



Rizzetta & Company

Connerton West Community Development District

**Board of Supervisors'
Regular Meeting
July 11, 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 813-994-1001. 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

July 6, 2022

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, July 11, 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. Consideration of Curb and Gutter Pressure Washing Proposals...Tab 1
 - B. Consideration of Aquatic Proposals for Parcels 208 & 209.....Tab 2
 - C. Consideration of 2018A-1 & A-2 Arbitrage Engagement Letter.....Tab 3
 - D. Consideration of Brightview Proposal for Annual Rotation.....Tab 4**
 - E. Discussion on Updated Reserve Study.....Tab 5
- 4. STAFF REPORTS**
 - A. District Counsel
 1. Update on Easement Agreements
 - B. District Engineer
 1. Review of May District Engineer Report.....Tab 6
 2. Update on Transfer of Irrigation and Landscaping
 3. Discussion of Remaining Bond Funds **(under separate cover)**
 - C. Review of June Field Inspection Report.....Tab 7
 1. Discussion of Conservation Cutbacks
 - D. Landscape Report
 1. Review of June Landscape Report **(under separate cover)**
 - E. June Irrigation Report.....Tab 8**
 - F. Review of June Aquatics Report.....Tab 9
 - G. Review of June Property Maintenance Report.....Tab 10
 - H. District Manager
 1. **June District Manager Report.....Tab 11**
 2. May Financial Statement.....Tab 12

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors'

Regular Meeting held on June 6, 2022.....Tab 13

B. Consideration of Operation and Maintenance

Expenditures for May 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

Bracewell Soft Wash & Rescreen, LLC



Quotation

DATE June 30, 2022
Quotation # 101

Bill To:

Rizzetta & Company
Attn: Darryl Adams
For: Connerton West Clubhouse
21100 Fountain Garden Way
Land O' Lakes, FL 34638

Quotation valid until: July 10, 2022

Prepared by: Elizabeth Cruz

Comments or special instructions:

Need Access to refill water tank.

Description	Column1	AMOUNT
**Curb & Gutter - Connector Blvd	\$0.09 Per LF = Est. 8 mi	\$ 3,801.60
-Pleasant Plain	\$0.09 Per LF = Est. 7.6 mi	\$ 3,611.52
-Bluemist Pkwy	\$0.09 Per LF = Est. 10,692FT	\$ 962.28
- Arbors	\$0.09 Per LF = Est. 8,238FT	\$ 741.42
-Portola Gardens	\$0.09 Per LF = Est. 4,702 FT	\$ 423.18
-Jasine Abbey	\$0.09 Per LF = Est. 2,263 FT	\$ 203.67
- Verona	\$0.09 Per LF = Est. 7,836 FT	\$ 705.24
-Willow Vista	\$0.09 Per LF = Est. 4,443 FT	\$ 399.87
Price include pressure wash of Catch Basin Tops		
This price is for the identified areas only.		
TOTAL		\$ 10,848.78

If you have any questions concerning this quotation, contact us at 813-408-2724 or bracewellsoftwashllc@gmail.com

Description	Column1	AMOUNT
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THANK YOU FOR YOUR BUSINESS!

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Craig Baddorf
Temple Terrace, Fl 33637
813-957-5243

downanddirtypressurewashing19@yahoo.com

**Connerton West subdivision
21100 Fountain Garden Way
Land O' Lakes fl 34683
c/o Stacey Gillis**

Date 06/30/2022

Quote #111400

**pressure wash all common area gutters and curbing
and islands as designated on maps provided
including all storm drains on route
will include concrete turn area's at intersections
that have them
deposit required 30%**

**Fee \$ 13,920.00
Deposit fee \$ 4176.00
Fee after deposit \$ 9744.00**

**water will need to be supplied on site
hot water will be used for cleaning
cleaning detergents will be provided
minus any rust treatmet**

****Disclaimer:** 1.) Estimates are valid for 60 days unless otherwise agreed upon in writing. 2.) Upon acceptance of estimate any additional services requested by you that are not covered by the original estimate shall incur additional charges, unless otherwise agreed upon in writing. 3.) Unless explicitly agreed prior to commencement of work, payment will be due in full upon completion of the work or services provided. 4.) Unless notified in writing of a 30 day payment option payment will be due within 10 day's of completion and invoice received or a 10% late fee of balance owed will be applied each month until payment is received. 5.) All deposits are non refundable . 6.) If legal action is required customer is responsible for all legal fee's. ******

*****Down and Dirty Pressure Washing shall not be held responsible for any loss or damage to property, materials or individuals caused by the personal actions of the customer or other household members or guests before, during or after such work has been carried out.*****



Craig Baddorf
Temple Terrace, Fl 33637
813-957-5243

downanddirtypressurewashing19@yahoo.com

**Connerton West subdivision
21100 Fountain Garden Way
Land O' Lakes fl 34683
c/o Stacey Gillis**

Date 06/30/2022

Quote #111401

**Connerton blvd - pressure wash all curbing and islands
and storm drains as designated by map provided**

Fee \$ 4201.08

**Pleasant Plains Pkwy - pressure wash all curbing and islands
and storm drains as designated by map provided**

Fee \$ 4622.20

**Bluemist Pkwy - pressure wash all curbing and storm drains
as designated by map provided**

Fee \$ 1008.00

**Arbors - pressure wash all curbing and storm drains
and storm drains as designated by map provided**

Fee \$ 1521.15

**Portola Gardens - pressure wash all curbing and islands
and storm drains as designated by map provided**

Fee \$ 908.88

**Jasmine Abbey - pressure wash all curbing and islands
and storm drains as designated by map provided**

Fee \$ 845.60

**Verona - pressure wash all curbing and islands
and storm drains as designated by map provided**

Fee \$ 1468.35

**Willow vista - pressure wash all curbing and islands
and storm drains as designated by map provided**

Fee \$ 1042.50

deposit of 30%

Total if done separtately

Fee \$ 15617.76

water will need to be supplied on site

****Disclaimer:** 1.) Estimates are valid for 60 days unless otherwise agreed upon in writing. 2.) Upon acceptance of estimate any additional services requested by you that are not covered by the original estimate shall incur additional charges, unless otherwise agreed upon in writing. 3.) Unless explicitly agreed prior to commencement of work, payment will be due in full upon completion of the work or services provided. 4.) Unless notified in writing of a 30 day payment option payment will be due within 10 day's of completion and invoice received or a 10% late fee of balance owed will be applied each month until payment is received. 5.) All deposits are non refundable . 6.) If legal action is required customer is responsible for all legal fee's. ******

*****Down and Dirty Pressure Washing shall not be held responsible for any loss or damage to property, materials or individuals caused by the personal actions of the customer or other household members or guests before, during or after such work has been carried out.*****

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Gladiator Pressure Cleaning

P.O. Box 26574

Tampa, FL 33623

Ph: (800) 270-9411 - Fax: (813) 607-6625

www.gladiatorpressurecleaning.com

service@gladiatorpc.com



Quote

4071

Date

6/30/2022

Billing Name / Address



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

Customer Phone 813-994-1001 ext 7958



Cleaning Location

Connerton West CDD
21100 Fountain Garden Road
Land O' Lakes, FL 34637
Attn: Darryl Adams

Item	Description	Qty	Rate	Total
	Provide pressure washing services for the Connerton West CDD located at and around address listed above.			
Sidewalk and co...	Connerton Blvd - Pressure wash 8' wide sidewalk and 5' wide sidewalk on each side of the road from US 41 to Flourish Dr. as depicted on map provided by management company. Also clean all street gutter, curbing, roundabouts, storm drains, and islands in the same area.		17,236.00	17,236.00
Sidewalk and co...	Pleasant Plains Pkwy - Pressure wash 8' wide sidewalk and 5' wide sidewalk on each side of the road from US 41 to Wonderment Way as depicted on map provided by management company. Also clean all street gutter, curbing, roundabouts, storm drains, and islands in the same area.		16,705.00	16,705.00
Sidewalk and co...	Blue Mist Pkwy - Pressure wash 8' wide sidewalks on each side of the road from Pleasant Plains Pkwy to Connerton Blvd as depicted on map provided by management company. Also clean all street gutter, curbing, roundabouts, storm drains, and islands in the same area.		4,105.00	4,105.00
Sidewalk and co...	Arbors - Pressure wash all street gutter, storm drains, roundabouts, islands, and curbing from Connerton Blvd to Pleasant Plains Pkwy as depicted on map provided by management company.		3,190.00	3,190.00
Sidewalk and co...	Portola Gardens - Pressure wash all street gutter, storm drains, roundabouts, islands, and curbing in the Portola Gardens Community as depicted on map provided by management company.		2,550.00	2,550.00
Sidewalk and co...	Jasmine Abbey - Pressure wash all street gutter, storm drains, roundabouts, and curbing in the Jasmine Abbey Community as depicted on map provided by management company.		995.00	995.00
For questions or concerns please contact Steve McDonough at (813)-924-2256		<div><div> Like us on Facebook</div><div></div><div>@Gladiatorpc</div><div>@Gladiatorpc1</div></div> <div>Total</div>		
<p>Terms and Conditions:</p> <p>COMMERCIAL billing terms are NET 15 days unless stated otherwise.</p> <p>RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.</p> <p>Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.</p> <p>Gladiator is a fully insured company and a Certificate of Insurance is available upon request.</p> <p>Payments made by credit card over \$500 incur a 4.5% processing fee.</p>				

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____



Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com



Quote

4071

Date

6/30/2022

Billing Name / Address



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

Customer Phone 813-994-1001 ext 7958



Cleaning Location

Connerton West CDD
21100 Fountain Garden Road
Land O' Lakes, FL 34637
Attn: Darryl Adams

Item	Description	Qty	Rate	Total
Sidewalk and co...	Verona - Pressure wash all street gutter, storm drains, roundabouts, and curbing in the Verona Community as depicted on map provided by management company.		3,575.00	3,575.00
Sidewalk and co...	Willow Vista - Pressure wash all street gutter, storm drains, roundabouts, islands, and curbing in the Willow Vista Community as depicted on map provided by management company.		1,575.00	1,575.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process.		0.00	0.00
Water Source	Customer is responsible for providing a useable water source to complete project.		0.00	0.00
For questions or concerns please contact Steve McDonough at (813)-924-2256		 Like us on Facebook @Gladiatorpc	 @Gladiatorpc1	Total \$49,931.00
<p><i>Terms and Conditions:</i></p> <p><i>COMMERCIAL</i> billing terms are NET 15 days unless stated otherwise.</p> <p><i>RESIDENTIAL</i> billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.</p> <p><i>Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.</i></p> <p><i>Gladiator is a fully insured company and a Certificate of Insurance is available upon request.</i></p> <p><i>Payments made by credit card over \$500 incur a 4.5% processing fee.</i></p>				

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

Tab 2



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMENDMENT to the original contract made the date set forth below, by and between FIRST CHOICE Aquatic Weed Management, LCC. Hereinafter called "FC", and

Connerton West CDD

c/o Rizzetta

5844 Old Pasco Rd.

Suite 100

Wesley Chapel, FL 33544

Darryl Adams 813-994-1001 Darryla@rizzetta.com

05/01/2022 – 04/30/2023

Hereinafter called "CUSTOMER". The parties hereto agree as follows:

AWC agrees to maintain the following additional (14) waterway(s) for a total of (65) ponds and (32) wetlands in accordance with the terms and conditions of this agreement.

Customer agrees to pay AWC in the following amount and manor:

(14) Additional waterways associated with Connerton West CDD

- Initial startup charge	\$ n/a
- Shoreline grass and brush control	\$ 1,164.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Additional monthly investment \$ 1,164.00

Payments for this service will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

Aquatic Weed Control, Inc. maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

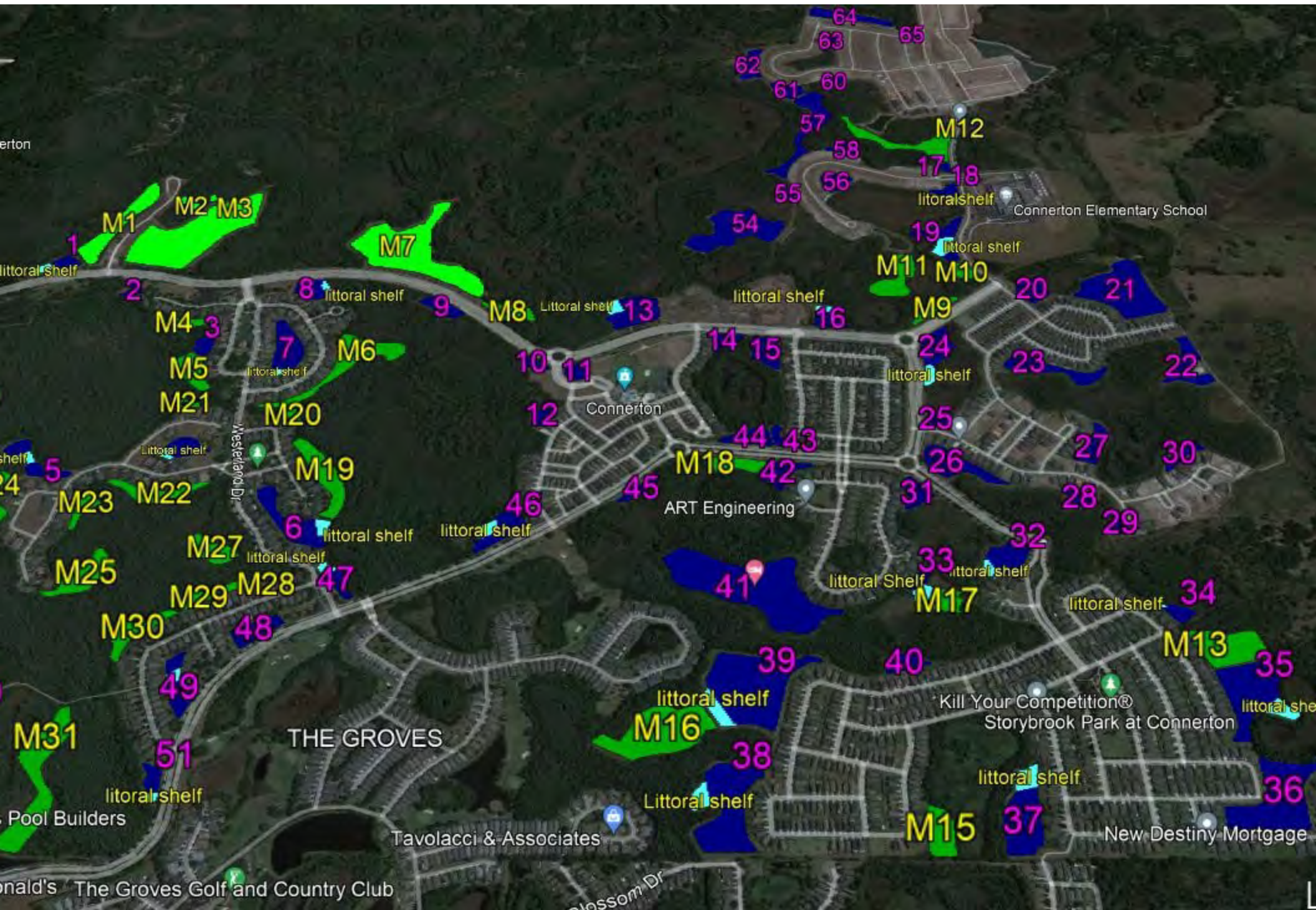
Customer's Signature

Title

Print Signature

Date

Print Company Name



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Competitive Pricing That Fits Your Budget

We are committed to fulfilling the specific landscape needs of Connerton CDD Parcels 208 & 209 while providing the service you expect at a price point that fits your budget. BrightView Landscape Maintenance will provide the following competitive pricing per specifications as noted in the specifications as provided.

