contingent upon review of subsequent drawings, construction schedule, and/or scope modification.
Unforeseen changes may incur an additional cost.
Brandon Electric is not liable for unmarked utilities, or sprinkler lines (marked or unmarked).
In the event of any dispute between the parties concerning the terms and provisions of this contract, the party prevailing in such dispute shall be entitled to collect from the other party all costs incurred in such dispute, including reasonable attorneys' fees.

By clicking the "Approve Estimate" button, I have read and agree to the Terms and Conditions.

Subtotal	\$6,679.17
<hr/>	
Total	\$6,679.17

Tab 4

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Submitted for Site Development Permit 4/25/22.
- Submitted for Right of Way Use Permit 4/25/22.
- Site Improvements Proposal Approved. Waiting on Landscape and Irrigation proposals.

Garden Party Park Improvements

- Submitted plans for Right of Way use permit with Pasco County. Right of Way Use Permit Obtained.
- Presenting proposal for board review, to include replacement of additional playground equipment.
- Construction to begin week of 5/2/22.

Trail Project

- Waiting on Geotechnical Report for boardwalk crossings. Report due May 1, 2022
- Submit Geotechnical report to boardwalk companies to obtain design build proposal.
- Submit for Pasco County Permit. Wetland impacts and ACOE permit obtained.
- Obtain Pasco County Development Permit September 2022.

Acquisition Review

Parcel 209 Acquisition – Onsite punchlist review

- Provided Lennar revised punch list items on 3/1/22.
- Follow up inspection during the week of 4/25/22.

Parcel 208 Acquisition – Onsite punchlist review

- Provided Lennar revised punch list items on 3/1/22.
- Follow up inspection during the week of 4/25/22.

Miscellaneous Projects

Sealing of Entrance Signs

- CDD selected colors and design layout for Connerton Entry Signs. CDD requested anti-graffiti coating on all signs.
- Received two proposals. They are attached.

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

- Construction of the Shade Sails to begin 4/26/22

Dog Park Feasibility and Estimated Costs

- Presented a preliminary site layout with expected costs during the April meeting.
- Awaiting board approval to move forward with project.

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.

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 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 meeting.

Please mail POs, contracts and checks to:
 Rep Services, Inc.
 165 W. Jessup Ave.
 Longwood, FL 32750-4146

Proposed To: Connerton West CDD 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544-4010	Ship To: TBD at a later date	Bill To: Connerton West CDD 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544-4010
Attn: Matthew Huber	Attn:	Attn: Leslie Spock

Project No: 18261	Project Name: Garden Party Park Improvements - Conn	Project Contact: Frank Nolte
Proposal No: 18261.07	Proposal Name: Garden Party Park Improvements-	Project Location: 8911 Westerland Drive Land O Lakes, FL 34637 Project County: Pasco
Proposal Date: 4/21/2022	Proposal Expires: 5/21/2022	
For Questions Contact: Jason Smith	☎ 407-853-3595	✉ jason@repsservices.com
Sales Consultant: Scott Brushwood	☎ 727-539-8457	✉ scott@repsservices.com
		Opt/Rev: C/3 Printed: 4/21/22 - JS

Vendor: Landscape Structures	Proj Drawings: 18261-3-1 2022	582622
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Freestanding Play 5-12						
Climbers	IP117966A-001	1 EA	Block Climber 9 Blocks DB	3,220.00	3,220.00	3,220.00
Kids In Motion	IP152179A-001	1 EA	Saddle Spinner DB 16"height	1,185.00	1,185.00	1,185.00
Slides & Gliders	IP100046C-001	1 EA	72"wave Poly Slide DB	6,720.00	6,720.00	6,720.00
Swings	IP174018A-001	2 EA	Belt Seat - Proguard Chains For 8' Beam Height	145.00	145.00	290.00
	IP176038A-001	2 EA	Full Bucket Seat - Proguard Chains For 8' Beam Height	405.00	405.00	810.00
	IP177332A-001	1 EA	Single Post Swing Frame - 8' Beam Height Only	1,475.00	1,475.00	1,475.00
	IP177333A-001	1 EA	Single Post Swing Frame - Additional Bay 8' Beam Height Only	1,095.00	1,095.00	1,095.00

			Product Subtotal:	\$14,795.00
			4 Sets of Signed & Sealed Engineering:	\$1,850.00
Freight: Prepaid	Ship Method: Best Way	FOB: Destination	Weight: 1,144 lbs	Freight Charge \$4,050.00
			Landscape Structures Total:	\$20,695.00

Installation By RSI Installer: The scope includes the following, as required:	582623
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Item	Qty	Description
INS-LSI	1 LT	Equipment Installation - Landscape Structures 18261-3-1
DEMO	1 LT	Demolition of existing equipment
PERMIT FILING	1 EA	Charge for document preparation for building permit. NOTE: Permit Fees charged by the building department will be prepaid and invoiced separately and will require a change order to your Purchase Order or Contract.
PERMIT FEE	1 EA	Permit fees charged by the Building Department for the building permit and by the Clerk of the Circuit Court for the Notice of Commencement have been prepaid.

RSI Installer Total: \$12,238.94

General Terms of Sale and Proposal Summary

Net 30

Product:	\$16,645.00
Installation:	\$12,238.94
Freight:	\$4,050.00
Proposal Total:	\$32,933.94

Notes

Basis of Proposal:

Our proposal is based upon Landscape Structures design 18261-3-1.

(This schedule starts when all needed information to direct engineering has been gathered.)

4 Weeks: Engineering & Submittals

4 Weeks +/- Permitting

14 Weeks Longest manufacturing lead time. (Typical for scheduling.)

1 Week Shipping

2 Weeks Installation of equipment

25 Weeks TOTAL WEEKS

Note that RSI is committed to do all it can to meet the needs of your project.

Landscape Structures:
When placing an order, please select colors from those shown on pages 284-287 of the catalog.

The **Owner/Operator shall install** protective surfacing in accordance with specifications F1292 and F1951, as applicable (ref. ASTM F3101-15 10.2).

Protective surfacing material must have a critical height value to meet the maximum fall height for the equipment and be accessible (ref. ASTM F3101).

Landscape Structures Shade Structures:
LSI Shade Structures are designed to meet 2020 Florida Building Code 7th Edition.
LSI incorporates Shadesure® high-density polyethylene fabric is breathable, weather-resistant, flame-resistant and blocks up to 90% of the sun's harmful UV rays. The frames (without the fabric) are designed for 150 MPH winds. Shadesure® tops are to be removed if winds exceed 80 MPH. Maintain 7' minimum clearance above all designated play surfaces when including a shade structures.

Installation:
Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- To Be Provided by customer:
- Access for machines and labor crew to equipment installation location.
 - Storage or Staging area.
 - Signed & sealed site plan or survey.
 - All site work, site preparation and base preparation.
 - Private underground utilities located and marked prior to installation.
 - Sod & Landscape Restoration.
 - Soils testing.
 - Geotechnical Report.
 - Tree survey.
 - Site security.
 - Dumpster.
 - Water and 110 Electric.
 - Dewatering and drainage considerations.
 - Concrete testing.

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include, but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

If, during the performance of this contract, the price of an input increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *an input* is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of an input, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 ½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:
Connerton West CDD

Company Name	Authorized By	Printed Name	Date
As Its: _____ (Title)			



Garden Party Park Improvements - Connerton West

18261-3-1 2022 • 04.12.2022




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Garden Party Park
Improvements - Connerton West
18261-3-1 2022 • 04.12.2022



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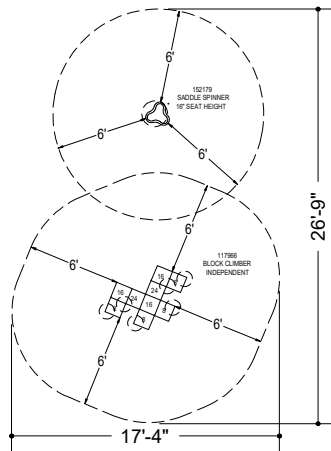
		AREA: N/A		FALL HEIGHT: 8' MAX		USER CAPACITY: 21		BORDER: TIMBERS	
		TOTAL PLAY ACTIVITIES 2-5:		2		TOTAL PLAY ACTIVITIES 5-12:		5	
ADA SCHEDULE		FBC 240.2.1.2		ACCESSIBLE ELEVATED ACTIVITIES		ACCESSIBLE GROUND-LEVEL ACTIVITIES		ACCESSIBLE GROUND-LEVEL PLAY TYPES	
2-5	REQ			n/a		1			
	PROV	n/a		2		1			
5-12	REQ			n/a		4			
	PROV	n/a		5		4			

Revisions:

#	Revision	Date

PG-1

Play Equipment Plan



⚠ WARNING
INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

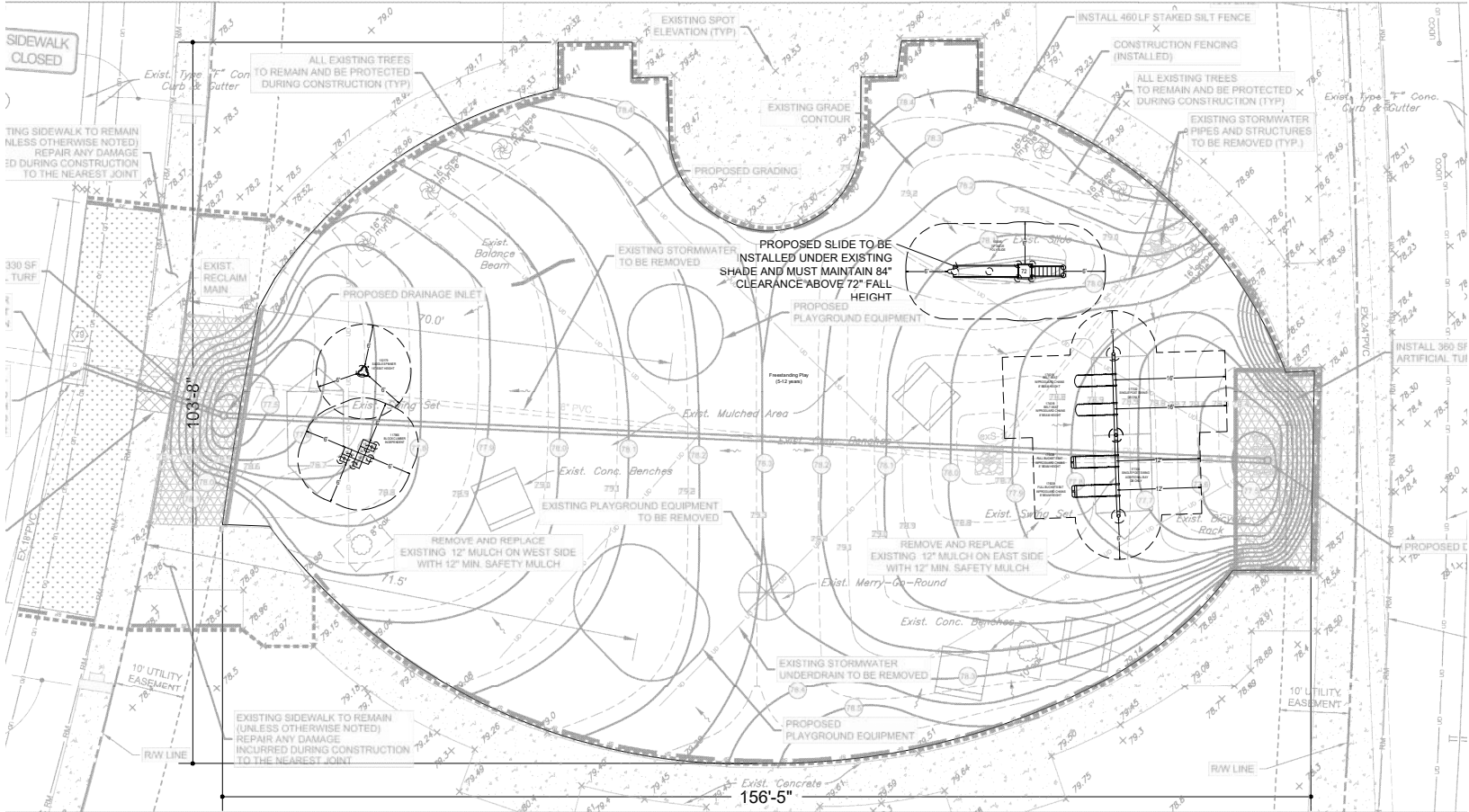
⚠ WARNING
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

GENERAL NOTES:

1. EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
3. BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS

AREA:	FALL:	BORDER:
N/A	HEIGHT:	N/A
	8' MAX	
Revisions:		
#	Revision	Date
PG-2		
Install Plan		

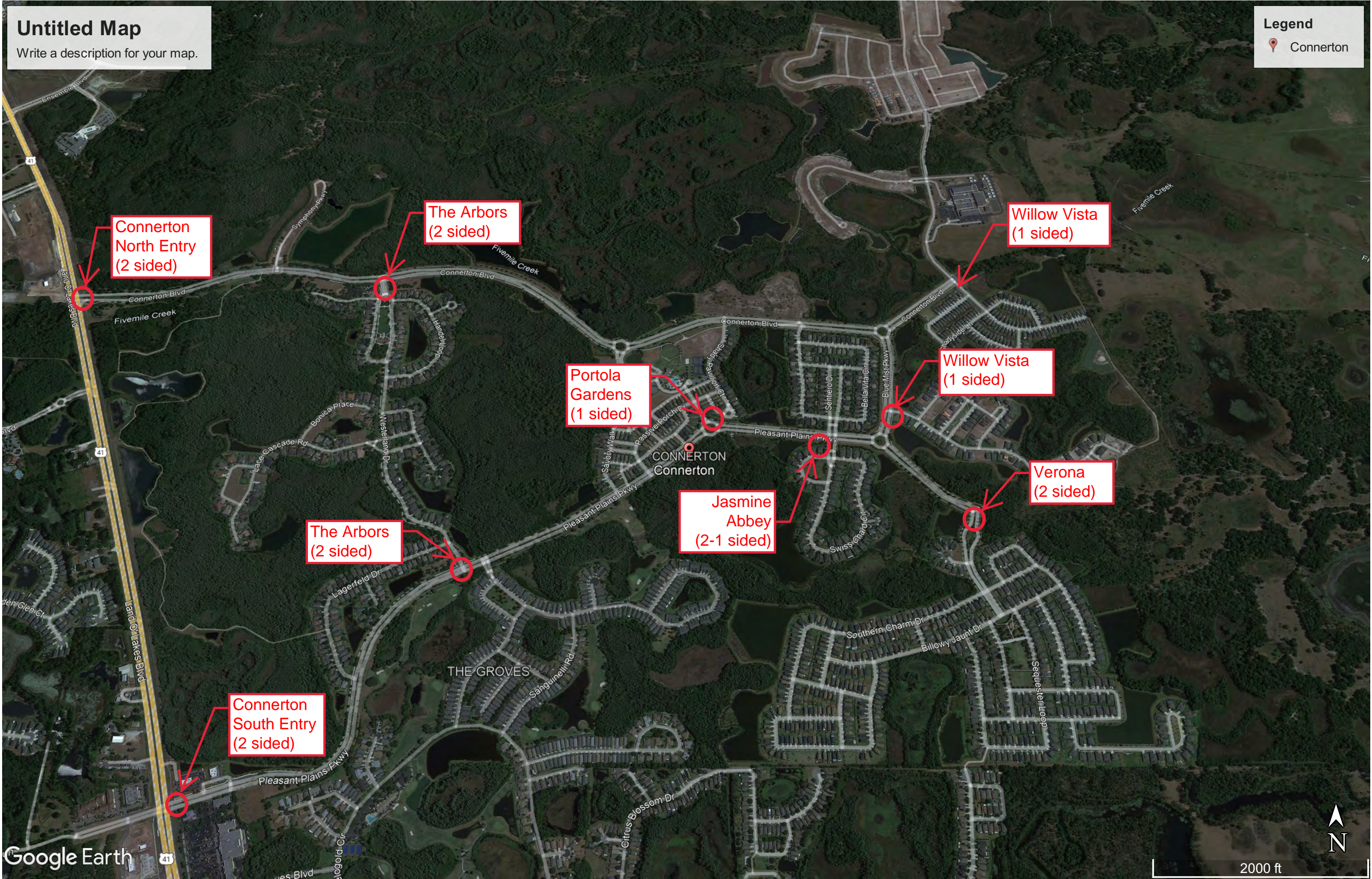
NOTE:
SEE PROPOSAL 18261-1-3 FOR ADDITIONAL
PROPOSED PLAYGROUND EQUIPMENT AND
ENGINEERED WOOD FIBER SAFETY SURFACING



Garden Party Park Improvements - Connerton West

Land O Lakes, Florida

PROJECT: 18261-3-1 2022
NOT FOR CONSTRUCTION



Connerton
North Entry
(2 sided)

The Arbors
(2 sided)

Willow Vista
(1 sided)

Portola
Gardens
(1 sided)

Willow Vista
(1 sided)

Verona
(2 sided)

Jasmine
Abbey
(2-1 sided)

The Arbors
(2 sided)

Connerton
South Entry
(2 sided)



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

PATRIOT AMENITY SERVICES GROUP, LLC



9077 SHADYSIDE LANE
LAND O LAKES, FL 34637
352-549-4468
patriotamenityservicesgroup@gmail.com

Bill To

Connerton West CDD

Estimate Date

04/21/2022

Description	Amount
<p>Proposal to re-paint all of the entrance and monument signs at the community of Connerton West CDD. (15 signs on 9 monuments). Connerton entrance north two-sided, Connerton Entrance South two-sided, two different Arbors entrances both two-sided, Portola Gardens one-sided, Jasmine Abby (2) one-sided, Verona one-sided, 2 Willow Vista's both one-sided. Project will include pressure cleaning of all surfaces of signs/monuments to include brick, stucco, etc. Then sanding and scuffing lettering to prepare for new paint due to peeling of clear coat. Next, filling all cracks and voids with PPG top gun 400 elastomeric Kevlar caulking. Followed by priming and painting all signs, lettering, and originally painted stucco or concrete. Finally application of anti-graffiti coating to all sides of monuments to include the signs, bricks, stucco, and block. All work warranted for three years against defects in craftsmanship. Paint and anti-graffiti warranties match the manufacturers warranty that comes with the products. Premium exterior paint and sealant of clients choice. Colors also clients choice.</p>	9,000.00

Total **\$9,000.00**

Terms & Conditions

Initial payment is required to begin project. 50 percent deposit required to start the other 50 percent due after satisfactory completion of work.

Please make all payments to:

PATRIOT AMENITY SERVICES GROUP LLC
9077 SHADYSIDE LANE
LAND O LAKES, FL 34446

Apshalt Cracking

Between 8727 and 8739 WHite Sage Way

Legend

 8727 White Sage Way

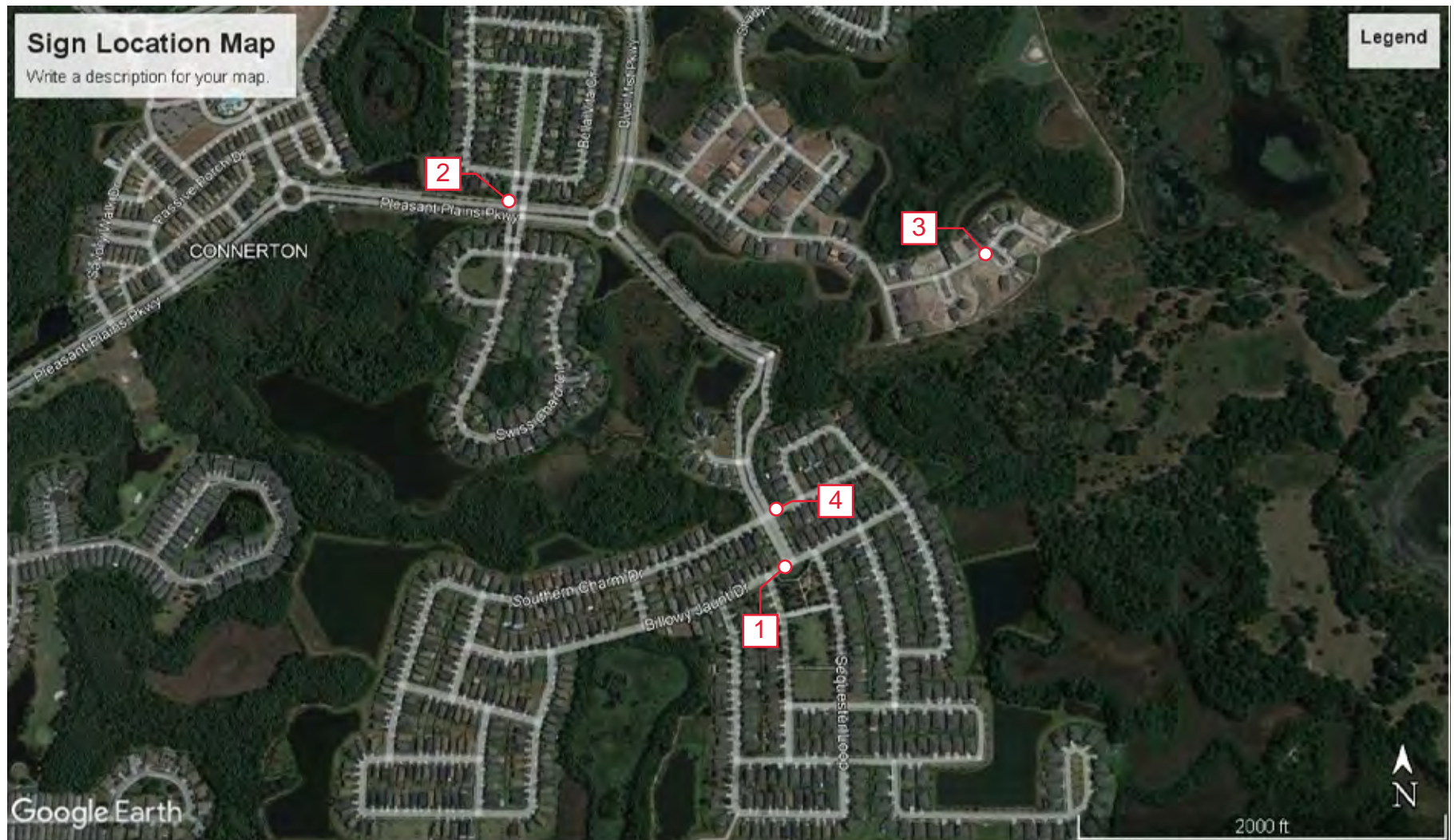
Asphalt
Crack
Location





Sawcut and remove asphalt and base.
Excavate 9". Replace base with 6"
compacted crushed concrete and a
minimum of 3" of asphalt to match
existing grade.

MISSING SIGN REPLACEMENT REPORT



BILLOWY JAUNT DR (Green Background White Letters)

WONDERMENT WAY (Green Background White Letters)

1



PLEASANT PLAINS PKWY (Green Background White Letters)

SENTIERO DR (White Background Green Letters)

2



WOODSHADOW WAY (Green Background White Letters)

ACADIA LP (Green Background White Letters)

3



SOUTHERN CHARM DR (Green Background White Letters)

WONDERMENT WAY (Green Background White Letters)

4





SIGN GO-BY
9" TALL WITH
ROUNDED CORNERS.
ALL CAPS



Contact Information:

Connerton West CDD
12750 Citrus Park Lake
Suite 115
Tampa, FL 33625

Invoicing Address:

Connerton West CDD
12750 Citrus Park Lake
Suite 115
Tampa, FL 33625

Shipping Address:

Connerton West CDD
12750 Citrus Park Lake
Suite 115
Tampa, FL 33625

Quotation # SO17019

Quotation Date: 04/25/2022
Salesperson: Leah Massie

Description	Quantity	Unit Price	Taxes	Amount
[SBDS-0936-02-HI] 9"x36" Double-Sided Aluminum Street Blade Insert w. Rounded Corners, High Intensity Reflective Vinyl Green Background / White Copy/Border	5.000	125.0000	Exempted Tax (Sale)	\$ 625.00
[SBDS-0936-02-HI] 9"x36" Double-Sided Aluminum Street Blade Insert w. Rounded Corners, High Intensity Reflective Vinyl White Background / Green Copy/Border	1.000	125.0000	Exempted Tax (Sale)	\$ 125.00
[SBDS-0942-RC] 9"x42" Double-Sided Aluminum Street Blade Insert w. Rounded Corners, High Intensity Reflective Vinyl Green Background/ White Copy/Border	2.000	151.0000	Exempted Tax (Sale)	\$ 302.00
[CC812F-90] CC812F-90	8.000	21.0000	Exempted Tax (Sale)	\$ 168.00
[CC812F-U-9] CC812F-U-90	8.000	21.0000	Exempted Tax (Sale)	\$ 168.00
[DEL-PRD] Installation Remove existing top mount, add new mounts & street Signs to post	1.000	200.0000	Exempted Tax (Sale)	\$ 200.00
Subtotal				\$ 1,588.00
Taxes on \$ 1,588.00				\$ 0.00
Total				\$ 1,588.00

TERMS AND CONDITIONS: TERMS: This quotation is subject to acceptance within 30 days from the date of the quotation. Arete Industries must approve all changes, deletions or additions to this proposal and any changes therefore will be reflected in the final invoice. Unless otherwise indicated, prices are FOB Odessa, Florida and shipments will be sent once payment is received in

full. Unless otherwise indicated, this quotation does not include applicable sales or other taxes, if any. The status of the agreement shall be deemed to Pasco County, Florida and shall governed by the laws of the State of Florida. If it becomes necessary to institute legal action or use any outside agency to enforce collection of amounts due under this agreement, buyer agrees to reimburse seller for all costs and attorney's fees. PAYMENT: Unless otherwise noted above, a deposit of 50% is required with the signed copy of this agreement. Balance due prior to shipping. Late payments will be assessed a late payment fee of 1.5% per month (18 % annual interest rate) on any unpaid balance.

Net 30 Days

Tab 5

Proposal for Extra Work at Connerton West CDD

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

Project Name Pine tree dead wood

Project Description Remove dead wood on 365 pine trees in areas marked on map.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
365.00	EACH	Remove dead wood on pine trees per map.	\$25.00	\$9,125.00

For internal use only

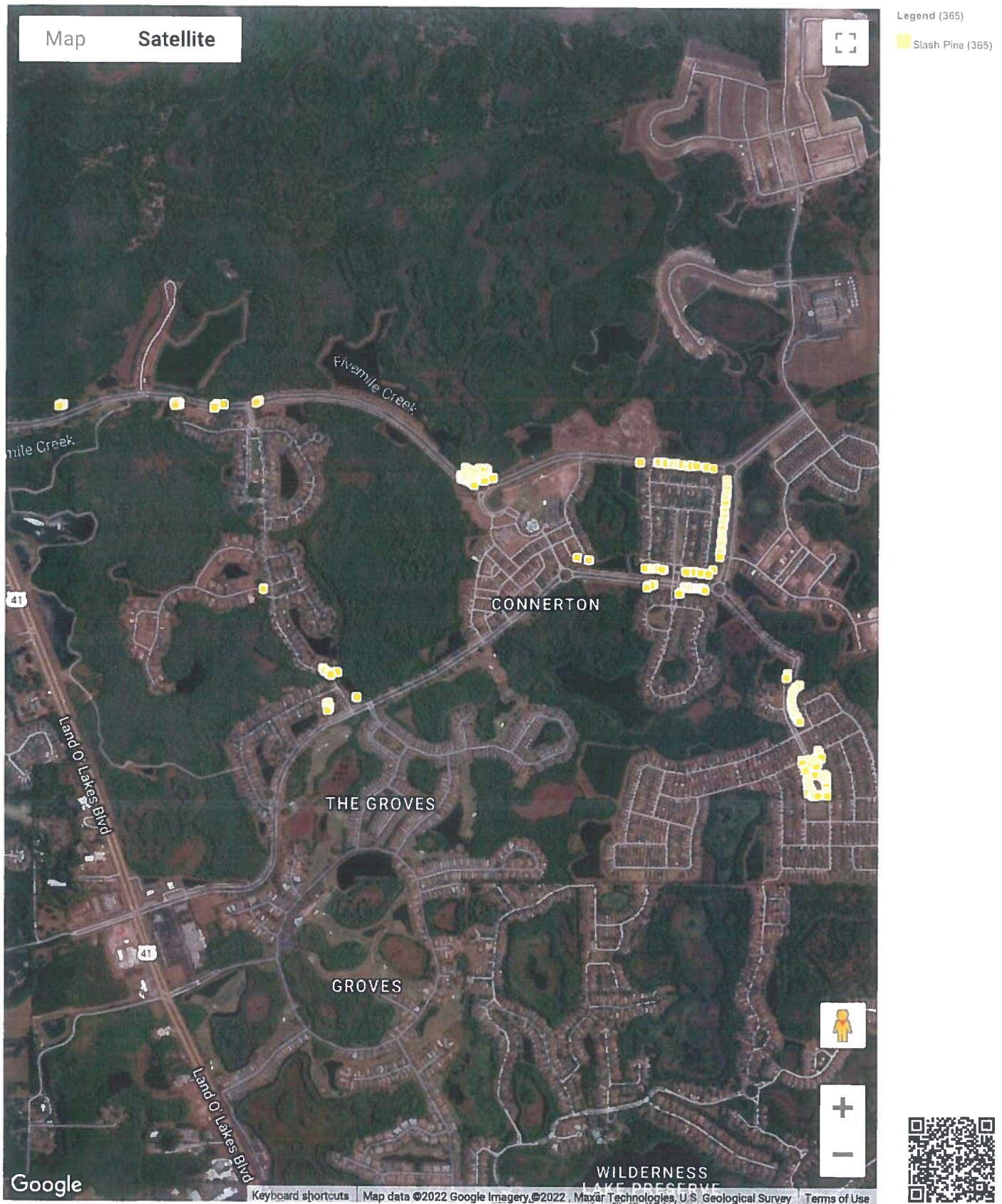
SO# 7771412
JOB# 342200227
Service Line 300

