



Rizzetta & Company

Connerton West Community Development District

**Board of Supervisors'
Regular Meeting
May 1, 2023**

**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
	Steve Wiers	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
	Roger Smith	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Meredith Hammock	Kilinski/Van Wyk
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

April 27, 2023

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, May 1, 2023 at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Presentation of FY 2023-2024 Proposed Budget.....Tab 1**
 - 1. Consideration of Resolution 2023-02, Approving Budget and Setting the Budget Public Hearing.....Tab 2**
 - B. Presentation of Hog Trapping Services**
 - C. Discussion of Ways to Reduce Accidents in Connerton West**
 - D. Discussion of Fishing Areas**
- 4. STAFF REPORTS**
 - A. Review of April Aquatics Report..... Tab 3**
 - 1. Update on Fish Stocking and Planting**
 - B. Review of April Field Inspection Report.....Tab 4**
 - 1. Landscape Response to Field Inspection Report (under separate cover)**
 - 2. Update on Landscape RFP**
 - C. Review of April Irrigation Report..... Tab 5**
 - D. Review of April Property Maintenance Report..... Tab 6**
 - E. District Engineer**
 - 1. Review of April District Engineer Report (under separate cover)**
 - 2. Ratification of Replanting in Over-Cut Wetlands Proposal..... Tab 7**
 - F. District Counsel**
 - 1. Update on Trail Project**
 - 2. Update on Easement Agreements**
 - 3. Update on Land-Ownership – Rose Point**
 - G. District Manager**
 - 1. Review of April District Manager Report.....Tab 8**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 3, 2023.....Tab 9**
 - B. Consideration of Operation and Maintenance Expenditures for March 2023.....Tab 10**

- 6. SUPERVISOR REQUESTS
- 7. ADJOURNEMENT

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,
Daryl Adams
Daryl Adams
District Manager

Tab 1



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Connerton West Community Development District

www.Connertonwestcdd.org

**Proposed Budget
for
Fiscal Year 2023/2024**

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Proposed Budget
Connerton Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 21/22	Actual FY 20/21
1	REVENUES									
2	Interest Earnings									
3	Interest Earnings	\$ 237	\$ 237	\$ -	\$ 237	\$ -	\$ -		\$ 490	\$ 51
4	Special Assessments									
5	Tax Roll*	\$ 1,670,879	\$ 1,670,879	\$ 1,663,696	\$ 7,183	\$ 1,753,545	\$ 89,849		\$ 1,524,775	\$ 1,360,451
6	Street Light Assessment		\$ -		\$ -		\$ -			
7	Off Roll*	\$ 85,771	\$ 114,463	\$ 85,772	\$ 28,691	\$ 79,440	\$ (6,332)		\$ 64,321	\$ 86,389
8	Other Miscellaneous Revenues									
9	Miscellaneous	\$ 106	\$ 106	\$ -	\$ 106	\$ -	\$ -		\$ 369	\$ 230
10										
11	TOTAL REVENUES	\$ 1,756,993	\$ 1,785,685	\$ 1,749,468	\$ 36,217	\$ 1,832,986	\$ 83,518		\$ 1,589,955	\$ 1,447,121
12										
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,756,993	\$ 1,785,685	\$ 1,749,468	\$ 36,217	\$ 1,832,986	\$ 83,518			
14										
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>									
16										
17	EXPENDITURES - ADMINISTRATIVE									
18										
19	Legislative									
20	Supervisor Fees	\$ 5,000	\$ 10,000	\$ 13,000	\$ 3,000	\$ 13,000	\$ -	12 Mtgs + one workshop	12,200	\$ 10,400
21	Financial & Administrative									
22	Administrative Services	\$ 2,958	\$ 5,916	\$ 5,916	\$ -	\$ 5,916	\$ -	No Increase	5,916	\$ 5,800
23	District Management	\$ 18,215	\$ 36,429	\$ 36,429	\$ -	\$ 36,429	\$ -	No Increase	36,239	\$ 35,759
24	District Engineer	\$ 46,263	\$ 92,526	\$ 50,000	\$ (42,526)	\$ 50,000	\$ -	I don't recommend an increase. The actual will decrease in March by 30,000.	40,046	\$ 57,848
25	Disclosure Report	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	No increase	8,000	\$ 8,000
26	Trustees Fees	\$ 13,401	\$ 13,401	\$ 16,000	\$ 2,599	\$ 16,000	\$ -		12,571	\$ 16,159
27	Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	No increase	5,355	\$ 5,250
28	Financial & Revenue Collections	\$ 2,678	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	No Increase	5,355	\$ 5,250
29	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	No Increase	150	\$ 150
30	Accounting Services	\$ 11,220	\$ 22,440	\$ 22,440	\$ -	\$ 22,440	\$ -	No Increase	22,440	\$ 22,000
31	Auditing Services	\$ -	\$ -	\$ 4,475	\$ 4,475	\$ 4,475	\$ -	Per contract	4,475	\$ 4,475
32	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Per contract	1,500	\$ 2,500
33	Public Officials Liability Insurance	\$ 3,259	\$ 3,259	\$ 3,700	\$ 441	\$ 3,748	\$ 48	EGIS Estimate-15% increase	3,032	\$ 2,888
34	Legal Advertising	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -		2,460	\$ 7,261
35	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	No Increase	2,318	\$ -
36	Dues, Licenses & Fees	\$ 175	\$ -	\$ 500	\$ 500	\$ 500	\$ -		425	\$ 6,937
37	Website Hosting, Maintenance, Backup & Email	\$ 1,819	\$ 3,638	\$ 3,650	\$ 12	\$ 3,650	\$ -	Per contract	3,638	\$ 3,638
38	Legal Counsel									
39	District Counsel	\$ 27,244	\$ 54,488	\$ 60,000	\$ 5,512	\$ 60,000	\$ -	Recommend no increase because the easement situation is almost resolved.	78,517	\$ 70,701
40										
41	Administrative Subtotal	\$ 145,587	\$ 260,807	\$ 239,970	\$ (20,837)	\$ 240,018	\$ 48		244,637	\$ 265,016
42										
43	EXPENDITURES - FIELD OPERATIONS									
44										
45	Law Enforcement									
46	Deputy	\$ 3,700	\$ 7,400	\$ 9,500	\$ 2,100	\$ 9,500	\$ -	Increase in deputy cost for the next fiscal year. Based on trend this will keep the District aligned.	8,225	\$ 7,300
47	Police Liability and Workers Compensation		\$ -		\$ -		\$ -			
48	Electric Utility Services									
49	Utility Services	\$ 21,297	\$ 42,594	\$ 39,000	\$ (3,594)	\$ 42,570	\$ 3,570	Avg from November to Jan is \$3,548 per month-\$42,740 per year	39,457	\$ 39,323
50	Street Lights - Neighborhood Roads	\$ 99,770	\$ 199,540	\$ 215,000	\$ 15,460	\$ 212,440	\$ (2,560)	Avg from November to Jan is \$17,703 per month-\$212,440 per year	186,825	\$ 192,235
51	Street Lights - Collector Roads	\$ 38,797	\$ 77,594	\$ 80,000	\$ 2,406	\$ 82,615	\$ 2,615	Avg from November to Jan is \$6,885 per month-\$82,615 per year	72,694	\$ 74,786
52	Water-Sewer Combination Services									
53	Utility Services	\$ 2,624	\$ 5,248	\$ 22,000	\$ 16,752	\$ 8,500	\$ (13,500)	Avg from December to February is \$583 per month-\$6,991 per year-Board approve to increase to \$850	5,712	\$ 5,515