SERVICE DESCRIPTION	MONTHLY	YEARLY
Base Management	\$5,433.75	\$65,205.00
• Mowing, Weeding, Edging		
• Blowing Debris		
• Bed Weed Control		
• Shrubs and Groundcover Pruning		
• Turf Fertilization		
• Turf Insect Control		
• Turf Weed Control		
• Shrub and Groundcover Fertilization		
• Shrub and Groundcover Insect Control		
• Palm Pruning		
• Pond Mowing		
(All services performed on the same frequency as the original contract)		
 TOTAL BASE SERVICE.....	 \$5,433.75	 \$65,205.00

Tab 3



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

May 2, 2022

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

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

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

SCOPE OF SERVICES

The procedures that we will perform are as follows:

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

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

TAX POSITIONS AND REPORTABLE TRANSACTIONS

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

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

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

PROFESSIONAL FEES AND EXPENSES

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

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

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

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

ACCEPTANCE

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

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

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Connerton West Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 4

Proposal for Extra Work at Connerton West CDD

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

Scope of Work

QTY	UoM/Size	Material/Description
5,000.00	EACH	Connerton West CDD - Install Annuals 5000 units.

For internal use only

SO# 7860565
JOB# 342200227
Service Line 140

Total Price \$9,100.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
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 Customer, 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 Customer 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 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 Contract within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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:** Customer shall provide all utilities to perform the work. Customer 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 Customer makes the site available for performance of the work.
10. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Customer 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 Customer 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 Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer 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 Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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 Customer. Defined backfill and landscape material may be specified. Customer 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 Customer'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

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor 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 Customer. 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 15 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 **July 05, 2022**

Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"

Acct Mgr Exterior

Signature _____ Title _____

Jeffrey Myers **July 05, 2022**

Printed Name _____ Date _____

Job #: **342200227**

SO #: **7860565** **Proposed Price:** **\$9,100.00**

Tab 5

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

Funding Reserve Analysis

for

Connerton West CDD

June 14, 2022



Funding Reserve Analysis

for

Connerton West CDD

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June 14, 2022

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

Board of Supervisors,

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

Project Description

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

Date of Physical Inspection

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

Study Start and Study End

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

Governing Documents

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

Depth of Study

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

Summary of Financial Assumptions

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

<i>Fiscal Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Year Starting</i>	<i>October 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1949</i>
<i>Reserve Balance as of October 1, 2022¹</i>	<i>\$ 722,149</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

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

Recommended Payment Schedule

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

Proposed Assessments

Fiscal Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 110	\$ 214,400	\$ 287,295
2024	\$ 113	\$ 219,760	\$ 497,483
2025	\$ 116	\$ 225,254	\$ 293,208
2026	\$ 118	\$ 230,885	\$ 295,141
2027	\$ 121	\$ 236,657	\$ 393,589
2028	\$ 124	\$ 242,574	\$ 641,214

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2022

Reserve Study Assumptions

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

Impact of Component Life

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

Inflation Estimate

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

Initial Reserves

Through December 2021, there was \$518,149 set aside for reserves. The projected reserve balance on October 1, 2022 will be \$722,149. These numbers were obtained from the District on the official December 2021 balance sheet and the 2021-2022 budget. October 1, 2022 starts the next fiscal year. September 30, 2023 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$110.01 per owner per year in fiscal year 2022-2023 and \$214,400 in total funding.

At the current time, the District is considered to be 47 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-30%

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

Special Assessments

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

Reserve Funding Goal

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

Study Method

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

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

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

Summary of Findings

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

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner monthly fees as shown in the attached "Connerton West CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Connerton West CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information

Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Connerton West CDD shall provide to us Connerton West CDD's best-estimated age of that item. If Connerton West CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

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

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

Keeping Your Reserve Study Current

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

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

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other

environmental hazards.

- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Connerton West CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Perimeter Wall Notes

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

Pond Banks Notes

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

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

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

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

Stormwater Drainage Notes

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

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

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

Connerton West CDD Storm Water Pipes

Concrete:

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

PVC:

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

Other Drainage:

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

Junction Boxes	2@4000 =	\$	8,000
Plug	1@5000 =	\$	5,000

Grand Total			\$7,162,717
-------------	--	--	-------------

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

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

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

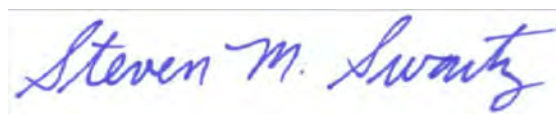
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

8 Pages of Photographs Attached

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



Alleys



Alleys



Neighborhood Entry Monuments



Typical Pond



Typical Pond



Stormwater Drainage Control Structure

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



Stormwater Drainage Curb Inlet



Connerton Blvd Fountain Surface



Connerton Blvd Fountain Structure



Connerton Blvd Fountain Equipment, Note Rusting Pump



Concrete Walls



Brick Walls

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



Irrigation Facility



Garden Party Dr/Westerland Dr Aluminum Fence



Retaining Wall



Rose Cottage Swingset



Rose Cottage Main Playstructure



Rose Cottage Small Playstructure

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



Rose Cottage Park Benches



Rose Cottage Picnic Tables



Rose Cottage Playground Boundary Marker



Connection Park Playstructure



Connection Park Pavilion



Connection Park Park Benches

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



Swiss Chard Cir Wooden Trellis



Garden Party Park Bollard Lighting



Garden Party Park Aluminum Trellis



Garden Party Park Pavers



Garden Party Park Bench/Shade Structure



Garden Party Park Pavilion



Garden Party Park Wooden Trellis



Garden Party Park Playground Area



Magnolia Park Pavilion



Storybrook Park Playstructures



Storybrook Park Swingset



Storybrook Park Picnic Tables

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



Storybrook Park Gazebo



Storybrook Park Boundary Markers



Storybrook Park Soccer Goals



Storybrook Park Teter Totter



Storybrook Park Wooden Split Rail Fence



Storybrook Park Aluminum Fence

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



Storybrook Park ChainLink Fence



Butterfly Kiss Dr Park Benches



Picket Fence Ct Aluminum Trellis



Picket Fence Ct Park Bench and Pavers



Pedestrian Bridge on Trail



Pedestrian Bridge on Trail

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



Trail



Trail



Trail Park Bench

Connerton West CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Alleys					
Alleys Asphalt Mill and Overlay	\$ 77,762	7 Years	15 Years	\$ 94,958	Yes
Grounds					
Community Entry Monuments Refurbishment	\$ 24,000	4 Years	20 Years	\$ 27,192	Yes
Neighborhood Entry Monuments Refurbishment	\$ 60,000	8 Years	20 Years	\$ 75,122	Yes
Pond Banks Erosion Control	\$ 110,800	3 Years	5 Years	\$ 122,440	Yes
Stormwater Drainage Repair Allowance	\$ 71,600	4 Years	5 Years	\$ 81,123	Yes
Connerton Blvd Fountain Resurface	\$ 20,625	0 Years	15 Years	\$ 21,147	Yes
Connerton Blvd Fountain Pump Equipment	\$ 2,200	0 Years	10 Years	\$ 2,256	Yes
Connerton Blvd Fountain Structure Paint	\$ 4,000	1 Years	10 Year	\$ 4,205	Yes
Perimeter Walls Repair Allowance	\$ 18,400	4 Years	5 Years	\$ 20,847	Yes
Concrete Walls Painting	\$ 5,299	1 Years	8 Year	\$ 5,571	Yes
Irrigation Upgrades and Modernization	\$ 100,000	3 Years	5 Years	\$ 110,506	Yes
Garden Party Dr/Westerland Dr Aluminum Fence 4'	\$ 2,640	14 Years	30 Years	\$ 3,840	Yes
Concrete Block Retaining Wall	\$ 91,840	24 Years	40 Years	\$ 171,468	Yes
Parks/Playgrounds					
Rose Cottage Swingset	\$ 8,000	22 Years	25 Years	\$ 14,209	Yes
Rose Cottage Main Playstructure	\$ 110,000	12 Years	15 Years	\$ 152,192	Yes
Rose Cottage Small Playstructure	\$ 15,000	12 Years	15 Years	\$ 20,753	Yes
Rose Cottage Sphere Playstructure	\$ 20,000	12 Years	15 Years	\$ 27,671	Yes
Rose Cottage Park Benches	\$ 1,800	17 Years	20 Years	\$ 2,822	Yes
Rose Cottage Picnic Tables	\$ 1,300	17 Years	20 Years	\$ 2,038	Yes
Rose Cottage Log/Gator Structures	\$ 2,400	12 Years	15 Years	\$ 3,321	Yes
Rose Cottage Playground Boundary Marker	\$ 2,208	12 Years	15 Years	\$ 3,055	Yes
Connection Park Playstructure	\$ 50,000	12 Years	15 Years	\$ 69,178	Yes

Connerton West CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Connection Park Pavilion Metal Roofing	\$ 1,660	27 Years	30 Years	\$ 3,340	Yes
Connection Park Park Benches	\$ 3,600	17 Years	20 Years	\$ 5,643	Yes
Connection Park Picnic Tables	\$ 1,300	17 Years	20 Years	\$ 2,038	Yes
Connection Park Park Trash Cans	\$ 550	4 Years	10 Years	\$ 623	Yes
Connection Park Pavers	\$ 12,960	32 Years	35 Years	\$ 29,548	Yes
Pleasant Woods Dr Vinyl Fencing	\$ 17,120	22 Years	25 Years	\$ 30,406	Yes
Swiss Chard Cir Park Benches	\$ 1,800	11 Years	20 Years	\$ 2,429	Yes
Swiss Chard Cir Wooden Trellis	\$ 10,560	6 Years	15 Years	\$ 12,577	Yes
Garden Party Park Monument Refurbishment	\$ 2,500	2 Years	20 Years	\$ 2,695	Yes
Garden Party Park Bollard Lighting	\$ 5,000	9 Years	25 Years	\$ 6,418	Yes
Garden Party Park Aluminum Trellis	\$ 18,000	14 Years	30 Years	\$ 26,180	Yes
Garden Party Park Pavers	\$ 17,415	19 Years	35 Years	\$ 28,698	Yes
Garden Party Park Bench/Shade Structure	\$ 12,000	9 Years	25 Years	\$ 15,404	Yes
Garden Party Park Pavilion Metal Roofing	\$ 8,789	14 Years	30 Years	\$ 12,783	Yes
Garden Party Park Pavilion Painting	\$ 2,000	1 Years	10 Year	\$ 2,102	Yes
Garden Party Park Park Benches	\$ 6,300	4 Years	20 Years	\$ 7,138	Yes
Garden Party Park Trash Cans	\$ 1,100	4 Years	10 Years	\$ 1,246	Yes
Garden Party Park Wooden Trellises	\$ 19,800	10 Years	15 Years	\$ 26,060	Yes
Garden Party South Area Playground Refurbishment	\$ 94,320	0 Years	15 Years	\$ 96,705	Yes
Magnolia Park Pavilion Metal Roofing	\$ 3,905	14 Years	30 Years	\$ 5,680	Yes
Magnolia Park Park Park Benches	\$ 1,800	4 Years	20 Years	\$ 2,039	Yes
Magnolia Park Pavilion Painting	\$ 1,500	1 Years	10 Year	\$ 1,577	Yes
Storybrook Park Demolition and Remediation	\$ 223,500	0 Years	15 Years	\$ 229,152	Yes

Connerton West CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Butterfly Kiss Dr Picnic Table	\$ 1,300	16 Years	20 Years	\$ 1,988	Yes
Butterfly Kiss Dr Park Benches	\$ 4,500	16 Years	20 Years	\$ 6,880	Yes
Wistful Yearn Dr Park Benches	\$ 4,500	15 Years	20 Years	\$ 6,710	Yes
Picket Fence Ct Aluminum Trellis	\$ 5,400	15 Years	20 Years	\$ 8,053	Yes
Picket Fence Ct Park Benches	\$ 3,600	15 Years	20 Years	\$ 5,368	Yes
Picket Fence Ct Park Pavers	\$ 10,395	30 Years	35 Years	\$ 22,545	Yes
Blue Myrtle Way Pavilion Metal Roofing	\$ 10,340	27 Years	30 Years	\$ 20,807	Yes
Blue Myrtle Way Picnic Tables	\$ 3,900	17 Years	20 Years	\$ 6,114	Yes
Trails					
Pedestrian Bridges Boards and Railings	\$ 401,600	2 Years	20 Years	\$ 432,845	Yes
Pedestrian Bridges Frame and Structure	\$ 240,960	22 Years	40 Years	\$ 427,961	Yes
Asphalt Overlay	\$ 205,824	10 Years	14 Years	\$ 270,896	Yes
Trail Park Benches	\$ 1,800	4 Years	20 Years	\$ 2,039	Yes
(1) Pedestrian Bridge at Southern Charm Dr	\$ 300,600	0 Years	20 Years	\$ 308,202	Yes

Months Remaining in Fiscal Year 2023: 12 Expected

annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 722,149

Reserve Item Comments

(1) Bridge has not been constructed, but is being planned for.

Connerton West CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Year	Estimated Future Cost
Alleys							
Alleys Asphalt Mill and Overlay	\$ 1.40 / sf	55544 sf	\$ 77,762	7 Years	15 Years	2030	\$ 94,958
				15 Years		2045	\$ 138,110
						2060	\$ 200,870
Grounds							
Community Entry Monuments Refurbishment	\$ 12,000 ea	2	\$ 24,000	4 Years	20 Years	2027	\$ 27,192
				20 Years		2047	\$ 44,809
						2067	\$ 73,839
Neighborhood Entry Monuments Refurbishment	\$ 6,000 ea	10	\$ 60,000	8 Years	20 Years	2031	\$ 75,122
				20 Years		2051	\$ 123,790
						2071	\$ 203,990
Pond Banks Erosion Control	\$ 110,800 / total	1 total	\$ 110,800	3 Years	5 Years	2026	\$ 122,440
						2031	\$ 138,725
						2036	\$ 157,175
				5 Years		2041	\$ 178,080
						2046	\$ 201,765
						2051	\$ 228,600
						2056	\$ 259,004
Stormwater Drainage Repair Allowance	\$ 71,600 / total	1 total	\$ 71,600	4 Years	5 Years	2027	\$ 81,123
						2032	\$ 91,912
				5 Years		2037	\$ 104,137
						2042	\$ 117,987
						2047	\$ 133,679
						2052	\$ 151,459
Connerton Blvd Fountain Resurface	\$ 25.00 / sf	825 sf	\$ 20,625	0 Years	15 Years	2023	\$ 21,147
				15 Years		2038	\$ 30,756
						2053	\$ 44,732
Connerton Blvd Fountain Pump Equipment	\$ 2,200 / total	1 total	\$ 2,200	0 Years	10 Years	2023	\$ 2,256
						2033	\$ 2,896
				10 Years		2043	\$ 3,717
						2053	\$ 4,771