Total Price \$9,125.00

THIS IS NOT AN INVOICE

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

Connerton Pine Pruning Proposal



Connerton Pine Pruning Proposal

Proposal #364052 03-28-2022



March 28, 2022

Pinus elliottii
Slash Pine

ID# 18



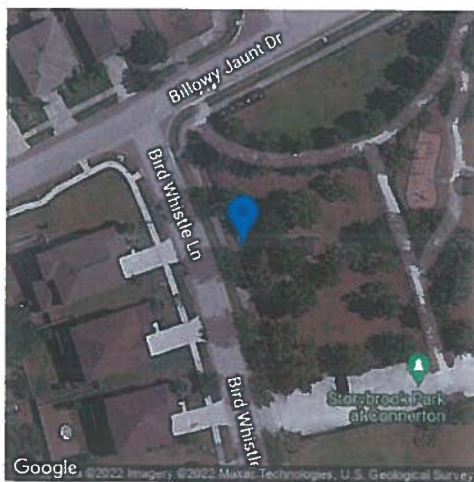
March 28, 2022

Pinus elliottii
Slash Pine

ID# 90



Remove deadwood



Remove deadwood

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

District Manager

Signature	Title
Darryl Adams	March 29, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Acct Mgr Exterior

Signature	Title
Jeffrey Myers	March 29, 2022
Printed Name	Date

Job #:	342200227	Proposed Price	\$9,125.00
SO #	7771412		

Tab 6



March 21, 2022

Dear Connerton CDD Board or Supervisors,

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 of \$150.00. 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 7



IRRIGATION REPORT

DATE: April 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 March 25th and April 24th, one decoder and one solenoid were replaced under warranty and one non-warranty solenoid was replaced.

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

- Completed zone pipe repairs caused by expanding tree roots.
- Located and repaired failed wire splice that was taking down the entire A-controller.
- Submitted proposal to replace two failing valves in large park on Wistful Yearn.
- Started replacement of EP2 sustain pump.

The ET sensor located on the Hunter ACC controller at the EP2 pump station recorded 3.18" of ET and 3.16" of rain between March 25th and April 24th. There were four significant rainfall events of 0.25" or more during this same period, the greatest occurring on April 1st, when 1.29" was recorded. The site was shut down for a total of 8 days to take advantage of what nature provided.

According to the Water Management District, the 12-month rolling water usage for the month of March was 95,361 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



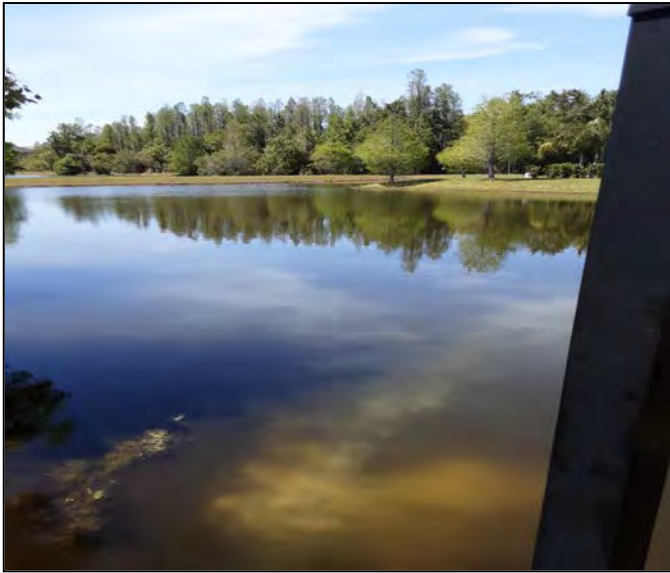
Tab 8







Beneficial Vegetation Notes:





AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Aleksey Solano

Date: 04/20/2022 Time: 01:56 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
4	x								
6	x								
7	x		x						
12	x		x						
23	x		x						
26	x		x						
27	x								
31	x								
32	x								
36	x		x						
43	x								
44	x								
47	x		x						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

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

Tab 9

Maintenance Weekly Report

3/28/2022 –4/1/2022

Accomplishments

3/28/22 (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, re barricade off trail for clear cut, removed barricades at end of day(6.0hrs)
3/28/22 (HOA) Checked CC, checked parking lots, checked Rose Point, cleaning gym (2.0hrs.)
3/29/22 (CDD) Check site, check fountain, check bike trail, checked playgrounds, checked outlying areas, picked up roadway trash, cleaned up trash from garbage truck, took pics for Darryl @ Rose Point, lot 5 block 48, blow off GPP gazebo area (5.0hrs)
3/29/22 (HOA) Checked CC, pressure washed canvas canopies on clubhouse(3.0hrs)
3/30/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, re level mulch, empty & fill dogipot stations, checked bike trail, picked up roadway trash (6.0hrs)
3/30/22 (HOA) Checked Rose point, checked CC, picked up parking lot trash, pressure washed tennis court windscreens, cleaned gym(3.0hrs)
3/31/22 (CDD) Check site, checked bike trail, checked playgrounds, picked up roadway trash, check lawn maintenance, met w/ Brandon Elec., checked outlying areas (8.0hrs)
4/1/22 (CDD) Check site, check fountain, checked bike trail, empty trash, blow off, check playgrounds, empty trash, shoveled up eroded stone @ Storybrook park empty & fill dogipot stations, cleaned up dog park, picked up roadway trash, checked lawn maintenance (6.0hrs)
4/1/22 (ETO) (2.0hrs)

Plans For Next Week

Work on boardwalks

Current/Future Projects



Rizzetta & Company

Professionals in Community Management

Maintenance Weekly Report

4/11/2022 –4/15/2022

Accomplishments

4/11/22 (CDD) Check site, take JD tire for replacement, checked fountain, checked playgrounds, empty trash, check for fire ants, re level mulch, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash, checked lawn maintenance (6.0hrs)

4/11/22 (HOA) Checked CC, checked parking lots, picked up trash, met w/ pool cleaner, tore down desk checked Rose Point (2.0hrs.)

4/12/22 (CDD) Check site, check fountain, check bike trail, checked playgrounds, checked outlying areas, picked up roadway trash, (hrs)

4/12/22 (HOA) Checked CC, picked up parking lot trash(1.5hrs)

4/6/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, re level mulch, treat fire ants, empty & fill dogipot stations, checked bike trail, picked up roadway trash, checked lawn maintenance, check properties for easement fences (5.0hrs)

4/6/22 (HOA) Checked Rose point, checked CC, picked up parking lot trash, blow off pool deck, cleaned gym, tear down meeting rm(3.0hrs)

4/7/22 (CDD) Check site, checked bike trail, checked playgrounds, picked up roadway trash, checked lawn maintenance, checked outlying areas, went to Lowes (4.75hrs)

4/7/22 (HOA) Checked CC, picked up parking lot trash, set up meeting rm, changed light bulbs(2.0hrs)

4/8/22 (CDD) Check site, check fountain, checked bike trail, empty trash, blow off, check playgrounds, empty trash, shoveled up eroded stone @ Story brook park empty & fill dogipot stations, cleaned up dog park, picked up roadway trash, checked lawn maintenance, re attach precast @ Magnolia Pk monument (5.5hrs)

4/8/22 (HOA) Treat for fire ants @ barbeque area (.5hrs)

Plans For Next Week

Work on boardwalks

Current/Future Projects

Accomplishments

4/18/22 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, check for fire ants, re level mulch, empty & fill dogipot stations, picked up roadway trash, checked bike trail, empty trash, checked lawn maintenance, repair electric panel at storage (5.0hrs)

4/1/22 (HOA) Checked CC, checked parking lots, picked up trash, repair light, built new desk, checked Rose Point (3.0hrs.)

4/12/22 (CDD) Check site, picked up tire from shop, installed & changed JD oil, check fountain, check bike trail & blow off, checked playgrounds, checked lawn maint., checked outlying areas, picked up roadway trash, zip tied const. fence @ GPP & blow off gazebo area, picked up fuel(7.0hrs)

4/12/22 (HOA) Checked CC, picked up parking lot trash, put desk in dumpster(1.0hrs)

4/13/22 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, re level mulch, treat fire ants, empty & fill dogipot stations, blow off dog park, checked bike trail, picked up roadway trash, checked lawn maintenance, removed clumps of drywall mud @ Connerton Blvd round a bout (6.0hrs)

4/13/22 (HOA) Checked Rose point, checked CC, picked up parking lot trash, replaced outside bulb, wiped down gym (2.0hrs)

4/14/22 (CDD) Check site, checked bike trail, checked playgrounds, picked up roadway trash, checked lawn maintenance, checked outlying areas, pressure wash Willow Vista shelter for mailboxes and concrete, pressure washed playground shelter also. GPP gazebo pressure washed (7.0hrs)

4/14/22 (HOA) Checked CC, picked up parking lot trash, checked Rose Point pedestrian gates (1.0hrs)

4/15/22 (CDD) Check site, check fountain, checked bike trail, empty trash, empty & fill dogipot stations, picked up roadway trash, checked lawn maint., (4.0hrs)

4/15/22 (HOA) Treat for fire ants @ easter egg area, Checked Rose Point, Checked CC, picked up parking lot trash, unboxed desk section (2.0hrs)

4/15/22 (ETO) (2.0hrs)

Plans For Next Week



Rizzetta & Company

Work on boardwalks

Current/Future Projects



Rizzetta & Company

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 6, 2022 at 6:00pm
- **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

May 2

2022

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FINANCIAL SUMMARY

3/31/2022 -

General Fund Cash &
Investment Balance:

\$849,697

Reserve Fund Cash &
Investment Balance:

\$707,879

Debt Service Fund
Investment Balance:

\$1,911,091

**Total Cash and Investment
Balances:**

\$3,468,667

**General Fund Expense
Variance: \$4,290**

**Over
Budget**



Rizzetta & Company

Supervisor Request Updates

Budget- The General Fund is over budget by \$4,290. The District is over budget by 8,698 for the Water Bill. The District is overall under budget for the fiscal year.