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Year	Estimated Future Cost
Connerton Blvd Fountain Structure Paint	\$ 4,000 / total	1 total	\$ 4,000	1 Year 10 Year	10 Years	2024 2034 2044 2054	\$ 4,205 \$ 5,398 \$ 6,929 \$ 8,895
Perimeter Walls Repair Allowance	\$ 18,400 / total	1 total	\$ 18,400	4 Years 5 Years	5 Years	2027 2032 2037 2042 2047 2052	\$ 20,847 \$ 23,620 \$ 26,761 \$ 30,321 \$ 34,353 \$ 38,922
Concrete Walls Painting	\$ 1.20 / sf	4416 sf	\$ 5,299	1 Year 8 Year	8 Years	2024 2032 2040 2048 2056	\$ 5,571 \$ 6,803 \$ 8,307 \$ 10,144 \$ 12,387
Irrigation Upgrades and Modernization	\$ 100,000 / total	1 total	\$ 100,000	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 110,506 \$ 125,203 \$ 141,855 \$ 160,722 \$ 182,098 \$ 206,317 \$ 233,758
Garden Party Dr/Westerland Dr Aluminum Fence 4'	\$ 40.00 / lf	66 lf	\$ 2,640	14 Years 30 Years	30 Years	2037 2067	\$ 3,840 \$ 8,122
Concrete Block Retaining Wall	\$ 35.00 / sf	2624 sf	\$ 91,840	24 Years 40 Years	40 Years	2047 2087	\$ 171,468 \$ 465,614
Parks/Playgrounds							
Rose Cottage Swingset	\$ 8,000 ea	1	\$ 8,000	22 Years 25 Years	25 Years	2045 2070	\$ 14,209 \$ 26,528
Rose Cottage	\$ 110,000 ea	1	\$ 110,000	12 Years	15 Years	2035	\$ 152,192

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Year	Estimated Future Cost
Rose Cottage Main	\$ 110,000 ea	1	\$ 110,000	15 Years	15 Years	2050 2065	\$ 221,352 \$ 321,939
Rose Cottage Small Playstructure	\$ 15,000 ea	1	\$ 15,000	12 Years 15 Years	15 Years	2035 2050 2065	\$ 20,753 \$ 30,184 \$ 43,901
Rose Cottage Sphere Playstructure	\$ 20,000 ea	1	\$ 20,000	12 Years 15 Years	15 Years	2035 2050 2065	\$ 27,671 \$ 40,246 \$ 58,534
Rose Cottage Park Benches	\$ 900 ea	2	\$ 1,800	17 Years 20 Years	20 Years	2040 2060	\$ 2,822 \$ 4,650
Rose Cottage Picnic Tables	\$ 1,300 ea	1	\$ 1,300	17 Years 20 Years	20 Years	2040 2060	\$ 2,038 \$ 3,358
Rose Cottage Log/Gator Structures	\$ 1,200 ea	2	\$ 2,400	12 Years 15 Years	15 Years	2035 2050 2065	\$ 3,321 \$ 4,829 \$ 7,024
Rose Cottage Playground Boundary Marker	\$ 8.00 / lf	276 lf	\$ 2,208	12 Years 15 Years	15 Years	2035 2050 2065	\$ 3,055 \$ 4,443 \$ 6,462
Connection Park Playstructure	\$ 50,000 ea	1	\$ 50,000	12 Years 15 Years	15 Years	2035 2050 2065	\$ 69,178 \$ 100,614 \$ 146,336
Connection Park Pavilion Metal Roofing	\$ 10.00 / sf	166 sf	\$ 1,660	27 Years 30 Years	30 Years	2050 2080	\$ 3,340 \$ 7,066
Connection Park Park Benches	\$ 900 ea	4	\$ 3,600	17 Years 20 Years	20 Years	2040 2060	\$ 5,643 \$ 9,299
Connection Park Picnic Tables	\$ 1,300 ea	1	\$ 1,300	17 Years 20 Years	20 Years	2040 2060	\$ 2,038 \$ 3,358
Connection Park Park Trash Cans	\$ 550 ea	1	\$ 550	4 Years 10 Years	10 Years	2027 2037 2047	\$ 623 \$ 800 \$ 1,027

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Year	Estimated Future Cost
Connection	\$ 550 ea	1	\$ 550	10 Years	10 Years	2057	\$ 1,318
Connection Park Pavers	\$ 9.00 / sf	1440 sf	\$ 12,960	32 Years	35 Years	2055	\$ 29,548
Pleasant Woods Dr Vinyl Fencing	\$ 40.00 / lf	428 lf	\$ 17,120	22 Years 25 Years	25 Years	2045 2070	\$ 30,406 \$ 56,769
Swiss Chard Cir Park Benches	\$ 900 ea	2	\$ 1,800	11 Years 20 Years	20 Years	2034 2054	\$ 2,429 \$ 4,003
Swiss Chard Cir Wooden Trellis	\$ 192 / sf	55 sf	\$ 10,560	6 Years 15 Years	15 Years	2029 2044 2059	\$ 12,577 \$ 18,293 \$ 26,605
Garden Party Park Monument Refurbishment	\$ 2,500 ea	1	\$ 2,500	2 Years 20 Years	20 Years	2025 2045 2065	\$ 2,695 \$ 4,440 \$ 7,317
Garden Party Park Bollard Lighting	\$ 5,000 / total	1 total	\$ 5,000	9 Years 25 Years	25 Years	2032 2057	\$ 6,418 \$ 11,983
Garden Party Park Aluminum Trellis	\$ 30.00 / sf	600 sf	\$ 18,000	14 Years 30 Years	30 Years	2037 2067	\$ 26,180 \$ 55,379
Garden Party Park Pavers	\$ 9.00 / sf	1935 sf	\$ 17,415	19 Years 35 Years	35 Years	2042 2077	\$ 28,698 \$ 68,779
Garden Party Park Bench/Shade Structure	\$ 3,000 ea	4	\$ 12,000	9 Years 25 Years	25 Years	2032 2057	\$ 15,404 \$ 28,760
Garden Party Park Pavilion Metal Roofing	\$ 11.00 / sf	799 sf	\$ 8,789	14 Years 30 Years	30 Years	2037 2067	\$ 12,783 \$ 27,040
Garden Party Park Pavilion Painting	\$ 2,000 / total	1 total	\$ 2,000	1 Year 10 Year	10 Years	2024 2034 2044 2054	\$ 2,102 \$ 2,699 \$ 3,465 \$ 4,447

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Year	Estimated Future Cost
Garden Party Park Park Benches	\$ 900 ea	7	\$ 6,300	4 Years 20 Years	20 Years	2027 2047 2067	\$ 7,138 \$ 11,762 \$ 19,383
Garden Party Park Trash Cans	\$ 550 ea	2	\$ 1,100	4 Years 10 Years	10 Years	2027 2037 2047 2057	\$ 1,246 \$ 1,600 \$ 2,054 \$ 2,636
Garden Party Park Wooden Trellises	\$ 360 / sf	55 sf	\$ 19,800	10 Years 15 Years	15 Years	2033 2048 2063	\$ 26,060 \$ 37,902 \$ 55,126
Garden Party South Area Playground Refurbishment	\$ 94,320 / total	1 total	\$ 94,320	0 Years 15 Years	15 Years	2023 2038 2053	\$ 96,705 \$ 140,650 \$ 204,565
Magnolia Park Pavilion Metal Roofing	\$ 11.00 / sf	355 sf	\$ 3,905	14 Years 30 Years	30 Years	2037 2067	\$ 5,680 \$ 12,014
Magnolia Park Park Park Benches	\$ 900 ea	2	\$ 1,800	4 Years 20 Years	20 Years	2027 2047 2067	\$ 2,039 \$ 3,361 \$ 5,538
Magnolia Park Pavilion Painting	\$ 1,500 / total	1 total	\$ 1,500	1 Year 10 Year	10 Years	2024 2034 2044 2054	\$ 1,577 \$ 2,024 \$ 2,598 \$ 3,336
Storybrook Park Demolition and Remediation	\$ 223,500 / total	1 total	\$ 223,500	0 Years 15 Years	15 Years	2023 2038 2053	\$ 229,152 \$ 333,284 \$ 484,736
Butterfly Kiss Dr Picnic Table	\$ 1,300 ea	1	\$ 1,300	16 Years 20 Years	20 Years	2039 2059	\$ 1,988 \$ 3,275
Butterfly Kiss Dr Park Benches	\$ 900 ea	5	\$ 4,500	16 Years 20 Years	20 Years	2039 2059	\$ 6,880 \$ 11,337
Wistful Yearn	\$ 900 ea	5	\$ 4,500	15 Years	20 Years	2038	\$ 6,710

Connerton West CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Year	Estimated Future Cost
Wistful Yearn	\$ 900 ea	5	\$ 4,500	20 Years	20 Years	2058	\$ 11,058
Picket Fence Ct Aluminum Trellis	\$ 45.00 / sf	120 sf	\$ 5,400	15 Years 20 Years	20 Years	2038 2058	\$ 8,053 \$ 13,269
Picket Fence Ct Park Benches	\$ 900 ea	4	\$ 3,600	15 Years 20 Years	20 Years	2038 2058	\$ 5,368 \$ 8,846
Picket Fence Ct Park Pavers	\$ 9.00 ea	1155	\$ 10,395	30 Years	35 Years	2053	\$ 22,545
Blue Myrtle Way Pavilion Metal Roofing	\$ 11.00 / sf	940 sf	\$ 10,340	27 Years 30 Years	30 Years	2050 2080	\$ 20,807 \$ 44,014
Blue Myrtle Way Picnic Tables	\$ 1,300 ea	3	\$ 3,900	17 Years 20 Years	20 Years	2040 2060	\$ 6,114 \$ 10,074
Trails							
Pedestrian Bridges Boards and Railings	\$ 50.00 / sf	8032 sf	\$ 401,600	2 Years 20 Years	20 Years	2025 2045 2065	\$ 432,845 \$ 713,269 \$ 1,175,370
Pedestrian Bridges Frame and Structure	\$ 30.00 / sf	8032 sf	\$ 240,960	22 Years 40 Years	40 Years	2045 2085	\$ 427,961 \$ 1,162,110
Asphalt Overlay	\$ 4.00 / sf	51456 sf	\$ 205,824	10 Years 14 Years	14 Years	2033 2047 2061	\$ 270,896 \$ 384,280 \$ 545,121
Trail Park Benches	\$ 900 ea	2	\$ 1,800	4 Years 20 Years	20 Years	2027 2047 2067	\$ 2,039 \$ 3,361 \$ 5,538
Pedestrian Bridge at Southern Charm Dr	\$ 300,600 / total	1 total	\$ 300,600	0 Years 20 Years 40 Years	20 Years	2023 2043 2063	\$ 308,202 \$ 507,874 \$ 836,908

Months Remaining in Fiscal Year 2023: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 722,149

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Alleys	Alleys Asphalt Mill and Overlay	55544 sf	\$ 1.40 / sf	\$ 77,761.60
Grounds	Community Entry Monuments Refurbishment	2	\$ 12,000.00 ea	\$ 24,000.00
	Neighborhood Entry Monuments Refurbishment	10	\$ 6,000.00 ea	\$ 60,000.00
	Pond Banks Erosion Control	1 total	\$ 110,800.00 / total	\$ 110,800.00
	Stormwater Drainage Repair Allowance	1 total	\$ 71,600.00 / total	\$ 71,600.00
	Connerton Blvd Fountain Resurface	825 sf	\$ 25.00 / sf	\$ 20,625.00
	Connerton Blvd Fountain Pump Equipment	1 total	\$ 2,200.00 / total	\$ 2,200.00
	Connerton Blvd Fountain Structure Paint	1 total	\$ 4,000.00 / total	\$ 4,000.00
	Perimeter Walls Repair Allowance	1 total	\$ 18,400.00 / total	\$ 18,400.00
	Concrete Walls Painting	4416 sf	\$ 1.20 / sf	\$ 5,299.20
	Irrigation Upgrades and Modernization	1 total	\$ 100,000.00 / total	\$ 100,000.00
	Garden Party Dr/Westerland Dr Aluminum Fence 4'	66 lf	\$ 40.00 / lf	\$ 2,640.00
	Concrete Block Retaining Wall	2624 sf	\$ 35.00 / sf	\$ 91,840.00
	Grounds Sub Total =			\$ 511,404.20
Parks/Playgrounds	Rose Cottage Swingset	1	\$ 8,000.00 ea	\$ 8,000.00
	Rose Cottage Main Playstructure	1	\$ 110,000.00 ea	\$ 110,000.00
	Rose Cottage Small Playstructure	1	\$ 15,000.00 ea	\$ 15,000.00
	Rose Cottage Sphere Playstructure	1	\$ 20,000.00 ea	\$ 20,000.00
	Rose Cottage Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Rose Cottage Picnic Tables	1	\$ 1,300.00 ea	\$ 1,300.00
	Rose Cottage Log/Gator Structures	2	\$ 1,200.00 ea	\$ 2,400.00
	Rose Cottage Playground Boundary Marker	276 lf	\$ 8.00 / lf	\$ 2,208.00
	Connection Park Playstructure	1	\$ 50,000.00 ea	\$ 50,000.00
	Connection Park Pavilion Metal Roofing	166 sf	\$ 10.00 / sf	\$ 1,660.00
	Connection Park Park Benches	4	\$ 900.00 ea	\$ 3,600.00
	Connection Park Picnic Tables	1	\$ 1,300.00 ea	\$ 1,300.00
	Connection Park Park Trash Cans	1	\$ 550.00 ea	\$ 550.00
	Connection Park Pavers	1440 sf	\$ 9.00 / sf	\$ 12,960.00
	Pleasant Woods Dr Vinyl Fencing	428 lf	\$ 40.00 / lf	\$ 17,120.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Parks/Playgrounds	Swiss Chard Cir Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Swiss Chard Cir Wooden Trellis	55 sf	\$ 192.00 / sf	\$ 10,560.00
	Garden Party Park Monument Refurbishment	1	\$ 2,500.00 ea	\$ 2,500.00
	Garden Party Park Bollard Lighting	1 total	\$ 5,000.00 / total	\$ 5,000.00
	Garden Party Park Aluminum Trellis	600 sf	\$ 30.00 / sf	\$ 18,000.00
	Garden Party Park Pavers	1935 sf	\$ 9.00 / sf	\$ 17,415.00
	Garden Party Park Bench/Shade Structure	4	\$ 3,000.00 ea	\$ 12,000.00
	Garden Party Park Pavilion Metal Roofing	799 sf	\$ 11.00 / sf	\$ 8,789.00
	Garden Party Park Pavilion Painting	1 total	\$ 2,000.00 / total	\$ 2,000.00
	Garden Party Park Park Benches	7	\$ 900.00 ea	\$ 6,300.00
	Garden Party Park Trash Cans	2	\$ 550.00 ea	\$ 1,100.00
	Garden Party Park Wooden Trellises	55 sf	\$ 360.00 / sf	\$ 19,800.00
	Garden Party South Area Playground Refurbishment	1 total	\$ 94,320.00 / total	\$ 94,320.00
	Magnolia Park Pavilion Metal Roofing	355 sf	\$ 11.00 / sf	\$ 3,905.00
	Magnolia Park Park Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Magnolia Park Pavilion Painting	1 total	\$ 1,500.00 / total	\$ 1,500.00
	Storybrook Park Demolition and Remediation	1 total	\$ 223,500.00 / total	\$ 223,500.00
	Butterfly Kiss Dr Picnic Table	1	\$ 1,300.00 ea	\$ 1,300.00
	Butterfly Kiss Dr Park Benches	5	\$ 900.00 ea	\$ 4,500.00
	Wistful Yearn Dr Park Benches	5	\$ 900.00 ea	\$ 4,500.00
	Picket Fence Ct Aluminum Trellis	120 sf	\$ 45.00 / sf	\$ 5,400.00
	Picket Fence Ct Park Benches	4	\$ 900.00 ea	\$ 3,600.00
	Picket Fence Ct Park Pavers	1155	\$ 9.00 ea	\$ 10,395.00
	Blue Myrtle Way Pavilion Metal Roofing	940 sf	\$ 11.00 / sf	\$ 10,340.00
	Blue Myrtle Way Picnic Tables	3	\$ 1,300.00 ea	\$ 3,900.00
Parks/Playgrounds Sub Total =				\$ 722,122.00
Trails	Pedestrian Bridges Boards and Railings	8032 sf	\$ 50.00 / sf	\$ 401,600.00
	Pedestrian Bridges Frame and Structure	8032 sf	\$ 30.00 / sf	\$ 240,960.00
	Asphalt Overlay	51456 sf	\$ 4.00 / sf	\$ 205,824.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Trails	Trail Park Benches	2	\$ 900.00 ea	\$ 1,800.00
	Pedestrian Bridge at Southern Charm Dr	1 total	\$ 300,600.00 / total	\$ 300,600.00
Trails Sub Total =				\$ 1,150,784.00
Totals =				\$ 2,462,071.80

Connerton West CDD Funding Study Cash Flow Analysis, Scenario 1, Recommended

Fiscal Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 214,400	\$ 8,207	\$ 657,461	\$ 287,295	17.3%
2024	\$ 219,760	\$ 3,883	\$ 13,455	\$ 497,483	41.3%
2025	\$ 225,254	\$ 6,010	\$ 435,539	\$ 293,208	20.9%
2026	\$ 230,885	\$ 3,993	\$ 232,946	\$ 295,141	25.1%
2027	\$ 236,657	\$ 4,039	\$ 142,248	\$ 393,589	33.8%
2028	\$ 242,574	\$ 5,051		\$ 641,214	51.1%
2029	\$ 248,638	\$ 7,555	\$ 12,577	\$ 884,830	59.0%
2030	\$ 254,854	\$ 10,020	\$ 94,958	\$ 1,054,745	60.6%
2031	\$ 261,226	\$ 11,748	\$ 339,050	\$ 988,669	51.7%
2032	\$ 267,756	\$ 11,117	\$ 144,158	\$ 1,123,385	61.0%
2033	\$ 274,450	\$ 12,495	\$ 299,851	\$ 1,110,479	56.3%
2034	\$ 281,311	\$ 12,398	\$ 12,550	\$ 1,391,639	71.1%
2035	\$ 288,344	\$ 15,242	\$ 276,170	\$ 1,419,054	63.3%
2036	\$ 295,553	\$ 15,549	\$ 299,031	\$ 1,431,125	63.0%
2037	\$ 302,942	\$ 15,704	\$ 181,780	\$ 1,567,991	68.6%
2038	\$ 310,515	\$ 17,107	\$ 524,822	\$ 1,370,791	56.5%
2039	\$ 318,278	\$ 15,171	\$ 8,868	\$ 1,695,372	76.2%
2040	\$ 326,235	\$ 18,453	\$ 26,961	\$ 2,013,099	78.8%
2041	\$ 334,391	\$ 21,668	\$ 338,802	\$ 2,030,356	70.5%
2042	\$ 342,751	\$ 21,879	\$ 177,005	\$ 2,217,980	76.4%
2043	\$ 351,319	\$ 23,794	\$ 511,591	\$ 2,081,502	67.1%
2044	\$ 360,102	\$ 22,470	\$ 31,285	\$ 2,432,790	82.7%
2045	\$ 369,105	\$ 26,024	\$ 1,328,395	\$ 1,499,524	45.7%
2046	\$ 378,333	\$ 16,734	\$ 383,863	\$ 1,510,728	65.6%
2047	\$ 387,791	\$ 16,890	\$ 790,154	\$ 1,125,255	49.4%
2048	\$ 397,486	\$ 13,079	\$ 48,046	\$ 1,487,774	80.7%
2049	\$ 407,423	\$ 16,750		\$ 1,911,947	88.2%
2050	\$ 417,608	\$ 21,039	\$ 425,816	\$ 1,924,778	75.3%
2051	\$ 428,049	\$ 21,215	\$ 558,708	\$ 1,815,334	71.8%
2052	\$ 438,750	\$ 20,170	\$ 190,381	\$ 2,083,872	87.9%
2053	\$ 449,718	\$ 22,906	\$ 761,351	\$ 1,795,145	70.2%
Totals :	\$ 9,862,458	\$ 458,360	\$ 9,247,821		

¹ Cash Reserves minus Fully Funded Value

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

Basis of Funding Study - Modified Cash Flow

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

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Year 2023: 12 Inflation = 2.50 % Interest = 1.00 %
Study Life = 30 years Initial Reserve Funds = \$ 722,149.00 Final Reserve Value = \$ 1,795,145.40

**Connerton West CDD Reserve Assessment Summary Projected
Assessment by Month and by Fiscal Year**

Fiscal Year	Owner Total Annual Assessment	Annual Reserve Assessment
2023	\$ 110.01	\$ 214,400
2024	\$ 112.76	\$ 219,760
2025	\$ 115.57	\$ 225,254
2026	\$ 118.46	\$ 230,885
2027	\$ 121.43	\$ 236,657
2028	\$ 124.46	\$ 242,574
2029	\$ 127.57	\$ 248,638
2030	\$ 130.76	\$ 254,854
2031	\$ 134.03	\$ 261,226
2032	\$ 137.38	\$ 267,756
2033	\$ 140.82	\$ 274,450
2034	\$ 144.34	\$ 281,311
2035	\$ 147.94	\$ 288,344
2036	\$ 151.64	\$ 295,553
2037	\$ 155.43	\$ 302,942
2038	\$ 159.32	\$ 310,515
2039	\$ 163.30	\$ 318,278
2040	\$ 167.39	\$ 326,235
2041	\$ 171.57	\$ 334,391
2042	\$ 175.86	\$ 342,751
2043	\$ 180.26	\$ 351,319
2044	\$ 184.76	\$ 360,102
2045	\$ 189.38	\$ 369,105
2046	\$ 194.12	\$ 378,333
2047	\$ 198.97	\$ 387,791
2048	\$ 203.94	\$ 397,486
2049	\$ 209.04	\$ 407,423
2050	\$ 214.27	\$ 417,608
2051	\$ 219.62	\$ 428,049
2052	\$ 225.12	\$ 438,750
2053	\$ 230.74	\$ 449,718

Assessment Summary has been modified with forced Fixed Payments.

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

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Year 2023: 12

Number of Years of Constant Payments: 1

No of Assessed Owners: 1949

Connerton West CDD Funding Study Cash Flow Analysis – Starts with Current Funding Amount and Ramps Up Over Time, Scenario 2

Fiscal Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 204,000	\$ 8,159	\$ 657,461	\$ 276,847	16.7%
2024	\$ 209,743	\$ 3,732	\$ 13,455	\$ 476,867	39.6%
2025	\$ 215,647	\$ 5,760	\$ 435,539	\$ 262,735	18.7%
2026	\$ 221,717	\$ 3,646	\$ 232,946	\$ 255,153	21.7%
2027	\$ 227,959	\$ 3,599	\$ 142,248	\$ 344,462	29.6%
2028	\$ 234,376	\$ 4,522		\$ 583,360	46.5%
2029	\$ 240,973	\$ 6,941	\$ 12,577	\$ 818,697	54.6%
2030	\$ 247,757	\$ 9,326	\$ 94,958	\$ 980,821	56.3%
2031	\$ 254,731	\$ 10,979	\$ 339,050	\$ 907,482	47.5%
2032	\$ 261,902	\$ 10,279	\$ 144,158	\$ 1,035,505	56.3%
2033	\$ 269,274	\$ 11,593	\$ 299,851	\$ 1,016,520	51.5%
2034	\$ 276,854	\$ 11,438	\$ 12,550	\$ 1,292,262	66.0%
2035	\$ 284,648	\$ 14,231	\$ 276,170	\$ 1,314,971	58.6%
2036	\$ 292,661	\$ 14,495	\$ 299,031	\$ 1,323,096	58.2%
2037	\$ 300,899	\$ 14,614	\$ 181,780	\$ 1,456,829	63.8%
2038	\$ 309,369	\$ 15,990	\$ 524,822	\$ 1,257,367	51.8%
2039	\$ 318,078	\$ 14,036	\$ 8,868	\$ 1,580,613	71.1%
2040	\$ 327,032	\$ 17,309	\$ 26,961	\$ 1,897,993	74.3%
2041	\$ 336,238	\$ 20,525	\$ 338,802	\$ 1,915,954	66.5%
2042	\$ 345,703	\$ 20,748	\$ 177,005	\$ 2,105,401	72.5%
2043	\$ 355,435	\$ 22,688	\$ 511,591	\$ 1,971,931	63.6%
2044	\$ 365,440	\$ 21,399	\$ 31,285	\$ 2,327,486	79.1%
2045	\$ 375,727	\$ 25,002	\$ 1,328,395	\$ 1,399,820	42.7%
2046	\$ 386,304	\$ 15,774	\$ 383,863	\$ 1,418,034	61.6%
2047	\$ 397,178	\$ 16,006	\$ 790,154	\$ 1,041,065	45.7%
2048	\$ 408,359	\$ 12,288	\$ 48,046	\$ 1,413,665	76.7%
2049	\$ 419,854	\$ 16,066		\$ 1,849,586	85.4%
2050	\$ 431,673	\$ 20,480	\$ 425,816	\$ 1,875,923	73.4%
2051	\$ 443,825	\$ 20,799	\$ 558,708	\$ 1,781,839	70.5%
2052	\$ 456,319	\$ 19,916	\$ 190,381	\$ 2,067,692	87.2%
2053	\$ 469,164	\$ 22,833	\$ 761,351	\$ 1,798,338	70.3%
Totals :	\$ 9,888,840	\$ 435,171	\$ 9,247,821		

¹ Cash Reserves minus Fully Funded Value

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

Prepared by Florida Reserve Study and Appraisal

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

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : Alleys																					
Alleys Asphalt Mill and Overlay							\$ 94,958														
Reserve Category : Grounds																					
Community Entry Monuments Refurbishment					\$ 27,192																
Neighborhood Entry Monuments Refurbishment								\$ 75,122													
Pond Banks Erosion Control				\$ 122,440				\$ 138,725					\$ 157,175					\$ 178,080			
Stormwater Drainage Repair Allowance					\$ 81,123				\$ 91,912					\$ 104,137					\$ 117,987		
Connerton Blvd Fountain Resurface	\$ 21,147														\$ 30,756						
Connerton Blvd Fountain Pump Equipment	\$ 2,256									\$ 2,896										\$ 3,717	
Connerton Blvd Fountain Structure Paint		\$ 4,205									\$ 5,398										\$ 6,929
Perimeter Walls Repair Allowance					\$ 20,847				\$ 23,620					\$ 26,761					\$ 30,321		
Concrete Walls Painting		\$ 5,571							\$ 6,803								\$ 8,307				
Irrigation Upgrades and Modernization				\$ 110,506				\$ 125,203					\$ 141,855					\$ 160,722			
Garden Party Dr/Westerland Dr Aluminum Fence 4'														\$ 3,840							
Concrete Block Retaining Wall																					
Category Subtotal :	\$ 23,403	\$ 9,776		\$ 232,946	\$ 129,162			\$ 339,050	\$ 122,335	\$ 2,896	\$ 5,398		\$ 299,030	\$ 134,738	\$ 30,756		\$ 8,307	\$ 338,802	\$ 148,308	\$ 3,717	\$ 6,929
Reserve Category : Parks/Playgrounds																					
Rose Cottage Swingset																					
Rose Cottage Main Playstructure												\$ 152,192									
Rose Cottage Small Playstructure												\$ 20,753									
Rose Cottage Sphere Playstructure												\$ 27,671									
Rose Cottage Park Benches																	\$ 2,822				
Rose Cottage Picnic Tables																	\$ 2,038				
Rose Cottage Log/Gator Structures												\$ 3,321									
Rose Cottage Playground Boundary Marker												\$ 3,055									
Connection Park Playstructure												\$ 69,178									
Connection Park Pavilion Metal Roofing																					

Prepared by Florida Reserve Study and Appraisal
Connerton West CDD Funding Study Expenses by Fiscal Year - Continued

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>
Connection Park Park Benches																	\$ 5,643				
Connection Park Picnic Tables																	\$ 2,038				
Connection Park Park Trash Cans					\$ 623									\$ 800							
Connection Park Pavers																					
Pleasant Woods Dr Vinyl Fencing																					
Swiss Chard Cir Park Benches											\$ 2,429										
Swiss Chard Cir Wooden Trellis						\$ 12,577															\$ 18,293
Garden Party Park Monument Refurbishment			\$ 2,695																		
Garden Party Park Bollard Lighting									\$ 6,418												
Garden Party Park Aluminum Trellis														\$ 26,180							
Garden Party Park Pavers																		\$ 28,698			
Garden Party Park Bench/Shade Structure									\$ 15,404												
Garden Party Park Pavilion Metal Roofing														\$ 12,783							
Garden Party Park Pavilion Painting		\$ 2,102									\$ 2,699										\$ 3,465
Garden Party Park Park Benches					\$ 7,138																
Garden Party Park Trash Cans					\$ 1,246									\$ 1,600							
Garden Party Park Wooden Trellises										\$ 26,060											
Garden Party South Area Playground Refurbishment	\$ 96,705														\$ 140,650						
Magnolia Park Pavilion Metal Roofing														\$ 5,680							
Magnolia Park Park Park Benches					\$ 2,039																
Magnolia Park Pavilion Painting		\$ 1,577									\$ 2,024										\$ 2,598
Storybrook Park Demolition and Remediation	\$ 229,152														\$ 333,284						
Butterfly Kiss Dr Picnic Table																\$ 1,988					
Butterfly Kiss Dr Park Benches																\$ 6,880					
Wistful Yearn Dr Park Benches															\$ 6,710						
Picket Fence Ct Aluminum Trellis															\$ 8,053						
Picket Fence Ct Park Benches															\$ 5,368						
Picket Fence Ct Park Pavers																					

Prepared by Florida Reserve Study and Appraisal
Connerton West CDD Funding Study Expenses by Fiscal Year - Continued

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>	<i>FY 2044</i>
<i>Blue Myrtle Way Pavilion Metal Roofing</i>																					
<i>Blue Myrtle Way Picnic Tables</i>																	\$ 6,114				
Category Subtotal :	\$ 325,857	\$ 3,679	\$ 2,695		\$ 11,046	\$ 12,577			\$ 21,822	\$ 26,060	\$ 7,152	\$ 276,170		\$ 47,043	\$ 494,065	\$ 8,868	\$ 18,655		\$ 28,698		\$ 24,356
Reserve Category : Trails																					
<i>Pedestrian Bridges Boards and Railings</i>			\$ 432,845																		
<i>Pedestrian Bridges Frame and Structure</i>																					
<i>Asphalt Overlay</i>									\$ 270,896												
<i>Trail Park Benches</i>					\$ 2,039																
<i>Pedestrian Bridge at Southern Charm Dr</i>	\$ 308,202																			\$ 507,874	
Category Subtotal :	\$ 308,202		\$ 432,845		\$ 2,039				\$ 270,896											\$ 507,874	
Expense Totals :	\$ 657,461	\$ 13,455	\$ 435,539	\$ 232,946	\$ 142,248	\$ 12,577	\$ 94,958	\$ 339,050	\$ 144,158	\$ 299,851	\$ 12,550	\$ 276,170	\$ 299,031	\$ 181,780	\$ 524,822	\$ 8,868	\$ 26,961	\$ 338,802	\$ 177,005	\$ 511,591	\$ 31,285