Supervisor Requests –

- Easement – Working with Counsel to help wrap up the easement agreements.
- Stan's Laptop- We will discuss at the meeting.
- New Assessment- We will discuss at the meeting.
- Update on funds from the CCC-We will discuss at the meeting.
- Reclaim Water Refund- We will discuss at the meeting.
- Reserve Study- Working with Steve to provide him all the necessary documents for an update reserve study.
- Christmas Light Proposal- I'm waiting on proposals from the vendors.
- Next Year Budget-I will discuss at the meeting.

Tab 11



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

March 31, 2022

Prepared by: Rizzetta & Company, Inc.

**connertonwestcdd.org
rizzetta.com**

Connerton West Community Development District

Balance Sheet

As of 3/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	102,191	0	0	0	102,191	0	0
Investments	747,506	0	1,911,091	446,432	3,105,029	0	0
Investments--Reserves	0	707,879	0	0	707,879	0	0
Accounts Receivable	103,054	0	76,327	0	179,381	0	0
Accounts Receivable Other	0	0	0	0	0	0	0
Prepaid Expenses	1,376	0	0	0	1,376	0	0
Deposits	25,811	0	0	0	25,811	0	0
Due From Other Funds	0	0	8,691	0	8,691	0	0
Fixed Assets	0	0	0	0	0	46,754,139	0
Amount Available in Debt Service	0	0	0	0	0	0	1,996,109
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,888,891
Total Assets	979,939	707,879	1,996,109	446,432	4,130,359	46,754,139	15,885,000
Liabilities							
Accounts Payable	63,480	0	0	11,873	75,353	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	8,170	0	0	0	8,170	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	8,691	0	0	0	8,691	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	15,885,000
Total Liabilities	80,341	0	0	11,873	92,214	0	15,885,000
Fund Equity & Other Credits							
Beginning Fund Balance	129,795	518,136	1,082,767	465,305	2,196,004	46,754,139	0
Net Change in Fund Balance	769,803	189,743	913,342	(30,746)	1,842,141	0	0
Total Fund Equity & Other Credits	899,598	707,879	1,996,109	434,559	4,038,145	46,754,139	0
Total Liabilities & Fund Equity	979,939	707,879	1,996,109	446,432	4,130,359	46,754,139	15,885,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	16	16	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	<u>1,578,576</u>	<u>1,578,576</u>	<u>1,583,522</u>	<u>4,946</u>	<u>0.31%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	6,500	5,800	700	55.38%
Financial & Administrative					
Administrative Services	5,916	2,958	2,958	0	50.00%
District Management	36,429	18,215	18,025	190	50.52%
District Engineer	30,000	15,000	29,870	(14,870)	0.43%
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	2,678	2,678	0	50.00%
Accounting Services	22,440	11,220	11,220	0	50.00%
Auditing Services	4,475	4,475	0	4,475	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	1,000	499	501	75.03%
Miscellaneous Mailings	500	250	0	250	100.00%
Dues, Licenses & Fees	500	500	425	75	15.00%
Website Hosting, Maintenance, Backup (and Email)	3,650	1,825	1,819	6	50.17%
Legal Counsel					
District Counsel	60,000	30,000	44,440	(14,440)	25.93%
Law Enforcement					
Deputy	9,500	4,750	3,925	825	58.68%
Electric Utility Services					
Utility Services	39,000	19,500	19,378	122	50.31%
Street Lights-Collector Roads	70,000	35,000	38,102	(3,102)	45.56%

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Street Lights-Neighborhood Roads	190,000	95,000	97,876	(2,876)	48.48%
Water-Sewer Combination Services					
Utility Services	2,500	1,250	9,948	(8,698)	(297.92)%
Stormwater Control					
Stormwater System Maintenance	10,000	5,000	10,110	(5,110)	(1.10)%
Stormwater Assessment	100	100	0	100	100.00%
Aquatic Maintenance	59,700	29,850	32,410	(2,560)	45.71%
Ground Water Testing	12,520	6,260	0	6,260	100.00%
Wetland Monitoring & Maintenance	4,000	2,000	0	2,000	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	2,000	0	2,000	100.00%
Landscape Maintenance	420,000	210,000	186,043	23,958	55.70%
Irrigation Maintenance	120,000	60,000	78,025	(18,025)	34.97%
Irrigation Repairs	40,000	20,000	14,075	5,925	64.81%
Irrigation Filters	4,000	2,000	0	2,000	100.00%
Landscape - Mulch	35,000	17,500	53,427	(35,927)	(52.64)%
Landscape Replacement Plants, Shrubs, Trees, Annuals	62,400	31,200	20,519	10,681	67.11%
Field Operations - Landscape Inspections	8,400	4,200	4,200	0	50.00%
Conservation Cutbacks	7,500	3,750	4,195	(445)	44.06%
Holiday Decorations	16,000	16,000	0	16,000	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	1,500	750	0	750	100.00%
Sidewalk Repair & Maintenance	10,000	5,000	9,750	(4,750)	2.50%
Street Sign Repairs	5,000	2,500	2,348	152	53.04%
Pressure Washing Sidewalks	12,000	6,000	0	6,000	100.00%
Roadway Repair & Maintenance	10,000	5,000	7,858	(2,858)	21.42%
Parks & Recreation					
Management Contract	98,330	49,165	46,558	2,608	52.65%

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Fountain Service Contract	3,000	1,500	1,500	0	50.00%
Fountain Repairs	500	250	0	250	100.00%
Vehicle Maintenance	2,500	1,250	1,342	(92)	46.33%
Playground Equipment and Maintenance	500	250	0	250	100.00%
Boardwalk and Bridge Maintenance	5,000	2,500	0	2,500	100.00%
Wildlife Management Services	9,600	4,800	4,800	0	50.00%
Miscellaneous Expenses	13,000	6,500	11,263	(4,763)	13.35%
Contingency					
Miscellaneous Contingency	59,000	29,500	1,711	27,789	97.09%
Total Expenditures	<u>1,578,576</u>	<u>820,904</u>	<u>825,194</u>	<u>(4,290)</u>	<u>47.73%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>757,672</u>	<u>758,328</u>	<u>656</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	21	21	0.00%
Prior Year A/P Credits	0	0	11,454	11,454	0.00%
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>757,672</u>	<u>769,803</u>	<u>12,132</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	129,795	129,795	0.00%
Fund Balance, End of Period	<u>0</u>	<u>757,672</u>	<u>899,598</u>	<u>141,926</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	30	30	0.00%
Special Assessments				
Tax Roll	204,100	204,100	0	0.00%
Total Revenues	<u>204,100</u>	<u>204,130</u>	<u>30</u>	<u>0.01%</u>
Expenditures				
Contingency				
Capital Outlay	0	14,387	(14,387)	0.00%
Capital Reserve	204,100	0	204,100	100.00%
Total Expenditures	<u>204,100</u>	<u>14,387</u>	<u>189,713</u>	<u>92.95%</u>
Excess of Revenue Over (Under) Expenditures	0	189,743	189,743	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	189,743	189,743	0.00%
Fund Balance, Beginning of Period	0	518,136	518,136	0.00%
Fund Balance, End of Period	<u>0</u>	<u>707,879</u>	<u>707,879</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 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0.00%
Special Assessments				
Tax Roll	628,029	629,796	1,767	0.28%
Total Revenues	<u>628,029</u>	<u>629,811</u>	<u>1,782</u>	<u>0.28%</u>
Expenditures				
Debt Service				
Interest	253,029	124,208	128,821	50.91%
Principal	<u>375,000</u>	<u>70,000</u>	<u>305,000</u>	<u>81.33%</u>
Total Expenditures	<u>628,029</u>	<u>194,208</u>	<u>433,821</u>	<u>69.08%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>435,603</u>	<u>435,603</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>435,603</u>	<u>435,603</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	404,283	404,283	0.00%
Fund Balance, End of Period	<u>0</u>	<u>839,886</u>	<u>839,886</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2006/2018

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	20	20	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>566,474</u>	<u>1,560</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>377,064</u>	<u>377,064</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>377,047</u>	<u>377,047</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>882,255</u>	<u>882,255</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 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Special Assessments				
Tax Roll	160,736	161,188	452	0.28%
Total Revenues	<u>160,736</u>	<u>161,193</u>	<u>457</u>	<u>0.28%</u>
Expenditures				
Debt Service				
Interest	120,736	60,501	60,234	49.88%
Principal	40,000	0	40,000	100.00%
Total Expenditures	<u>160,736</u>	<u>60,501</u>	<u>100,234</u>	<u>62.36%</u>
Excess of Revenue Over (Under) Expenditures	0	100,691	100,691	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	100,691	100,691	0.00%
Fund Balance, Beginning of Period	0	173,276	173,276	0.00%
Fund Balance, End of Period	<u>0</u>	<u>273,968</u>	<u>273,968</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2018A

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>14</u>	<u>14</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>14</u>	<u>14</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>30,360</u>	<u>(30,360)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>30,360</u>	<u>(30,360)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(30,346)</u>	<u>(30,346)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(30,346)</u>	<u>(30,346)</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>434,007</u></u>	<u><u>434,007</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 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	400	(400)	0.00%
Total Expenditures	<u>0</u>	<u>400</u>	<u>(400)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(400)</u>	<u>(400)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(400)</u>	<u>(400)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	924	924	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>524</u></u>	<u><u>524</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund Series 2015

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

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

Connerton West CDD
Investment Summary
March 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2022</u>
The Bank of Tampa	Money Market	\$ 244,182
The Bank of Tampa ICS:		
CrossFirst Bank	Money Market	248,351
Flushing Bank	Money Market	6,622
The Huntington National Bank	Money Market	248,351
Total General Fund Investments		\$ 747,506
The Bank of Tampa ICS Reserve:		
BOKF, National Association	Money Market	\$ 248,351
Bank of Hope	Money Market	1
First United Bank and Trust Company	Money Market	1
Flushing Bank	Money Market	241,729
Park National Bank	Money Market	1
TriState Capital Bank	Money Market	1
Western Alliance Bank	Money Market	217,795
Total Reserve Fund Investments		\$ 707,879
US Bank Series 2006A-2 Reserve	First American Treasury Obligation Fund Class Y	\$ 42,232
US Bank Series 2006A Revenue	First American Treasury Obligation Fund Class Y	258,721
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,777
US Bank Series 2015A-2 Reserve	US Bank Money Market 5	17,825
US Bank Series 2015A Revenue	US Bank Money Market 5	165,403
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	613,578
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	390,176
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	146,032
Total Debt Service Fund Investments		\$ 1,911,091
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 28
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	445,880
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	524
Total Capital Projects Fund Investments		\$ 446,432