Connerton West CDD Funding Study Expenses by Fiscal Year - Continued

Item Description	FY 2045	FY 2046	FY 2047	FY 2048	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : Alleys								
Alleys Asphalt Mill and Overlay	\$ 138,110							
Reserve Category : Grounds								
Community Entry Monuments Refurbishment			\$ 44,809					
Neighborhood Entry Monuments Refurbishment						\$ 123,790		
Pond Banks Erosion Control		\$ 201,765				\$ 228,600		
Stormwater Drainage Repair Allowance			\$ 133,679				\$ 151,459	
Connerton Blvd Fountain Resurface								\$ 44,732
Connerton Blvd Fountain Pump Equipment								\$ 4,771
Connerton Blvd Fountain Structure Paint								
Perimeter Walls Repair Allowance			\$ 34,353				\$ 38,922	
Concrete Walls Painting				\$ 10,144				
Irrigation Upgrades and Modernization		\$ 182,098				\$ 206,317		
Garden Party Dr/Westerland Dr Aluminum Fence 4'								
Concrete Block Retaining Wall			\$ 171,468					
Category Subtotal :		\$ 383,863	\$ 384,309	\$ 10,144		\$ 558,707	\$ 190,381	\$ 49,503
Reserve Category : Parks/Playgrounds								
Rose Cottage Swingset	\$ 14,209							
Rose Cottage Main Playstructure					\$ 221,352			
Rose Cottage Small Playstructure					\$ 30,184			
Rose Cottage Sphere Playstructure					\$ 40,246			
Rose Cottage Park Benches								
Rose Cottage Picnic Tables								
Rose Cottage Log/Gator Structures					\$ 4,829			
Rose Cottage Playground Boundary Marker					\$ 4,443			
Connection Park Playstructure					\$ 100,614			
Connection Park Pavilion Metal Roofing					\$ 3,340			

Prepared by Florida Reserve Study and Appraisal
Connerton West CDD Funding Study Expenses by Fiscal Year - Continued

<i>Item Description</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>
<i>Connection Park Park Benches</i>								
<i>Connection Park Picnic Tables</i>								
<i>Connection Park Park Trash Cans</i>			\$ 1,027					
<i>Connection Park Pavers</i>								
<i>Pleasant Woods Dr Vinyl Fencing</i>	\$ 30,406							
<i>Swiss Chard Cir Park Benches</i>								
<i>Swiss Chard Cir Wooden Trellis</i>								
<i>Garden Party Park Monument Refurbishment</i>	\$ 4,440							
<i>Garden Party Park Bollard Lighting</i>								
<i>Garden Party Park Aluminum Trellis</i>								
<i>Garden Party Park Pavers</i>								
<i>Garden Party Park Bench/Shade Structure</i>								
<i>Garden Party Park Pavilion Metal Roofing</i>								
<i>Garden Party Park Pavilion Painting</i>								
<i>Garden Party Park Park Benches</i>			\$ 11,762					
<i>Garden Party Park Trash Cans</i>			\$ 2,054					
<i>Garden Party Park Wooden Trellises</i>				\$ 37,902				
<i>Garden Party South Area Playground Refurbishment</i>								\$ 204,565
<i>Magnolia Park Pavilion Metal Roofing</i>								
<i>Magnolia Park Park Park Benches</i>			\$ 3,361					
<i>Magnolia Park Pavilion Painting</i>								
<i>Storybrook Park Demolition and Remediation</i>								\$ 484,736
<i>Butterfly Kiss Dr Picnic Table</i>								
<i>Butterfly Kiss Dr Park Benches</i>								
<i>Wistful Yearn Dr Park Benches</i>								
<i>Picket Fence Ct Aluminum Trellis</i>								
<i>Picket Fence Ct Park Benches</i>								
<i>Picket Fence Ct Park Pavers</i>								\$ 22,545

Prepared by Florida Reserve Study and Appraisal
Connerton West CDD Funding Study Expenses by Fiscal Year - Continued

<i>Item Description</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>
<i>Blue Myrtle Way Pavilion Metal Roofing</i>					\$ 20,807			
<i>Blue Myrtle Way Picnic Tables</i>								
Category Subtotal :	\$ 49,055		\$ 18,204	\$ 37,902	\$ 425,815			\$ 711,846
Reserve Category : Trails								
<i>Pedestrian Bridges Boards and Railings</i>	\$ 713,269							
<i>Pedestrian Bridges Frame and Structure</i>	\$ 427,961							
<i>Asphalt Overlay</i>			\$ 384,280					
<i>Trail Park Benches</i>			\$ 3,361					
<i>Pedestrian Bridge at Southern Charm Dr</i>								
Category Subtotal :	\$ 1,141,230		\$ 387,641					
Expense Totals :	\$ 1,328,395	\$ 383,863	\$ 790,154	\$ 48,046	\$ 425,816	\$ 558,708	\$ 190,381	\$ 761,351

Florida Reserve Study and Appraisal, Inc.

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Tampa, FL 33612

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www.reservestudyfl.com

June 14, 2022

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2023	Grounds	Connerton Blvd Fountain Resurface	\$ 21,147
		Connerton Blvd Fountain Pump Equipment	\$ 2,256
	Grounds Subtotal = \$ 23,403.00		
	Parks/Playgrounds	Garden Party South Area Playground Refurbishment	\$ 96,705
		Storybrook Park Demolition and Remediation	\$ 229,152
	Parks/Playgrounds Subtotal = \$ 325,857.00		
	Trails	Pedestrian Bridge at Southern Charm Dr	\$ 308,202
Annual Expense Total = \$ 657,462			
FY 2024	Grounds	Connerton Blvd Fountain Structure Paint	\$ 4,205
		Concrete Walls Painting	\$ 5,571
	Grounds Subtotal = \$ 9,776.00		
	Parks/Playgrounds	Garden Party Park Pavilion Painting	\$ 2,102
		Magnolia Park Pavilion Painting	\$ 1,577
	Parks/Playgrounds Subtotal = \$ 3,679.00		
FY 2024 Annual Expense Total = \$ 13,455			
FY 2025	Parks/Playgrounds	Garden Party Park Monument Refurbishment	\$ 2,695
	Trails	Pedestrian Bridges Boards and Railings	\$ 432,845
FY 2025 Annual Expense Total = \$ 435,540			
FY 2026	Grounds	Pond Banks Erosion Control	\$ 122,440
		Irrigation Upgrades and Modernization	\$ 110,506
	Grounds Subtotal = \$ 232,946.00		
FY 2026 Annual Expense Total = \$ 232,946			
FY 2027	Grounds	Community Entry Monuments Refurbishment	\$ 27,192
		Stormwater Drainage Repair Allowance	\$ 81,123
		Perimeter Walls Repair Allowance	\$ 20,847
	Grounds Subtotal = \$ 129,162.00		
	Parks/Playgrounds	Connection Park Park Trash Cans	\$ 623
		Garden Party Park Park Benches	\$ 7,138

Year	Category	Item Name	Expense
FY 2027	Parks/Playgrounds	Garden Party Park Trash Cans	\$ 1,246
		Magnolia Park Park Park Benches	\$ 2,039
	Parks/Playgrounds Subtotal = \$ 11,046.00		
	Trails	Trail Park Benches	\$ 2,039
Annual Expense Total = \$ 142,247			
FY 2029	Parks/Playgrounds	Swiss Chard Cir Wooden Trellis	\$ 12,577
Annual Expense Total = \$ 12,577			
FY 2030	Alleys	Alleys Asphalt Mill and Overlay	\$ 94,958
Annual Expense Total = \$ 94,958			
FY 2031	Grounds	Neighborhood Entry Monuments Refurbishment	\$ 75,122
		Pond Banks Erosion Control	\$ 138,725
		Irrigation Upgrades and Modernization	\$ 125,203
	Grounds Subtotal = \$ 339,050.00		
FY 2031 Annual Expense Total = \$ 339,050			
FY 2032	Grounds	Stormwater Drainage Repair Allowance	\$ 91,912
		Perimeter Walls Repair Allowance	\$ 23,620
		Concrete Walls Painting	\$ 6,803
	Grounds Subtotal = \$ 122,335.00		
	Parks/Playgrounds	Garden Party Park Bollard Lighting	\$ 6,418
		Garden Party Park Bench/Shade Structure	\$ 15,404
	Parks/Playgrounds Subtotal = \$ 21,822.00		
FY 2032 Annual Expense Total = \$ 144,157			
FY 2033	Grounds	Connerton Blvd Fountain Pump Equipment	\$ 2,896
	Parks/Playgrounds	Garden Party Park Wooden Trellises	\$ 26,060
	Trails	Asphalt Overlay	\$ 270,896
FY 2033 Annual Expense Total = \$ 299,852			
FY 2034	Grounds	Connerton Blvd Fountain Structure Paint	\$ 5,398
	Parks/Playgrounds	Swiss Chard Cir Park Benches	\$ 2,429
		Garden Party Park Pavilion Painting	\$ 2,699
		Magnolia Park Pavilion Painting	\$ 2,024
	Parks/Playgrounds Subtotal = \$ 7,152.00		
FY 2034 Annual Expense Total = \$ 12,550			
FY 2035	Parks/Playgrounds	Rose Cottage Main Playstructure	\$ 152,192
		Rose Cottage Small Playstructure	\$ 20,753

Year	Category	Item Name	Expense
FY 2035	Parks/Playgrounds	Rose Cottage Sphere Playstructure	\$ 27,671
		Rose Cottage Log/Gator Structures	\$ 3,321
		Rose Cottage Playground Boundary Marker	\$ 3,055
		Connection Park Playstructure	\$ 69,178
	Parks/Playgrounds Subtotal = \$ 276,170.00		
FY 2035 Annual Expense Total = \$ 276,170			
FY 2036	Grounds	Pond Banks Erosion Control	\$ 157,175
		Irrigation Upgrades and Modernization	\$ 141,855
	Grounds Subtotal = \$ 299,030.00		
FY 2036 Annual Expense Total = \$ 299,030			
FY 2037	Grounds	Stormwater Drainage Repair Allowance	\$ 104,137
		Perimeter Walls Repair Allowance	\$ 26,761
		Garden Party Dr/Westerland Dr Aluminum Fence 4'	\$ 3,840
	Grounds Subtotal = \$ 134,738.00		
	Parks/Playgrounds	Connection Park Park Trash Cans	\$ 800
		Garden Party Park Aluminum Trellis	\$ 26,180
		Garden Party Park Pavilion Metal Roofing	\$ 12,783
		Garden Party Park Trash Cans	\$ 1,600
		Magnolia Park Pavilion Metal Roofing	\$ 5,680
	Parks/Playgrounds Subtotal = \$ 47,043.00		
FY 2037 Annual Expense Total = \$ 181,781			
FY 2038	Grounds	Connerton Blvd Fountain Resurface	\$ 30,756
	Parks/Playgrounds	Garden Party South Area Playground Refurbishment	\$ 140,650
		Storybrook Park Demolition and Remediation	\$ 333,284
		Wistful Yearn Dr Park Benches	\$ 6,710
		Picket Fence Ct Aluminum Trellis	\$ 8,053
		Picket Fence Ct Park Benches	\$ 5,368
	Parks/Playgrounds Subtotal = \$ 494,065.00		
FY 2038 Annual Expense Total = \$ 524,821			
FY 2039	Parks/Playgrounds	Butterfly Kiss Dr Picnic Table	\$ 1,988
		Butterfly Kiss Dr Park Benches	\$ 6,880
	Parks/Playgrounds Subtotal = \$ 8,868.00		
FY 2039 Annual Expense Total = \$ 8,868			
FY 2040	Grounds	Concrete Walls Painting	\$ 8,307
	Parks/Playgrounds	Rose Cottage Park Benches	\$ 2,822
		Rose Cottage Picnic Tables	\$ 2,038

Year	Category	Item Name	Expense
FY 2040	Parks/Playgrounds	Connection Park Park Benches	\$ 5,643
		Connection Park Picnic Tables	\$ 2,038
		Blue Myrtle Way Picnic Tables	\$ 6,114
	Parks/Playgrounds Subtotal = \$ 18,655.00		
FY 2040 Annual Expense Total = \$ 26,962			
FY 2041	Grounds	Pond Banks Erosion Control	\$ 178,080
		Irrigation Upgrades and Modernization	\$ 160,722
	Grounds Subtotal = \$ 338,802.00		
FY 2041 Annual Expense Total = \$ 338,802			
FY 2042	Grounds	Stormwater Drainage Repair Allowance	\$ 117,987
		Perimeter Walls Repair Allowance	\$ 30,321
	Grounds Subtotal = \$ 148,308.00		
	Parks/Playgrounds	Garden Party Park Pavers	\$ 28,698
Annual Expense Total = \$ 177,006			
FY 2043	Grounds	Connerton Blvd Fountain Pump Equipment	\$ 3,717
	Trails	Pedestrian Bridge at Southern Charm Dr	\$ 507,874
FY 2043 Annual Expense Total = \$ 511,591			
FY 2044	Grounds	Connerton Blvd Fountain Structure Paint	\$ 6,929
	Parks/Playgrounds	Swiss Chard Cir Wooden Trellis	\$ 18,293
		Garden Party Park Pavilion Painting	\$ 3,465
		Magnolia Park Pavilion Painting	\$ 2,598
	Parks/Playgrounds Subtotal = \$ 24,356.00		
FY 2044 Annual Expense Total = \$ 31,285			
FY 2045	Alleys	Alleys Asphalt Mill and Overlay	\$ 138,110
	Parks/Playgrounds	Rose Cottage Swingset	\$ 14,209
		Pleasant Woods Dr Vinyl Fencing	\$ 30,406
		Garden Party Park Monument Refurbishment	\$ 4,440
	Parks/Playgrounds Subtotal = \$ 49,055.00		
	Trails	Pedestrian Bridges Boards and Railings	\$ 713,269
		Pedestrian Bridges Frame and Structure	\$ 427,961
Trails Subtotal = \$ 1,141,230.00			
FY 2045 Annual Expense Total = \$ 1,328,395			
FY 2046	Grounds	Pond Banks Erosion Control	\$ 201,765
		Irrigation Upgrades and Modernization	\$ 182,098
	Grounds Subtotal = \$ 383,863.00		

Year	Category	Item Name	Expense
FY 2046 Annual Expense Total = \$ 383,863			
FY 2047	Grounds	Community Entry Monuments Refurbishment	\$ 44,809
		Stormwater Drainage Repair Allowance	\$ 133,679
		Perimeter Walls Repair Allowance	\$ 34,353
		Concrete Block Retaining Wall	\$ 171,468
	Grounds Subtotal = \$ 384,309.00		
	Parks/Playgrounds	Connection Park Park Trash Cans	\$ 1,027
		Garden Party Park Park Benches	\$ 11,762
		Garden Party Park Trash Cans	\$ 2,054
		Magnolia Park Park Park Benches	\$ 3,361
	Parks/Playgrounds Subtotal = \$ 18,204.00		
	Trails	Asphalt Overlay	\$ 384,280
		Trail Park Benches	\$ 3,361
Trails Subtotal = \$ 387,641.00			
FY 2047 Annual Expense Total = \$ 790,154			
FY 2048	Grounds	Concrete Walls Painting	\$ 10,144
	Parks/Playgrounds	Garden Party Park Wooden Trellises	\$ 37,902
FY 2048 Annual Expense Total = \$ 48,046			
FY 2050	Parks/Playgrounds	Rose Cottage Main Playstructure	\$ 221,352
		Rose Cottage Small Playstructure	\$ 30,184
		Rose Cottage Sphere Playstructure	\$ 40,246
		Rose Cottage Log/Gator Structures	\$ 4,829
		Rose Cottage Playground Boundary Marker	\$ 4,443
		Connection Park Playstructure	\$ 100,614
		Connection Park Pavilion Metal Roofing	\$ 3,340
		Blue Myrtle Way Pavilion Metal Roofing	\$ 20,807
	Parks/Playgrounds Subtotal = \$ 425,815.00		
FY 2050 Annual Expense Total = \$ 425,815			
FY 2051	Grounds	Neighborhood Entry Monuments Refurbishment	\$ 123,790
		Pond Banks Erosion Control	\$ 228,600
		Irrigation Upgrades and Modernization	\$ 206,317
	Grounds Subtotal = \$ 558,707.00		
FY 2051 Annual Expense Total = \$ 558,707			
FY 2052	Grounds	Stormwater Drainage Repair Allowance	\$ 151,459
		Perimeter Walls Repair Allowance	\$ 38,922
	Grounds Subtotal = \$ 190,381.00		

Year	Category	Item Name	Expense
FY 2052 Annual Expense Total = \$ 190,381			
FY 2053	Grounds	Connerton Blvd Fountain Resurface	\$ 44,732
		Connerton Blvd Fountain Pump Equipment	\$ 4,771
	Grounds Subtotal = \$ 49,503.00		
	Parks/Playgrounds	Garden Party South Area Playground Refurbishment	\$ 204,565
		Storybrook Park Demolition and Remediation	\$ 484,736
		Picket Fence Ct Park Pavers	\$ 22,545
	Parks/Playgrounds Subtotal = \$ 711,846.00		
FY 2053 Annual Expense Total = \$ 761,349			

Tab 6

July 11, 2022

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Irrigation and Landscaping approved on 6/29.
- Right of Way Use Permit Approved on 6/24.
- Dog Park and Playground closed to public. Site Improvements began week of 6/27.
- Landscape and Irrigation proposal by Yellowstone approved 6-30-2022.