Connerton West Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2022 Through 3/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	86,973.83
10/20/2021	Lennar Homes LLC	415-22-01	<u>16,080.18</u>
		Total 001 - General Fund	103,054.01

Connerton West Community Development District

Summary A/R Ledger

200 - Debt Service Fund Series 2018A

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	31,787.37
		Total 200 - Debt Service Fund Series 2018A	31,787.37

Connerton West Community Development District

Summary A/R Ledger

201 - Debt Service Fund Series 2006/2018

From 3/1/2022 Through 3/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	27,713.05
10/20/2021	Lennar Homes LLC	415-22-01	<u>8,690.83</u>
		Total 201 - Debt Service Fund Series 2006/2018	36,403.88

Connerton West Community Development District

Summary A/R Ledger

203 - Debt Service Fund Series 2015

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	8,135.54
		Total 203 - Debt Service Fund Series 2015	8,135.54
Report Balance			179,380.80

Connerton West Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2022

001 - General Fund

From 3/1/2022 Through 3/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Weed Control, Inc.	2/1/2022	67979	Pond/Lake Maintenance 02/22	3,950.00
K. Johnson's Lawn & Landscaping, Inc.	2/1/2022	18378	Mow Bike Trail 02/22	700.00
Jeremy R. Cohen	3/11/2022	JC031122	Off Duty Patrols/Scheduler's Fee 03/22	350.00
Kevin Eric Hamilton	3/24/2022	KH032422	Off Duty Patrols 03/22	200.00
Clear Cut	3/28/2022	147	Mulch Walking Trail Preserve Boundaries 03/22	8,976.00
Aquatic Weed Control, Inc.	3/28/2022	70034	Quarterly Pond/Lake Maintenance 03/22	4,100.00
BrightView Landscape Services, Inc.	3/30/2022	7839895	Additional Maintenance Bahia/St Augustine 03/22	10,380.00
BCI Entities, LLC	3/31/2022	221148	Irrigation Repair 03/22	275.00
BCI Entities, LLC	3/31/2022	221149	Irrigation Repair-Leaking Pipes Zone A66 03/22	1,917.00
Rizzetta & Company, Inc	3/31/2022	INV0000067276	Out of Pocket Expense 03/22	74.19
Pasco County	4/5/2022	Pasco Water Summary 03/22	Water Summary 03/22	356.39
Withlacoochee River Electric Cooperative Inc.	4/6/2022	Electric Summary Bill 03/22	Electric Summary Bill 03/22	27,848.48
KE Law Group, PLLC	4/12/2022	1929	General/Monthly Legal Services 03/22	4,352.83
			Total 001 - General Fund	63,479.89

Connerton West Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2022

300 - Capital Projects Fund Series 2018A

From 3/1/2022 Through 3/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Cardno, Inc.	3/29/2022	CR 43 Cardno	CR 43 Series 2018A	11,873.02
			Total 300 - Capital Projects Fund Series 2018A	11,873.02
Report Total				75,352.91

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

Construction Account Activity Through March 31, 2022

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74
	Interest Earnings	23,009.30
	Total Inflows:	\$ 1,100,817.04

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 03/31/22
4/3/18	COI	Underwriter's Discount	\$ (120,600.00)	Cleared
4/3/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
4/3/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
4/3/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
4/3/18	COI	Greenberg Traurig	(2,750.00)	Cleared
4/3/18	COI	Causey Demgen & Moore P.C	(2,000.00)	Cleared
4/3/18	COI	US Bank - Trustee Fees	(5,500.05)	Cleared
4/3/18	COI	MBS Capital Markets	(10,000.00)	Cleared
4/3/18	COI	Image Master	(1,250.00)	Cleared
4/3/18	COI	Hopping, Green and Sams, PA	(42,175.89)	Cleared
8/31/18	COI	Standards & Poor's Financial Services, LLC	(6,500.00)	Cleared
Total COI :			(298,275.94)	
2/28/19	CR1	Clearview Land Design, PL	(6,706.95)	Cleared
2/28/19	CR2	Hopping, Green and Sams, PA	(1,055.50)	Cleared
3/31/19	CR3	Clearview Land Design, PL	(53.74)	Cleared
3/31/19	CR4	Hopping, Green and Sams, PA	(344.50)	Cleared
3/31/19	CR5	Connerton West 2018-1 Bond	(4,925.00)	Cleared
4/30/19	CR6	Cardno, Inc	(5,105.00)	Cleared
4/30/19	CR7	Hopping, Green and Sams, PA	(595.50)	Cleared
5/31/19	CR8	Clearview Land Design, PL	(2,354.06)	Cleared
5/31/19	CR9	Connerton West CDD	(39,500.00)	Cleared
5/31/19	CR10	Hopping, Green and Sams, PA	(662.50)	Cleared
5/31/19	CR11	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
6/30/19	CR12	Cardno, Inc	(3,638.00)	Cleared
6/30/19	CR13	Clearview Land Design, PL	(2,202.89)	Cleared
6/30/19	CR14	M.C Building Services LLC	(4,623.23)	Cleared
7/31/19	CR15	Clearview Land Design, PL	(1,102.00)	Cleared
7/31/19	CR16	Hopping, Green and Sams, PA	(503.50)	Cleared
7/31/19	CR17	M.C Building Services LLC	VOID	VOID
9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared

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

Construction Account Activity Through March 31, 2022

11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
11/30/21	CR41	Cardno, Inc	(7,032.50)	Cleared
11/30/21	CR42	Connerton West CDD	(11,454.20)	Cleared
3/31/22	CR43	Cardno, Inc	(11,873.02)	AP

Total Requisitions : (368,534.25)

Total Requisitions & COI: (666,810.19)

Total Outflows: (666,810.19)

Series 2018A Construction Account Balance at March 31, 2022 \$ 434,006.85

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

Construction Account Activity Through March 31, 2022

Inflows:	Debt Proceeds	\$ 5,869,520.19
	Underwriter's Discount	169,600.00
	Total Debt Proceeds:	6,039,120.19

	Interest Earnings	59,188.47
	Transfer from Interest to Construction	202.04
	Total Inflows:	\$ 6,098,510.70

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 03/31/22
8/8/18	COI	Underwriter's Discount	\$ (169,600.00)	Cleared
8/8/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
8/8/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
8/8/18	COI	Rizzetta & Co., Inc.	(26,000.00)	Cleared
8/8/18	COI	Greenberg Traurig	(13,000.00)	Cleared
8/8/18	COI	US Bank - Trustee Fees	(4,755.15)	Cleared
8/8/18	COI	Image Master	(1,750.00)	Cleared
8/8/18	COI	Hopping, Green and Sams, PA	(50,000.00)	Cleared
		Total COI :	(352,605.15)	
8/31/18	CR1	Clearview Land Design, PL	(3,837.50)	Cleared
8/31/18	CR2	Stahl & Associates	(5,035.00)	Cleared
8/31/18	CR3	Deeb Construction & Development Co	(243,808.32)	Cleared
8/31/18	CR4	Ferguson Enterprises, Inc.	(3,533.41)	Cleared
8/31/18	CR5	Hopping, Green and Sams, PA	(1,453.70)	Cleared
8/31/18	CR6	Mack Concrete Industries, Inc.	(25,907.00)	Cleared
8/31/18	CR7	M.C Building Services, LLC	Void	Void
9/30/18	CR8	Deeb Construction & Development Co	(273,786.14)	Cleared
9/30/18	CR9	Ferguson Enterprises, Inc.	(4,693.04)	Cleared
9/30/18	CR10	Hopping, Green and Sams, PA	(1,641.50)	Cleared
9/30/18	CR11	Mack Concrete Industries, Inc.	(1,749.00)	Cleared
10/31/18	CR12	Clearview Land Design, PL	(1,817.50)	Cleared
10/31/18	CR13	Deeb Construction & Development Co	(357,360.97)	Cleared
10/31/18	CR14	Ferguson Enterprises, Inc.	(30,078.72)	Cleared
10/31/18	CR15	Hopping, Green and Sams, PA	(1,550.60)	Cleared
11/30/18	CR16	Clearview Land Design, PL	(425.00)	Cleared
11/30/18	CR17	Deeb Construction & Development Co	(428,747.81)	Cleared
11/30/18	CR18	Ferguson Enterprises, Inc.	(66,294.32)	Cleared
11/30/18	CR19	Hopping, Green and Sams, PA	(1,097.50)	Cleared
11/30/18	CR20	Mack Concrete Industries, Inc.	(21,472.00)	Cleared
11/30/18	CR21	Southern Precast Concrete Corp.	(16,532.00)	Cleared
12/31/18	CR22	Clearview Land Design, PL	(1,137.50)	Cleared