Garden Party Park Improvements

- Right of way inspection complete.
- Building permit Inspection complete.
- Project completed, awaiting new swing hardware

Trail Project

- Received Geotechnical Report on May 6th.
- Submitted geotechnical report to boardwalk companies to obtain design build proposals.
- 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 6/23/22.
- Awaiting response from Lennar on punch list completion status

Parcel 208 Acquisition – Onsite punchlist review

- Provided Lennar revised punch list items on 6/23/22.
- Awaiting response from Lennar on punch list completion status

Miscellaneous Projects

Sealing of Entrance Signs

- Met with contractor on 6/29 on site to discuss paint layout scheme for each sign.
- Contractor to begin sign repairs and pressure washing week of 6/27

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.

July 11, 2022

Shade Sail Project

- Shade sail posts have been installed by contractor at all parks.
- Shade sails are scheduled to be delivered to the sites July 6, 2022. Installation should be completed in three days.

Dog Park Project

- Submitted preapplication meeting request with Pasco County. Awaiting schedule for meeting.

Street Signs throughout Community

- Deposit has been received by contractor for street signs throughout community and pole assembly at Westerland/Garden Party Dr. Installation to begin early to mid July.

Stormwater Needs Analysis

- Submitted to Pasco County for review and approval.

Westerland Drive Erosion Repairs

- Reviewed erosion and undermining of sidewalk along western side of Westerland Drive, per email from Chris Kawalec on June 19th. We will provide a report outlining proposed repairs at next meeting.

Tab 7

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



June 21, 2022
Rizzetta & Company
Jason Liggett— Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Entrance Connerton Boulevard

Summary, General Updates, Recent & Upcoming Maintenance Events

- ❖ Improve the vines and weed control throughout the main Blvds in the district.
- ❖ Provide the district with proposals requested from reports.

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

1. Remove the cogon grass growing in the azaleas in the raised planters at the connerton blvd main entrance on the inbound side.
2. Make sure during round up applications that we are not over spraying the turf area. There was areas noted throughout the district where this did occur. There will need to be replaced under warranty if they do not cure on there own.(Pic 2)
4. Remove the vines growing in the coontie palms on the inbound side of connerton blvd before the maintenance annex.
5. Remove the low hanging moss in the drake elm trees in the center island on fountain garden way. **Provide the district a price to remove the material that is in the trees that would not be under the scope of the contract.**



3. During my inspection, the bed space on connerton blvd to the first roundabout need to be cleaned of weeds. Specially in the Parsoni Juniper beds. Brightview can use selective herbicides to help keep this down.
6. Treat the bed weeds in the first island roundabout on connerton blvd.
7. Remove the tall weeds in the juniper at the back entrance to gardenia glen on connerton blvd.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

8. Treat the coontie palms in the center island for scale on connerton blvd just pass the second traffic circle.
9. Diagnose and treat the decline in the schilling hollies in the same bed.
10. Remove the tall weeds in the schilling hollies at the willow vista entrance inbound side on connerton blvd.
11. Lift the first small oak at the entrance to willow vista on blue mist parkway on the inbound side.
12. During my inspection there has not been much improvement in the detail at the willow vista park. Treat the bed weeds throughout the park. Diagnose and treat the decline in the plant material throughout this park. (Pic 12)



13. Remove the cogon grass in the roundabout island at blue mist parkway and pleasant plains parkway.
14. Remove the tall weeds in the center island juniper before the verona entrance on pleasant plains parkway.
15. Diagnose and treat the decline in the turf in the center island on pleasant plains parkway before the verona entrance. (Pic 15)



16. Continue to treat the weeds in the Bermuda turf throughout story brook park.
17. Provide the district a price to fill in holes in storybook park athletic fields and replace areas of bad turf. Provide a maintenance schedule and pricing for top dressing and core aeration to this field.
18. Provide the district a price to remove the dead maple tree next to the home on butterfly kiss drive on the inbound side before the dead end. (Pic 18)



19. Remove the low hanging moss in the oak trees at the park at the dead end on butterfly kiss drive.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

20. Improve the bed weeds control at the pocket park on Butterfly kiss drive. Provide the district a price to update the plant material to more suitable options for the area.

21. Look at the current trees in the butterfly kiss drive pocket park. Evaluate the trees and provide feedback on what can be done if anything.

22. Treat the crack weeds in the sidewalk at the first pocket park in wistful yearn drive.

23. Remove the strapping material at both wistful yearn drive parks. These trees are no longer needing straps. (Pic 23)



24. Remove the pine tree debris at the Jasmine Abbey Park. Make sure the crews are policing this area during visits. (Pic 24)



25. Treat the turf weeds in the Bermuda throughout the jasmine abbey turf areas.

26. Inspect the lantana in the center island on pleasant plains parkway in front of the gardenia glen neighborhood. These still are not improving.

27. Improve the detail throughout the Portola gardens entrance sign monument. Remove weeds and spray out beds.



28. During my inspection it was noted that the bed spaces down pleasant plains parkway was in need of dweeding and removing of vines. This goes from passive porch to the front of the community. Brightview can use selective herbicides to aid with control.

29. Improve the vigor in the gold mound duranta in the center island on pleasant plains parkway in front of the passive porch entrance.

30. Remove the vines from the viburnum suspensum on the brown fence on the outbound side pleasant plains parkway between Arbors entrance and the lager field drive entrance.

31. Improve the bed weeds control in the center island juniper on pleasant plains parkway. Remove tall weeds by hand.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

32. Remove the vines from the azaleas on the inbound side of pleasant plains parkway before the Lagerfeld entrance.
33. Improve the weeds control and vine control in the arbors entrance on pleasant plains parkway.
34. Remove the tall weeds from the picket fence pocket park.
35. Diagnose and treat the liriopse near the black trellis at the picket fence pocket park.
36. Treat the fakahatchee at the pock park on Savory Walk drive. Perform a cutback once treated to allow for regrowth.



Tab 8



BCI Entities, LLC

IRRIGATION REPORT

DATE: June 30, 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. No decoders were replaced between May 29th and June 30th.

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

- Located and repaired a broken wire that was taking down a third of the E-Controller.
- Replaced failed wire on north side of Connerton Blvd, on east side of the people crossing, that was taking down most of the D-controller.
- Repaired mainline leak on south side of Connerton Blvd, just east of the round-about at Club Connerton.
- Repaired mainline leak on north side of Pleasant Plains, between Lagerfeld and Westerland.
- Repaired broken pipes in Story Book Park that were damaged during the installation of the posts for the shade sails.
- Routine pump maintenance was completed on June 25th.
- Replaced weak fuse on EP2 sustain pump.
- On June 17th all Hunter ACC controllers on AT&T stopped communicating. Working with Hunter, we determined that AT&T had made the switch from 3G to 5G, something the current communication modules were not equipped for. On June 24th, all comm modules were removed from service, and we are working with Hunter to find a solution. Prior to their removal, all controllers were returned to a standard day/time program so they will continue to operate without the comm modules. While the controllers are without their comm modules, they will be inspected several times a week for alarms and programming adjustments. Hunter is hoping to resolve this issue quickly and we hope to be up and running soon.

The ET sensor located on the Hunter ACC controller at the EP2 pump station recorded 2.02" of ET and 3.5" of rain between May 29th and June 17th. There were three significant rainfall events of 0.25" or more during this same period, the greatest occurring on June 11th, when 0.95" was recorded. The site was shut down for a total of 5 days to take advantage of what nature provided.

BCI was recently informed that the Hunter ACC controllers in use throughout Connerton will be discontinued later this year. Hunter will continue to provide parts and technical assistance for the next 8 years. The ACC2 is currently available and can be used to replace the existing controllers. BCI will provide a proposal for replacing the original ACC controllers for budgeting purposes and any existing controllers that need to be replaced in the next 8 years will be upgraded to the ACC2.

According to the Water Management District, the 12-month rolling water usage for the month of May was 110,073 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



Repaired pipes in Story Book Park



Concrete in pipes at Story Book Park

Water Quality Tests

EP1

[illegible]

Acceptable pH for St. Augustine turf is 6.5-8.4

Acceptable TDS for St. Augustine turf is less than 450 ppm.

EP2

[illegible]

Tab 9

☐ Soft Rush







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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: Jason Marks

Date: 06/21/2022 Time: 08:49 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
7	x		x						
3	x		x						
8	x		x						
9	x		x						
51	x		x						
49	x		x						
48	x		x						
44	x		x						
43	x		x						
26	x		x	x					
31			x						
32			x						

Number 7 especially was covered in a lot of grass clippings (first picture) more than usual! When there is a lot of grass clippings in the ponds this will contribute to algae blooms and makes it a lot tougher for us to kill. I'm not sure if landscapers fell behind but there was definitely more grass clippings in the ponds then usual?

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input checked="" 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 type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input 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 checked="" 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 checked="" type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Gallinules	<input checked="" type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork	
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks & Blue Tilapia	
<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____	
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles		

NATIVE WETLAND HABITAT MAINTENANCE			Beneficial Vegetation Notes:	
<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input checked="" type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____



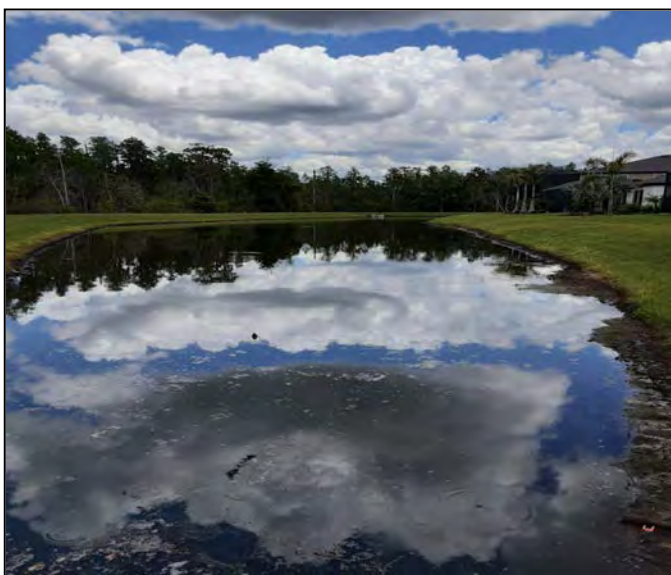




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☐ Soft Rush





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☒ Soft Rush





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☐ Naiad
 ☐ _____

☒ Pickerelweed

☐ Soft Rush
 ☐ _____





Tab 10

Accomplishments

6/13/22 (CDD) Check site, checked fountain, turned back on, checked playgrounds, empty trash, check for fire ants, re level mulch, cleaned up eroded stone @ storybrook park walks & drives, empty & fill dogipot stations, checked bike trail & blow off, checked lawn maintenance, picked up roadway trash (5.0hrs)

6/13/22 (HOA) Checked CC cleaned up parking lot trash, checked RP (1.0hrs)

6/13/22 (ETO) (2.0hrs)

6/14/22 (CDD) Check site, checked fountain, check bike trail, replace 2 boards on bridges, cut back vegetation @ s. end bridge, checked playgrounds, checked lawn maintenance, picked up roadway trash, pressure washed Magnolia pk gazebo and cool deck (6.75hrs)

6/14/22 (HOA) Check CC parking lots, checked RP, worked on walkie talkies (2.0hrs)

6/15/22 (CDD) Check site, checked playgrounds, empty trash, relevel much, checked for fire ants, checked bike trail, checked lawn maintenance, empty & fill dogipot stations, picked up roadway trash, picked up pond trash, worked on job log & debit card log (6.75hrs)

6/15/22 (HOA) Checked CC, picked up parking lot trash, checked RP, worked on walkie talkies (2.0hrs)

6/16/22 (CDD) Checked site, checked fountain, checked bike trail, checked lawn maintenance, picked up roadway trash, met w/ Lennar (Home River) HOA

6/17/22 (CDD) Check site, checked bike trail, empty trash, checked playgrounds, empty trash, empty & fill dogipot stations, picked up roadway trash, checked lawn maintenance(5.0hrs)

Plans For Next Week



Rizzetta & Company

Pressure wash Magnolia Pk gazebo & patio

Current/Future Projects



Rizzetta & Company

Maintenance Weekly Report

6/20/2022 –6/24/2022

Accomplishments

6/20/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, check for fire ants, empty & fill dogipot stations, checked bike trail, checked lawn maintenance, picked up roadway trash, checked palm trimming, went to Lowes, pressure wash Billowy Jaunt lift station, talked w/ Harris on pressure washing, daily report & debit card log (7.5hrs)

6/20/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, picked up trash (2.0hrs)

6/21/22 (CDD) Check site, checked fountain, check bike trail & blow off, checked playgrounds, checked lawn maintenance, picked up roadway trash, pressure wash lift stations on PPP (2), replace (3) lights GPP arch trellis, worked on lights @ Magnolia Pk gazebo, paint bike rack GPP (6.75hrs)

6/21/22 (HOA) Check CC parking lots, checked RP, meeting rm tear down, cleaned up dumpster area (2.0hrs)

6/22/22 (CDD) went to Lowes for return/purchase, check site, checked playgrounds, empty trash, relevel much, checked for fire ants, checked bike trail, checked lawn maintenance, empty & fill dogipot stations, picked up roadway trash, painted plaques on monuments @ GPP & Magnolia Pk, painted facia @ Magnolia Pk gazebo, started painting facia @ GPP gazebo (7.75hrs)

6/22/22 (HOA) Checked CC, picked up parking lot trash, checked RP (1.0hrs)

6/23/22 (CDD) Checked site, checked fountain, checked bike trail, checked lawn maintenance, picked up roadway trash, finished painting GPP gazebo facia (5.0hrs)

6/23/22 (HOA) Checked RP, picked up cc parking lot trash, treat wasps @ RP gate (1.5hrs)

6/24/22 (CDD) Check site, checked bike trail, empty trash, checked playgrounds, empty trash, empty & fill dogipot stations, picked up roadway trash, checked lawn maintenance, checked lights @ Magnolia Pk gazebo (4.5hrs)

6/24/22 (HOA) Checked RP & picked up trash, picked up CC trash (1.5hrs)

Plans For Next Week



Rizzetta & Company

Painting Magnolia Pk gazebo & GPP gazebo and monuments

Current/Future Projects



Rizzetta & Company

6/23/2022 11:33:3
Order Number:
Circle K 2707575
7767 Land O'Lakes B1
Land O'LakFL 34638
(813) 929-8788
Term: 102
Appr : 096046
Trace: 00350158
UNL-REG
PUMP No. 05
Gallons 11.532
PRICE/G \$4.559
TOTAL FUEL \$52.57
TOTAL SALE \$52.57
SALE
Debit
Card Num : (C)
XXXXXXXXXXXX6365
Chip Read

USD\$ 52.57

US DEBIT
AID: A00000009800840
TVR: 8000048000
IAD: XXXXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC:
91F525E8ABDCE391

06/23/2022 11:31:20
Verified by PIN
By entering a
verified PIN,
cardholder agrees to
pay issuer such
total in accordance
with issuer's
agreement with
cardholder

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY



LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE

SALES#: S2238KLP 4164340 TRANS#: 23748511 06-21-22

1479464 1000 EQUIV SPIKE LIGHT 1E	104.94
3 0 34.98	
244362 12-02 BLACK SEMI-GLOSS SP	5.98
244362 12-02 BLACK SEMI-GLOSS SP	17.94
3 0 5.98	
253308 PROJECT SOURCE 3-IN BRUSH	9.36
2 0 4.68	
77793 126-FL OZ DURAMAX SH UN/B	52.98
805360 6JO BONE GRAFFITI REMOVER	7.98
94678 VICTOR 10T WOODEN RAT TPA	1.98
144257 WHIZZ CABINET AND DOOR #1	6.98
677594 H3L 16 15N1 IN-USE UP CUR	10.88
903783 GE 13W CFL 4-PIN DBL 3500	50.88
6 0 8.48	

SUBTOTAL: 269.90

TAX: 0.00

INVOICE 23772 TOTAL: 269.90

DEBIT: 269.90

DEBIT: XXXXXXXXXXXXXXX6365 AMOUNT: 269.90 AUTHCD: 011696
CHIP REFID: 223823064843 06/20/22 14:06:22

*PIN Verified

TRACE: 00016364

PURCHASE CASH BACK TOTAL DEBIT

269.90 0.00 269.90

APL: US DEBIT TVR: 8000048000

AID: A00000009800840 TSI: 6800

STORE: 2238 TERMINAL: 23 06/20/22 14:08:31

OF ITEMS PURCHASED: 20

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



6/30/2022 11:26:4
Order Number:
Circle K 2707575
7767 Land O'Lakes B1
Land O'LakFL 34638
(813) 929-8788
Term: 102
Appr : 051495
Trace: 00064854
UNL-REG
PUMP No. 06
Gallons 12.531
PRICE/G \$4.439
TOTAL FUEL \$55.63
TOTAL SALE \$55.63
SALE
Debit
Card Num : (C)
XXXXXXXXXXXX6365
Chip Read

USD\$ 55.63

US DEBIT
AID: A00000009800840
TVR: 8000048000
IAD: XXXXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC:
35359DDF5C29BC03

06/30/2022 11:24:06
Verified by PIN
By entering a
verified PIN,
cardholder agrees to
pay issuer such
total in accordance
with issuer's
agreement with
cardholder

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY

Details for Order #114-4907654-5815408

[Print this page for your records.](#)

Order Placed: June 30, 2022

Amazon.com order number: 114-4907654-5815408

Order Total: \$305.20

Not Yet Shipped

Items Ordered

2 of: Carlisle All Trail ATV Tire - 25X9-12

Sold by: Amazon.com Services LLC

Condition: New

Price

\$140.95

Shipping Address:

Emily Zuercher

17310 DARBY LN

LUTZ, FL 33558-4856

United States

Shipping Speed:

Two-Day Shipping

For Lennerton West CDD

Payment information

Payment Method:

Visa | Last digits: 6365

Billing address

Melanie Zuercher

17310 DARBY LN

LUTZ, FL 33558-4856

United States

Item(s) Subtotal: \$281.90

Shipping & Handling: \$0.00

FL State Tire Fee \$2.00

Total before tax: \$283.90

Estimated tax to be collected: \$21.30

Grand Total: \$305.20

To view the status of your order, return to [Order Summary](#).

Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 1, 2022, at 6:00pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 3-Chris) Unopposed; Term 11/18-11/22 (Seat 4-John) Opposed; Term 11/18-11/22 (Seat 5-Daniel) Unopposed

District Manager's Report

July 11

2022

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FINANCIAL SUMMARY

5/31/2022

General Fund Cash &
Investment Balance:

\$690,132

Reserve Fund Cash &
Investment Balance:

\$707,987

Debt Service Fund
Investment Balance:

\$992,641

**Total Cash and Investment
Balances:**

\$2,390,760

**General Fund Expense
Variance: \$5,180**

**Over
Budget**



Supervisor Request Updates

Budget- The General Fund is over budget by \$5,180. The District is over budget by \$10,046 for District Engineer and \$49,135 for Conservation cutback. The District is overall under budget for the fiscal year.

Supervisor Requests –

- Brandon Electric-Brandon Electric is scheduled to come onsite 7/7/2022 to diagnose certain electrical issues for the District.
- Reserve Study- We received an updated Reserved Study, and it was email to the entire Board. We will discuss at the next meeting.
- Christmas Light Proposal- I met with Parkhurst Outdoor Lighting on 7/5/2022 to complete a work through of the main entrances for Christmas lights. The vendor informed me that he will have the District a proposal before the next meeting. Decorating Elves informed me that they're not providing proposals until August. Giella Designs is working on providing a proposal for the District.
- Communication between CDD & HOA-On 7/16/2022, I had a conference call with Primrose HOA to discuss fences on easements. I will discuss the details at the meeting.
- Lennar Updates-I had a meeting with Lennar and the District Engineer about the transfer of the Landscaping and Irrigation. Lennar informed us that the punch list items were completed, and the District Engineer is going onsite to confirm on 7/5/2022.
- Pressure Washing-We have multiple proposals for Pressure Washing as requested by the Board.
- An arborist will be coming onsite in a couple of weeks to investigate some dead trees around the community. I will report back to the Board with their findings.
- Connerton West Storm Water Needs Analysis-I emailed the Connerton West Storm Water Needs Analysis to the Country. Connerton West complies with the County regulations.
- Towing Policy Agreement-I will discuss at the next meeting.
- Security Consultant- I had a vendor schedule for 7/5/2022 but he was a no show. I will be following up with another vendor.
- Easement Chart- I had meeting with District Counsel to confirm which residents are following the easement licensing agreement. I provided the updated list to our vendors.

Tab 12



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

May 31, 2022

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 5/31/2022

(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	92,539	0	0	0	92,539	0	0
Investments	597,593	0	992,641	330,152	1,920,386	0	0
Investments--Reserves	0	707,987	0	0	707,987	0	0
Accounts Receivable	17,181	0	9,547	0	26,728	0	0
Accounts Receivable Other	0	0	0	0	0	0	0
Prepaid Expenses	3,891	0	0	0	3,891	0	0
Deposits	25,811	0	0	0	25,811	0	0
Due From Other Funds	0	0	36,637	0	36,637	0	0
Fixed Assets	0	0	0	0	0	46,858,551	0
Amount Available in Debt Service	0	0	0	0	0	0	1,038,826
Amount To Be Provided Debt Service	0	0	0	0	0	0	14,261,174
Total Assets	737,015	707,987	1,038,826	330,152	2,813,979	46,858,551	15,300,000
Liabilities							
Accounts Payable	78,774	0	0	0	78,774	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	5,020	0	0	0	5,020	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	36,637	0	0	0	36,637	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	15,300,000
Total Liabilities	120,432	0	0	0	120,432	0	15,300,000
Fund Equity & Other Credits							
Beginning Fund Balance	129,795	518,136	1,082,767	465,305	2,196,004	46,858,551	0
Net Change in Fund Balance	486,788	189,850	(43,941)	(135,154)	497,543	0	0
Total Fund Equity & Other Credits	616,583	707,987	1,038,826	330,152	2,693,547	46,858,551	0
Total Liabilities & Fund Equity	737,015	707,987	1,038,826	330,152	2,813,979	46,858,551	15,300,000

See Notes To Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	103	103	0.00%
Special Assessments					
Tax Roll	1,514,256	1,514,256	1,519,244	4,988	0.32%
Off Roll	64,320	64,320	64,321	1	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	88	88	0.00%
Total Revenues	1,578,576	1,578,576	1,583,756	5,180	0.33%
Expenditures					
Legislative					
Supervisor Fees	13,000	8,667	8,600	67	33.84%
Financial & Administrative					
Administrative Services	5,916	3,944	3,944	0	33.33%
District Management	36,429	24,286	24,096	190	33.85%
District Engineer	30,000	20,000	40,046	(20,046)	(33.48)%
Disclosure Report	8,000	8,000	8,000	0	0.00%
Trustee Fees	13,000	11,493	15,197	(3,704)	(16.90)%
Tax Collector/Property	0	0	150	(150)	0.00%
Appraiser Fees					
Assessment Roll	5,355	5,355	5,355	0	0.00%
Financial & Revenue	5,355	3,570	3,570	0	33.33%
Collections					
Accounting Services	22,440	14,960	14,960	0	33.33%
Auditing Services	4,475	4,475	4,475	0	0.00%
Arbitrage Rebate Calculation	1,000	1,000	500	500	50.00%
Public Officials Liability	3,177	3,177	3,032	145	4.56%
Insurance					
Legal Advertising	2,000	1,333	724	609	63.78%
Miscellaneous Mailings	500	333	0	333	100.00%
Dues, Licenses & Fees	500	500	425	75	15.00%
Website Hosting, Maintenance, Backup (and Email)	3,650	2,433	2,553	(120)	30.05%
Legal Counsel					
District Counsel	60,000	40,000	62,089	(22,089)	(3.48)%
Law Enforcement					
Deputy	9,500	6,333	5,275	1,058	44.47%
Electric Utility Services					
Utility Services	39,000	26,000	27,453	(1,453)	29.60%

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Street Lights-Collector Roads	70,000	46,667	51,826	(5,159)	25.96%
Street Lights-Neighborhood Roads	190,000	126,667	133,165	(6,498)	29.91%
Water-Sewer Combination Services					
Utility Services	2,500	1,667	4,816	(3,149)	(92.63)%
Stormwater Control					
Stormwater System Maintenance	10,000	6,667	10,110	(3,443)	(1.10)%
Stormwater Assessment	100	100	0	100	100.00%
Aquatic Maintenance	59,700	39,800	44,838	(5,038)	24.89%
Ground Water Testing	12,520	8,347	0	8,347	100.00%
Wetland Monitoring & Maintenance	4,000	2,667	0	2,667	100.00%
Other Physical Environment					
Street Light Deposit Bond	7,400	7,400	6,521	879	11.87%
General Liability Insurance	3,754	3,754	3,584	170	4.52%
Property Insurance	8,075	8,075	7,705	370	4.58%
Entry & Walls Maintenance	4,000	2,667	4,500	(1,833)	(12.50)%
Landscape Maintenance	420,000	280,000	284,455	(4,455)	32.27%
Irrigation Maintenance	120,000	80,000	94,365	(14,365)	21.36%
Irrigation Repairs	40,000	26,667	25,157	1,509	37.10%
Irrigation Filters	4,000	2,667	0	2,667	100.00%
Landscape - Mulch	35,000	23,333	0	23,333	100.00%
Landscape Replacement	62,400	41,600	26,652	14,948	57.28%
Plants, Shrubs, Trees, Annuals					
Field Operations - Landscape Inspections	8,400	5,600	5,600	0	33.33%
Conservation Cutbacks	7,500	5,000	56,635	(51,635)	(655.13)%
Holiday Decorations	16,000	16,000	0	16,000	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	1,500	1,000	0	1,000	100.00%
Sidewalk Repair & Maintenance	10,000	6,667	9,750	(3,083)	2.50%
Street Sign Repairs	5,000	3,333	3,472	(139)	30.55%
Pressure Washing Sidewalks	12,000	8,000	0	8,000	100.00%
Roadway Repair & Maintenance	10,000	6,667	7,858	(1,191)	21.42%
Parks & Recreation					

See Notes To Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD variance	Percent Annual Budget Remaining
Management Contract	98,330	65,553	63,999	1,554	34.91%
Fountain Service Contract	3,000	2,000	2,000	0	33.33%
Fountain Repairs	500	333	0	333	100.00%
Vehicle Maintenance	2,500	1,667	2,071	(404)	17.17%
Playground Equipment and Maintenance	500	333	0	333	100.00%
Boardwalk and Bridge Maintenance	5,000	3,333	0	3,333	100.00%
Wildlife Management Services	9,600	6,400	6,400	0	33.33%
Miscellaneous Expenses	13,000	8,667	12,708	(4,041)	2.24%
Contingency					
Miscellaneous Contingency	59,000	39,333	9,811	29,522	83.37%
Total Expenditures	<u>1,578,576</u>	<u>1,074,489</u>	<u>1,108,443</u>	<u>(33,954)</u>	<u>29.78%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>504,087</u>	<u>475,313</u>	<u>(28,774)</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>504,087</u>	<u>486,788</u>	<u>(17,298)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	129,795	129,795	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>504,087</u></u>	<u><u>616,583</u></u>	<u><u>112,496</u></u>	<u><u>0.00%</u></u>

See Notes To Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 5/31/2022

(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	137	137	0.00%
Special Assessments				
Tax Roll	<u>204,100</u>	<u>204,100</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>204,100</u>	<u>204,237</u>	<u>137</u>	<u>0.07%</u>
Expenditures				
Contingency				
Capital Reserve	<u>204,100</u>	<u>14,387</u>	<u>189,713</u>	<u>92.95%</u>
Total Expenditures	<u>204,100</u>	<u>14,387</u>	<u>189,713</u>	<u>92.95%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>189,850</u>	<u>189,850</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>189,850</u>	<u>189,850</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	518,136	518,136	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>707,987</u></u>	<u><u>707,987</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2018A

From 10/1/2021 Through 5/31/2022

(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	23	23	0.00%
Special Assessments				
Tax Roll	628,029	629,850	1,821	0.28%
Total Revenues	<u>628,029</u>	<u>629,873</u>	<u>1,844</u>	<u>0.29%</u>
Expenditures				
Debt Service				
Interest	253,029	246,713	6,316	2.49%
Principal	375,000	440,000	(65,000)	(17.33)%
Total Expenditures	<u>628,029</u>	<u>686,713</u>	<u>(58,684)</u>	<u>(9.34)%</u>
Excess of Revenue Over (Under) Expenditures	0	(56,840)	(56,840)	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(56,840)	(56,840)	0.00%
Fund Balance, Beginning of Period	0	404,283	404,283	0.00%
Fund Balance, End of Period	<u>0</u>	<u>347,443</u>	<u>347,443</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 5/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0.00%
Special Assessments				
Tax Roll	547,532	549,120	1,588	0.28%
Off Roll	17,382	17,382	(0)	0.00%
Total Revenues	<u>564,914</u>	<u>566,530</u>	<u>1,616</u>	<u>0.29%</u>
Expenditures				
Debt Service				
Interest	384,914	378,820	6,094	1.58%
Principal	<u>180,000</u>	<u>180,000</u>	<u>0</u>	<u>0.00%</u>
Total Expenditures	<u>564,914</u>	<u>558,820</u>	<u>6,094</u>	<u>1.08%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>7,710</u>	<u>7,710</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>7,692</u>	<u>7,692</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	505,208	505,208	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>512,900</u></u>	<u><u>512,900</u></u>	<u><u>0.00%</u></u>

Connerton West Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund Series 2015

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Special Assessments				
Tax Roll	160,736	161,202	466	0.28%
Total Revenues	160,736	161,209	473	0.29%
Expenditures				
Debt Service				
Interest	120,736	121,003	(267)	(0.22)%
Principal	40,000	35,000	5,000	12.50%
Total Expenditures	160,736	156,003	4,733	2.94%
Excess of Revenue Over (Under) Expenditures	0	5,206	5,206	0.00%
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	0	5,206	5,206	0.00%
Fund Balance, Beginning of Period	0	173,276	173,276	0.00%
Fund Balance, End of Period	0	178,483	178,483	0.00%