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

Construction Account Activity Through March 31, 2022

12/31/18	CR23	Deeb Construction & Development Co	(559,715.19)	Cleared
12/31/18	CR24	Ferguson Enterprises, Inc.	(60,104.42)	Cleared
12/31/18	CR25	Hopping, Green and Sams, PA	(664.00)	Cleared
12/31/18	CR26	Pasco Development Land 218, LLC	(725,620.21)	Cleared
1/31/19	CR27	Clearview Land Design, PL	(837.50)	Cleared
1/31/19	CR28	Deeb Construction & Development Co	(328,688.89)	Cleared
1/31/19	CR29	Ferguson Enterprises, Inc.	(24,191.31)	Cleared
1/31/19	CR30	Mack Concrete Industries, Inc.	Void	Void
1/31/19	CR31	Stahl & Associates	(10,000.00)	Cleared
2/15/19	CR32	Clearview Land Design, P.L	(200.00)	Cleared
2/15/19	CR33	Deeb Construction & Development Co.	(287,585.73)	Cleared
2/15/19	CR34	Hopping Green and Sams	(1,936.40)	Cleared
3/31/19	CR35	Clearview Land Design, PL	(1,910.00)	Cleared
3/31/19	CR36	Deeb Construction & Development Co	(551,809.60)	Cleared
3/31/19	CR37	Ferguson Enterprises, Inc.	(93,433.64)	Cleared
3/31/19	CR38	GeoPoint Surveying, Inc.	(3,500.00)	Cleared
3/31/19	CR39	Hopping, Green and Sams, PA	(212.00)	Cleared
4/30/19	CR40	Clearview Land Design, PL	(600.00)	Cleared
4/30/19	CR41	Deeb Construction & Development Co	(387,048.78)	Cleared
5/31/19	CR42	Clearview Land Design, PL	(240.00)	Cleared
5/31/19	CR43	Deeb Construction & Development Co	(241,159.97)	Cleared
5/31/19	CR44	Hopping Green and Sams	(530.00)	Cleared
6/30/19	CR45	Clearview Land Design, PL	(240.00)	Cleared
6/30/19	CR46	Deeb Construction & Development Co	(118,359.22)	Cleared
6/30/19	CR47	Connerton West CDD	(730.00)	Cleared
7/31/19	CR48	Deeb Construction & Development Co	(216,489.93)	Cleared
7/31/19	CR49	Clearview Land Design, PL	(209.00)	Cleared
9/30/19	CR50	Clearview Land Design, PL	(180.00)	Cleared
9/30/19	CR51	Deeb Construction & Development Co	(89,484.97)	Cleared
9/30/19	CR52	Hopping Green and Sams	(636.00)	Cleared
11/30/19	CR53	Clearview Land Design, PL	(150.00)	Cleared
12/31/19	CR54	Clearview Land Design, PL	(180.00)	Cleared
1/31/20	CR55	Deeb Construction & Development Co	(9,325.00)	Cleared
1/31/20	CR56	Hopping Green and Sams	(530.00)	Cleared
3/31/20	CR57	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR58	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR59	Pasco Development Land 218, LLC	(536,682.71)	Cleared
9/30/20	Refund	Ferguson Enterprises, Inc.	923.68	Cleared
3/1/22	CR60	West Pasco Government Center	VOID	VOID
3/31/22	CR61	Pasco County BOCC	(400.00)	Cleared
Total Requisitions :			(5,745,381.74)	

Total Requisitions & COI: (6,097,986.89)

Total Outflows: (6,097,986.89)

Series 2018 Construction Account Balance at March 31, 2022 \$ 523.81

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger-Subsequent Collections

5. General Fund - Payment for Invoice FY21-22 in the amount of \$38,760.59 was received in April 2022.
6. Debt Service Fund 200 – Payment for Invoice FY21-22 in the amount of \$14,166.29 was received in April 2022.
7. Debt Service Fund 201 – Payment for Invoice FY21-22 in the amount of \$12,350.54 was received in April 2022.
8. Debt Service Fund 203 – Payment for Invoice FY21-22 in the amount of \$3,625.67 was received in April 2022.

Tab 12

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

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

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



NEW "ONE-TRIP"

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



CARGO WORTHY

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



A GRADE

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



B GRADE

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



C GRADE

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



7001 East Adamo Drive, Tampa, Florida 33619

Ph. 813.740.1911 - Fax 813.740.9422

All prices are subject to change without notice.

Rentals

	20'	40'	10' Office	20' Office or Combo	40' Office or Combo	40' DD
3 Month Rental or Longer	\$95/mo.	\$120/mo.	\$225/mo.	\$250/mo.	\$295/mo.	\$150/mo.
	\$140	\$180	\$335	\$375	\$445	\$225
Locking System Rental	\$20/mo.		20' DD	40' Office	Updated 1/20/2022	
LOCK	\$50		\$130/mo.	\$325/mo.		
Atlas Shelving System Rental 24" - NO WOOD	\$60/mo.		\$ 195	\$ 490		

Sales

New "One Trip"		Price					
		Cash	CC	Cash	CC	Cash	CC
		10'	10'	20'	20'	40'	40'
New container used for shipping that crossed the ocean one time.	Standard:	\$4,900	\$5,145	\$5,400	\$5,670	Market	Market
	High Cube:	N/A	N/A	\$6,000	\$6,300	\$8,375	\$8,794
	HC Double Door:	N/A	N/A	Market	Market	Market	Market
	Double Door:	N/A	N/A	Market	Market	N/A	N/A
	Side Door:	N/A	N/A	\$7,675	\$8,059	N/A	N/A

Cargo Worthy (CW)		Price			
		Cash	CC	Cash	CC
		20'	20'	40'	40'
Certifiable for overseas shipment - Wind and Water Tight - Smaller dents, scratches and rust.	Standard:	\$ 4,900	\$ 5,145	\$ 6,000	\$ 6,300
	High Cube:	N/A	N/A	\$ 6,100	\$ 6,405
	Certification Fee \$125 per year				

A Grade		Price			
		Cash	CC	Cash	CC
		20'	20'	40'	40'
Wind and Water Tight - Smaller dents, scratches and rust.	Standard:	\$ 4,700	\$ 4,935	\$ 5,800	\$ 6,090
	High Cube:	N/A	N/A	\$ 5,900	\$ 6,195

B Grade		Price			
		Cash	CC	Cash	CC
		20'	20'	40'	40'
Wind and Water Tight - Dents, Some interior and exterior scratches and rust.	Standard:	\$ 4,000	\$ 4,200	\$ 5,300	\$ 5,565
	High Cube:	N/A	N/A	\$ 5,500	\$ 5,775

C Grade		Price			
		Cash	CC	Cash	CC
		20'	20'	40'	40'
Wind and Water Tight - Heavier dents, more interior and exterior scratches and rust.	Standard:	\$ 3,800	\$ 3,990	\$ 5,100	\$ 5,355
	High Cube:	N/A	N/A	\$ 5,300	\$ 5,565

Modifications

Paint

Includes High-powered pressure washing, Primer coat and painting of all sides and roof.
(Marine Grade Water Based Paint) Standard colors are Light Gray.

	Price		Check/Cash Disc.	
	20'	40'	20'	40'
Standard:	\$ 630	\$ 840	\$ 600	\$ 800
Custom:	\$ 709	\$ 945	\$ 675	\$ 900
Roof Coat:	\$ 263	\$ 315	\$ 250	\$ 300
Floor:	\$ 368	\$ 420	\$ 350	\$ 400

Custom Locking System

This locking system was engineered by A AMERICAN Container. It is designed to resist attack by sledging, prying, or being pulled off by cable (12,000 pounds force) Requires an American lock Series 2500 or equivalent.

	Price	Check/Cash Disc.
Installed:	\$ 210	\$ 200
Installed (Plus Lock):	\$ 263	\$ 250
Lock:	\$ 53	\$ 50
Box Locks (pair keyed alike)	\$ 79	\$ 75
Heavy Cargo Door Lock:	\$ 210	\$ 200

Roll Up Doors

We install Roll up doors from 6' to 16'

	Price	Check/Cash Disc.
6':	\$ 2,389	\$ 2,275
8':	\$ 2,704	\$ 2,575
10':	\$ 3,150	\$ 3,000
16':	\$ 4,725	\$ 4,500

Man Door

Man door can come in different sizes. The size listed is 3' x 6'8" with deadbolt

	Price	Check/Cash Disc.
Standard:	\$ 2,048	\$ 1,950
Deadbolt:	\$ 53	\$ 50
Window 12" x 12"	\$ 79	\$ 75

Need other parts or sizes? Ask and we will get you the installed pricing

Window

Windows can come in different sizes. The size listed is 35"x35" Vinyl Single Hung.

	Price	Check/Cash Disc.
Standard:	\$ 919	\$ 875
Bars:	\$ 158	\$ 150

Not the size you need? Ask for pricing on other sizes.

A/C

Installed A/C unit includes frame and cage for security.

	Price	Check/Cash Disc.
12K BTU (450-550SqFt):	\$ 1,890	\$ 1,800
Cage Only:	\$ 1,155	\$ 1,100

Electrical Packages

20' includes (3)LED Lights, (4)110v-20Amp Outlets, (1)220v-20Amp outlet, (1)100Amp Main Breaker

40' includes (5)LED Lights, (6)110v-20Amp Outlets, (1)220v-20Amp outlet, (1)100Amp Main Breaker

	Price	
	20'	40'
Basic Electrical Pkg:	\$ 1,260	\$ 1,549

Check/Cash Disc.	
20'	40'
\$ 1,200	\$ 1,475

Vents

Lateral Venting (Total of 20' of venting located by the customer)

Square Venting (12" x 12" of venting located by the customer)

Also available in Custom Sizes, Quotes available upon request

	Price	
	\$	
Lateral Vents (20' Total):		578
Square Vent (12"x12"):		709

Check/Cash Disc.	
\$	
	550
	675

Atlas Shelving System

Available in widths to accommodate two (2) 8", 10" or 12" side by side planks

Brackets widths are 16", 18" or 24"

Set of two (2) support chains each with three (3) brackets

Attaches to any ceiling tie downs for flexibility (8' length recommended)

Does NOT include wood planks for shelving, recommended thickness 2" planks no longer than 10'

	Price	
	\$	
16"		394
20"		420
24"		446

Check/Cash Disc.	
\$	
	375
	400
	425

Tab 13

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

April 4, 2022 - Minutes of Meeting

Page 1

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, April 4, 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
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
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

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 audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments regarding the Lennar Transfer and issues with 208 & 209.

THIRD ORDER OF BUSINESS

Discussion of Reserve Study for 2022

Steve from Florida Reserve Study and Appraiser, Inc. will send over a revised version of the Reserve Study. Also, he will provide a working document with Reserve numbers which the District can use moving forward.

FOURTH ORDER OF BUSINESS

**Landscape Report & Consideration of
Brightview Surcharge**

The Board reviewed the fuel surcharge letter and requested Brightview provide the actual cost of the fuel surcharge and the length of term of the surcharge.

FIFTH ORDER OF BUSINESS

Irrigation Report

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

The Board directed Ms. Huff to investigate the Irrigation punch list and report to the and to provide a Water Quality Test breakdown report

Ms. Huff presented a BCI proposal for the EP2 Sustain Pump Repair in the amount of \$8,347.00.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board approved the BCI Proposal for the EP2 Sustain Pump Repair in the amount of \$8,347.00 for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Aquatics Report

The Board received the Aquatics Report from Aquatic Weed Control.