Connerton West Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2018A

From 10/1/2021 Through 5/31/2022

(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>18</u>	<u>18</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>18</u>	<u>18</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>134,772</u>	<u>(134,772)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>134,772</u>	<u>(134,772)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(134,754)</u>	<u>(134,754)</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(134,754)</u>	<u>(134,754)</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>329,599</u></u>	<u><u>329,599</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 5/31/2022

(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>0</u>	<u>524</u>	<u>524</u>	<u>0.00%</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund Series 2015

From 10/1/2021 Through 5/31/2022

(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%

5/31/2022

**Connerton West CDD
Investment Summary
May 31, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2022</u>
The Bank of Tampa	Money Market	\$ 94,192
The Bank of Tampa ICS:		
CrossFirst Bank	Money Market	\$ 248,386
The Huntington National Bank	Money Market	248,386
Customers Bank	Money Market	6,629
Total General Fund Investments		\$ 597,593
The Bank of Tampa ICS Reserve:		
BOKF, National Association	Money Market	\$ 28
Customers Bank	Money Market	241,735
Park National Bank	Money Market	248,378
TriState Capital Bank	Money Market	5
Western Alliance Bank	Money Market	217,841
Total Reserve Fund Investments		\$ 707,987
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	83,938
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,778
US Bank Series 2015A-2 Reserve	US Bank Money Market 5	17,825
US Bank Series 2015A Revenue	US Bank Money Market 5	73,544
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	135,301
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	216,648
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	146,029
Total Debt Service Fund Investments		\$ 992,641
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 29
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	329,599
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	524
Total Capital Projects Fund Investments		\$ 330,152

Connerton West Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2022 Through 5/31/2022

<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	1,100.69
10/20/2021	Lennar Homes LLC	415-22-01	<u>16,080.18</u>
		Total 001 - General Fund	17,180.87

Connerton West Community Development District

Summary A/R Ledger

200 - Debt Service Fund Series 2018A

From 5/1/2022 Through 5/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	402.30
		Total 200 - Debt Service Fund Series 2018A	402.30

Connerton West Community Development District

Summary A/R Ledger

201 - Debt Service Fund Series 2006/2018

From 5/1/2022 Through 5/31/2022

<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	350.74
10/20/2021	Lennar Homes LLC	415-22-01	<u>8,690.83</u>
		Total 201 - Debt Service Fund Series 2006/2018	9,041.57

Connerton West Community Development District

Summary A/R Ledger

203 - Debt Service Fund Series 2015

From 5/1/2022 Through 5/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	102.96
		Total 203 - Debt Service Fund Series 2015	102.96
Report Balance			26,727.70

Connerton West Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2022

001 - General Fund

From 5/1/2022 Through 5/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquatic Weed Control, Inc.	3/28/2022	70034	Quarterly Pond/Lake Maintenance 03/22	4,100.00
Nebula LED Lighting Systems	5/4/2022	132720-MS	Gemstone Installation Permanent Light System 05/22	6,300.00
Kevin Eric Hamilton	5/17/2022	KH051722	Off Duty Patrols 05/22	200.00
Times Publishing Company	5/25/2022	0000225788 05/25/22	Acct #119853 Legal Advertising 05/22	88.00
US Bank Corporate Trust Services	5/25/2022	6537318	Trustee Fees CDD 2018A 05/01/22-04/30/22	4,310.00
BrightView Landscape Services, Inc.	5/26/2022	7925539	Additional Maintenance Bahia/St Augustine 05/22	13,121.00
Creative Mailbox Designs	5/26/2022	DP29518	Deposit Street Sign Replacement 05/22	348.80
Creative Mailbox Designs	5/26/2022	DP29521	Deposit Street Sign Replacement 05/22	248.03
Jeremy R. Cohen	5/27/2022	JC052722	Off Duty Patrols 05/22	200.00
Rizzetta & Company, Inc	5/27/2022	INV0000068921	Personnel Reimbursement 05/27/22	3,181.37
Patrick J. Elmore	5/30/2022	PE053022	Off Duty Patrols 05/22	200.00
BrightView Landscape Services, Inc.	5/30/2022	7929854	Remove And Stump Grind 05/22	900.00
BrightView Landscape Services, Inc.	5/30/2022	7929855	Remove And Stump Grind 05/22	2,775.00
Patriot Amenity Services Group LLC	5/31/2022	053122 Patriot	Entry Sign Painting 05/22	4,500.00
Rizzetta & Company, Inc	5/31/2022	INV0000068983	Out of Pocket Expense 05/22	71.24
Cardno, Inc.	6/1/2022	532141	District Engineer 05/22	2,724.57
Pasco County	6/3/2022	Pasco Water Summary 05/22	Water Summary 05/22	308.45
Withlacoochee River Electric Cooperative Inc.	6/6/2022	Electric Summary Bill 05/22	Electric Summary Bill 05/22	29,008.27
KE Law Group, PLLC	6/8/2022	2711	General/Monthly Legal Services 05/22	6,189.67
			Total 001 - General Fund	78,774.40
Report Total				78,774.40

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

Construction Account Activity Through May 31, 2022

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74
	Interest Earnings	23,013.73
	Total Inflows:	\$ 1,100,821.47

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 05/31/22
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 May 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
4/6/22	CR43	Cardno, Inc	(11,873.02)	Cleared
4/25/22	CR44	Turf Pro Synthetics	(4,738.05)	Cleared
5/11/22	CR45	Rep Services Inc	(1,017.95)	Cleared
5/11/22	CR46	Site Master	(64,905.00)	Cleared
5/27/22	CR47	Cardno, Inc	(6,346.10)	Cleared
5/27/22	CR48	Rep Services Inc	(8,340.00)	Cleared
5/27/22	CR49	Site Master	(19,065.00)	Cleared
Total Requisitions :			(472,946.35)	

Total Requisitions & COI: (771,222.29)

Retainage Payable 0.00

Total Outflows: (771,222.29)

Series 2018A Construction Account Balance at May 31, 2022 \$ 329,599.18

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

Construction Account Activity Through May 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 05/31/22
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 May 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 May 31, 2022 \$ 523.81

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/22.
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 \$1,100.69 was received in June 2022.
6. Debt Service Fund 200 – Payment for Invoice FY21-22 in the amount of \$402.30 was received in June 2022.
7. Debt Service Fund 201 – Payment for Invoice FY21-22 in the amount of \$350.74 was received in June 2022.
8. Debt Service Fund 203 – Payment for Invoice FY21-22 in the amount of \$102.96 was received in June 2022.

Tab 13

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, June 6, 2022 at 6:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
Steven Daly	Board Supervisor, Assistant Secretary
John Ngerem	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Jason Liggett	Landscape Inspection Specialist, Rizzetta
Meredith Hammock	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Ballenger Irrigation
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments about the quality of the multipurpose field in the garden and the possibility of restoring the turf.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Declaring Special Assessments to
Fund Proposed Budget**

On a motion from Mr. Novak, seconded by Mr. Daly, with all in favor, the Board adopted Resolution 2022-06, Declaring Special Assessments to Fund Proposed Budget and setting Public Hearing for August 1, 2022 at 6:00 p.m. for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

**Discussion of Security Cameras on
CDD Property**

Supervisor Kawalec lead the discussion on security cameras for the district and asked the other Supervisors their opinion on adding cameras to the playground, fields, and parking areas. After a brief discussion, the Board agreed to put a budget plan together, obtain proposals and to further discuss this as an option for the District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Hammock provided the updated parking and towing policy to Mr. Adams prior to the meeting and did not have any updates on easement agreements at this time.

Mr. Adams informed the Board that he reached out to Mr. Doug Smith for an updated easement agreement list and has yet to receive one. Mr. Adams will set a call with the towing company, District Counsel and the District Engineer to discuss sign placement to ensure the District is in compliance.

There was a brief discussion regarding the fencing issue in 209. Mr. Adams spoke with Ms. Evens about this issue, she informed him this is not a Lennar issue and that he should contact the HOA. The Board does not agree with this and would like Mr. Adams to follow up with Lennar to get the fence issues taken care of before the District takes over 209.

The Board discussed and agreed that they would only take over items in 209, i.e., landscaping, irrigation, and ponds from Lennar even if the other punch list items are not complete.

B. District Engineer Report

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

The Board gave directive to Mr. Woodcock to go onsite and review the landscaping and irrigation punch list items for Lennar.

Mr. Woodcock presented the Stormwater Needs Analysis to the Board.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
June 6, 2022 - Minutes of Meeting
Page 3

On a motion from Mr. Daly, seconded by Mr. Ngerem, with all in favor, the Board accepted the Stormwater Needs Analysis for the Connerton West Community Development District.

C. Field Inspection Report

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

The Board requested Mr. Woodcock to work with Supervisor Daly to obtain a proposal for landscaping and irrigation for Storybrook Park, not to exceed \$50,000.00.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board requested Mr. Woodcock and Supervisor Daly to obtain a proposal for landscape and irrigation for Storybrook Park, not to exceed \$50,000.00 for the Connerton West Community Development District.

A brief discussion was held regarding new swings and bolts in the parks. The Board agreed to have the swing chains and bolts replaced and asked that Mr. Adams notify the HOA when this will be done.

The Board requested Mr. Woodcock to provide a breakdown of the bond funds at the next meeting. They also asked him to start getting permits for the dog park and asked that he provide quotes for mulch at the dog park as well.

D. Landscape Report

No report.

The Board reviewed the Brightview Proposal to Remove Failing Blue Daze and Install Blue My Mind in the amount of \$7,018.54. After a brief discussion, the Board agreed to table this proposal to the next regular meeting.

Mr. Liggett noted that his areas of concern have been all of the weeds and let the Board know that Mr. McLean is no longer with Brightview. The new representative will attend the next meeting.

The Board requested that the trapper place traps in Mr. Liggett's area of concerns as it is the hogs that are damaging that area. Mr. Liggett will obtain a proposal from Brightview to fix the damage area.

Mr. Liggett will also get a proposal for Crape Myrtles at Pond # 18.

E. Irrigation Report

Ms. Huff presented her May irrigation report.

The Board would like Ms. Huff to be included in the irrigation and landscape take over in 208 & 209.

Ms. Huff will provide a proposal for the mainline leak.

The Board requested that Ms. Huff provide dates and times on her reports moving forward.

F. Aquatics Report

The Board reviewed the May Aquatics report and had no questions at this time.

G. Property Maintenance Report

Mr. Zuercher presented his report to the Board, and they had no questions at this time.

The Board would like more detail in Mr. Zuercher's reports.

H. District Manager Report

The Board received and reviewed the District Manager report.

Mr. Adams reminded the Board that the next meeting will be held on July 11, 2022, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

Mr. Adams presented the FY 2020-2021 Audit Report to the Board. They had no questions or concerns at this time.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on May 2, 2022

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on May 2, 2022.

On a motion from Mr. Novak, seconded by Mr. Ngerem, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on May 2, 2022, as presented, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2022

The Board was presented with the Operation & Maintenance Expenditures for April 2022 in the amount of \$126,572.72.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
June 6, 2022 - Minutes of Meeting
Page 5

On a motion from Mr. Kawalec, seconded by Mr. Daly, with all in favor, the Board ratified the Operation & Maintenance Expenditures for April 2022 for \$126,572.72, for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Kawalec requested Mr. Adams to obtain pressure washing proposals for sidewalk curbs and gutters and to provide them at the next regular meeting.

Mr. Daly informed the Board that he will be moving, and his house is on the market.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Kawalec, seconded by Mr. Daly, the Board approved to adjourn the meeting at 8:49 p.m. for the Connerton West Community Development District.

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 May 2022 For Board Approval

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

The total items being presented: **\$156,771.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 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.	003553	70451	Pond/Lake Maintenance 05/22	\$ 3,950.00
Aquatic Weed Control, Inc.	003553	71166	Blue Tilapia For Ponds 05/22	\$ 4,528.00
BCI Entities, LLC	003554	221161	Irrigation Maintenance 04/22	\$ 8,170.00
BCI Entities, LLC	003554	221162	Irrigation Repair 03/22	\$ 1,491.78
BCI Entities, LLC	003554	221199	EP2 Sustain Pump Repair 04/22	\$ 8,347.00
BCI Entities, LLC	003565	221071	Irrigation Maintenance 02/22	\$ 8,170.00
BCI Entities, LLC	003565	221201	Irrigation Maintenance 05/22	\$ 8,170.00
BCI Entities, LLC	003565	221208	Irrigation Repair 05/22	\$ 715.00
BCI Entities, LLC	003565	221209	Irrigation Repair 05/22	\$ 529.00
Berger, Toombs, Elam, Gaines & Frank	003555	358446	Audit Services FY 09/30/2021	\$ 4,475.00
BrightView Landscape Services, Inc.	003556	7877438	Landscape Maintenance 05/22	\$ 25,942.50

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	003556	7882640	Additional Maintenance Bahia/St Augustine 04/22	\$ 18,766.00
Cardno, Inc.	003557	531913	District Engineer 04/22	\$ 7,451.46
Christopher Kawalec	003543	CK050222	Board of Supervisors Meeting 05/02/22	\$ 200.00
Connerton West CDD	CD194	CD194	Debit Card Replenishment	\$ 877.44
Creative Mailbox Designs	003558	DP29409	Deposit Connerton West CDD Sign Replacement 04/22	\$ 527.96
Daniel Novak	003546	DN050222	Board of Supervisors Meeting 05/02/22	\$ 200.00
Jeremy R. Cohen	003540	JC042522	Off Duty Patrols/Scheduler's Fee 04/22	\$ 350.00
Jeremy R. Cohen	003540	JC042622	Off Duty Patrols 04/22	\$ 200.00
Jerry Richardson	003563	1627	Monthly Hog Removal Service 05/22	\$ 800.00
John Ngerem	003545	JN050222	Board of Supervisors Meeting 05/02/22	\$ 200.00
K. Johnson's Lawn & Landscaping, Inc.	003559	18496	Mow Bike Trail 05/22	\$ 700.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
KE Law Group, PLLC	003560	2329	General/Monthly Legal Services 04/22	\$ 4,130.99
Kevin Eric Hamilton	003542	KH040722	Off Duty Patrols 04/22	\$ 200.00
Messer Caparello, P.A.	003561	491197	Legal Services-Easement Enforcement 04/22	\$ 2,627.00
Mobile Mini, Inc.	003549	9013823420	Mobile Storage Rental Acct #10023746 05/22	\$ 244.47
Pasco County	003550	Pasco Water Summary 04/22	Water Summary 04/22	\$ 381.88
Pasco County Property Appraiser	003548	042922	Non-Ad Valorem Assessment Fees 22/23	\$ 150.00
Rizzetta & Company, Inc	003547	INV0000067858	District Management Fees 05/22	\$ 6,720.00
Rizzetta & Company, Inc	003547	INV0000068094	Personnel Reimbursement 04/29/22	\$ 2,945.26
Rizzetta & Company, Inc	003551	INV0000068143	Out of Pocket Expense 04/22	\$ 99.56
Rizzetta & Company, Inc	003562	INV0000068172	General Management & Oversight 05/13/22	\$ 3,981.37
Romaner Graphics	003566	21027	Installed Sign 03/22	\$ 1,800.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steven Daly	003541	SD050222	Board of Supervisors Meeting 05/02/22	\$ 200.00
Suncoast Pool Service	003564	8235	Fountain Service 05/22	\$ 250.00
Tyson Krutsinger	003544	TK050222	Board of Supervisors Meeting 05/02/22	\$ 200.00
Withlacoochee River Electric Cooperative Inc.	003552	Electric Summary Bill	Electric Summary Bill 05/22	<u>\$ 28,080.15</u>
Report Total				<u>\$ 156,771.82</u>