The Board requested Mr. Marks to send over the update pond map once completed and to provide a proposal for Pond Aeration before the Budget workshop.

SEVENTH ORDER OF BUSINESS

Property Maintenance Report

The Board received the maintenance report from Mr. Zuercher.

The Board directed Mr. Adams get proposals for a laptop for Stan.

The Board requested Mr. Adams to add the Brandon Electric proposal for \$6,679.17 to the agenda and ask them to include pictures.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Parking and
Towing Policies**

Mr. Adams asked the Board for a motion to open the public hearing on Parking and Towing Policies.

On a Motion by Mr. Novak, seconded by Mr. Daly, with all in favor, the Board of Supervisors Opened the Public Hearing on Parking and Towing Policies, for Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

April 4, 2022 - Minutes of Meeting

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A brief discussion was held regarding the parking and towing policies and it was decided that there will not be any overnight parking passes and any car will be towed between 10:00 p.m. and 6:00 a.m. There will be two signs at the front entrance, and trailers and the mail kiosk will be added to the policy.

On a Motion by Mr. Novak, seconded by Mr. Daly, with all in favor, the Board of Supervisors Closed the Public Hearing on Parking and Towing Policies, for Connerton West Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Public Hearing on
Parking and Towing Policies**

On a Motion by Mr. Ngerem, seconded by Mr. Novak, with all in favor, the Board of Supervisors approved the Parking and Towing Policies, for Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration Resolution 2022-04,
Adopting Parking and Towing
Policies**

On a Motion by Mr. Ngerem, seconded by Mr. Novak, with all in favor, the Board of Supervisors adopted Resolution 2022-04, Adopting Parking and Towing Policies, for Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions
Inc. Engagement Letter for Series
2018-A & Series 2018A-2**

On a Motion by Mr. Daly, seconded by Mr. Novak, with all in favor, the Board of Supervisors approved the LLS Tax Solutions Inc. Engagement Letter for Series 2018-A & Series 2018A-2 for Connerton West Community Development District.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Meredith Hammock gave her report and updated the Board on easement agreements and presented the license agreement for 8945 Handle Loop.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board approved the license agreement for 8945 Handle Loop for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
April 4, 2022 - Minutes of Meeting
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111 The Board directed Ms. Hammock to get with Counsel Doug Smith about the
112 resident that put a pool on the easement and discuss options.

113
114 The Board directed Ms. Hammock to provide an amended Parking and Towing
115 Policy.

116
117 **B. District Engineer Report**

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

119
120 Mr. Woodcock gave the Board an update on the Land Transfer to Lennar and the
121 Dog Park at Garden Park.

122
123 Mr. Woodcock provided the Board with a Stormwater Needs Analysis Proposal in
124 the amount of \$5,500.
125

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

126
127 The Board approved Site Masters of Florida Storybrook Park proposal for
128 \$175,360 with District Counsel drafting the agreement. This payment will come out
129 of the Bond fund.
130

On a motion from Mr. Novak, seconded by Mr. Daly, with all in favor, the Board approved the Site Masters Storybrook Park proposal in the amount of \$175,360.00 for the Connerton West Community Development District.

131
132 The Board approved Site Masters of Florida Site Preparation, Grading, and
133 Drainage Installation proposal for \$42,130 with District Counsel drafting the
134 agreement. This payment will come out of the Bond fund.
135

On a motion from Mr. Kawalec, seconded by Mr. Daly, with all in favor, the Board approved the Site Masters Site Preparation, Grading & Drainage Installation Proposal in the amount of \$42,130.00 for the Connerton West Community Development District.

136
137 The Board approved TurfPro Synthetics proposal for \$9,476.10.
138

On a motion from Mr. Novak, seconded by Mr. Daly, with all in favor, the Board approved the TurfPro Synthetics Proposal in the amount of \$9,476.10 for the Connerton West Community Development District.

139
140 After a brief discussion, the Board did not approve the transfer of ownership for
141 areas 208 & 209 because Mr. Woodcock informed the Board the punch list items
142 have not been completed by Lennar.
143

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
April 4, 2022 - Minutes of Meeting
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The Board tabled the Conservation Cutback discussion until the next meeting.

C. Field Inspection Report

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

The Board requested Mr. Liggett to complete an inspection of 208 and 209.

The Board requested Mr. Liggett to complete a turnover map for the landscaping and aquatics team.

D. 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 May 2, 2022, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

The Board directed Mr. Adams to partner with the Sagewood HOA once turnover is completed to discuss the easement process.

The Board directed Mr. Adams to get the \$5,822.60 refund for the Pond 2 Reclaim Water.

The Board asked Mr. Adams to inform Mr. Woodcock about the potholes on Pleasant Palms and confirm if this is a County responsibility.

THIRTEENTH ORDER OF BUSINESS

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

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

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

FOURTEENTH ORDER OF BUSINESS

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

The Board was presented with the Operation & Maintenance Expenditures for February 2022 in the amount of \$145,375.65.

On a motion from Mr. Daly, seconded by Mr. Novak, with all in favor, the Board ratified the Operation & Maintenance Expenditures for February 2022 for \$145,375.65, for the Connerton West Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, the Board requested that all vendors attend the workshop meeting, that Mr. Adams add the update of sidewalk repairs to next agenda and get an update on the funds for the Shading Project.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Daly, seconded by Mr. Ngerem, the Board approved to adjourn the meeting at 7:39 p.m. for the Connerton West Community Development District.
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Assistant Secretary

Chairman / Vice-Chairman

Tab 14

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 March 2022 For Board Approval

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

The total items being presented: **\$174,061.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	003493	68434	Pond/Lake Maintenance 03/22	\$ 3,950.00
Badges of Honor, LLC	003476	4464	Name Plate Holder 03/22	\$ 30.00
BCI Entities, LLC	003485	221110	Repair Irrigation-Pressure Switch on Well 02/22	\$ 3,130.00
BCI Entities, LLC	003502	221126	Irrigation Maintenance 03/22	\$ 8,170.00
BCI Entities, LLC	003502	221139	Irrigation Repair-Broken Pipes 03/22	\$ 2,949.60
BCI Entities, LLC	003502	221141	Irrigation Repair 02/22	\$ 75.00
BrightView Landscape Services, Inc.	003477	7791160	Landscape Maintenance 03/22	\$ 25,792.50
BrightView Landscape Services, Inc.	003503	7805203	Bed Prep For New Planting 03/22	\$ 1,098.05
BrightView Landscape Services, Inc.	003503	7805204	Spring Annuals 03/22	\$ 9,100.00
BrightView Landscape Services, Inc.	003503	7805205	Bed Prep For New Plantings 03/22	\$ 1,220.48
BrightView Landscape Services, Inc.	003503	7805206	Flush Cut Dead Oak Tree 03/22	\$ 400.00
Cardno, Inc.	003504	531608	District Engineer 03/22	\$ 11,068.24

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Kawalec	003487	CK030722	Board of Supervisors Meeting 03/07/22	\$ 200.00
Clear Cut	003505	134	Mulch Forestry Boundaries 02/22	\$ 36,964.00
Clear Cut	003505	144	Mulch Sidewalk & Entrance/Bridge 03/22	\$ 6,500.00
Connerton West CDD	CD192	CD192	Replenish Debit Card	\$ 459.70
Daniel Novak	003490	DN030722	Board of Supervisors Meeting 03/07/22	\$ 200.00
Jeremy R. Cohen	003479	JC022622	Off Duty Patrols/Scheduler's Fee 02/22	\$ 350.00
Jerry Richardson	003484	1592	Monthly Hog Removal Service 02/22	\$ 800.00
Jerry Richardson	003507	1605	Monthly Hog Removal Service 03/22	\$ 800.00
John Ngerem	003489	JN030722	Board of Supervisors Meeting 03/07/22	\$ 200.00
K. Johnson's Lawn & Landscaping, Inc.	003495	18418	Mow Bike Trail 03/22	\$ 700.00
KE Law Group, PLLC	003473	1249	General/Monthly Legal Services 01/22	\$ 5,039.70
KE Law Group, PLLC	003496	1615	General/Monthly Legal Services 02/22	\$ 3,629.50

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kevin Eric Hamilton	003482	KH022222	Off Duty Patrols 02/22	\$ 200.00
Messer Caparello, P.A.	003497	490573	Legal Services-Easement Enforcement 02/22	\$ 3,922.00
Mobile Mini, Inc.	003498	9013271138	Mobile Storage Rental Acct #10023746 03/22	\$ 223.19
National Traffic Signs, Inc.	003474	270978	No Parking Sign 02/22	\$ 31.40
National Traffic Signs, Inc.	003499	270979	4 Mailbox Parking Signs 02/22	\$ 143.00
Pasco County	003491	Pasco Water Summary 02/22	Water Summary 02/22	\$ 366.54
Pasco County	ACH033122	033022 Pasco County	21736 Billowy Jaunt Drive 03/22	\$ 215.50
Patrick J. Elmore	003481	PE022822	Off Duty Patrols 02/22	\$ 200.00
Rizzetta & Company, Inc	003475	INV0000066119	Personnel Reimbursement 02/18/22	\$ 3,181.37
Rizzetta & Company, Inc	003475	INV0000066323	District Management Fees 03/22	\$ 6,720.00
Rizzetta & Company, Inc	003492	INV0000066433	General Management & Oversight 03/22	\$ 3,981.37
Rizzetta & Company, Inc	003500	INV0000066484	Out of Pocket Expense 02/22	\$ 80.09

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc	003506	INV0000066757	Personnel Reimbursement 03/18/22	\$ 3,181.37
Steven Daly	003486	SD030722	Board of Supervisors Meeting 03/07/22	\$ 200.00
Suncoast Pool Service	003508	8062	Fountain Service 03/22	\$ 250.00
Times Publishing Company	003483	0000212144 02/23/22	Acct #119853 Legal Advertising 02/22	\$ 116.80
Tyson Krutsinger	003488	TK030722	Board of Supervisors Meeting 03/07/22	\$ 200.00
Withlacoochee River Electric Cooperative Inc.	003501	Electric Summary Bill	Electric Summary Bill 02/22	<u>\$ 28,021.77</u>
Report Total				<u>\$ 174,061.17</u>