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 21/22	Actual FY 20/21
54	Stormwater Control									
55	Aquatic Maintenance	\$ 29,214	\$ 58,428	\$ 61,368	\$ 2,940	\$ 61,368	\$ -	Per contract	64,738	\$ 63,834
56	Stormwater Assessment	\$ 97	\$ 194	\$ 100	\$ (94)	\$ 100	\$ -		2,463	\$ -
57	Ground Water Testing	\$ -	\$ 100	\$ 5,760	\$ 5,660	\$ 2,500	\$ (3,260)	Recommend a decrease base on trend	-	\$ 5,760
58	Wetland Monitoring & Maintenance	\$ 4,000	\$ 4,750	\$ 4,000	\$ (750)	\$ 4,000	\$ -		-	\$ -
59	Stormwater System Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000	Board approved	10,110	\$ 14,900
60	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 23,600	\$ 23,600	\$ 23,600	\$ -		-	\$ 13,188
61	Other Physical Environment									
62	General Liability Insurance	\$ 3,853	\$ 3,584	\$ 4,301	\$ 717	\$ 4,431	\$ 130	EGIS Estimate-15% increase	3,584	\$ 3,413
63	Property Insurance	\$ 8,476	\$ 7,705	\$ 9,246	\$ 1,541	\$ 12,714	\$ 3,468	EGIS Estimate-50% increase	7,705	\$ 7,341
64	Street Light Deposit Bond	\$ 6,003	\$ 7,356	\$ 7,400	\$ 44	\$ 7,400	\$ -		6,522	\$ 7,356
65	Entry & Walls Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	monuments included. Same	4,500	\$ -
66	Landscape Maintenance	\$ 273,075	\$ 546,150	\$ 485,000	\$ (61,150)	\$ 550,000	\$ 65,000	Board approved	409,700	\$ 447,053
67	Irrigation Maintenance	\$ 60,460	\$ 120,920	\$ 120,000	\$ (920)	\$ 125,000	\$ 5,000	Board approved	105,075	\$ 114,110
68	Irrigation Repairs	\$ 25,149	\$ 50,298	\$ 30,000	\$ (20,298)	\$ 50,000	\$ 20,000	Board approved	54,715	\$ 27,196
69	Irrigation Filters	\$ -	\$ -	\$ 4,000	\$ -	\$ 2,000	\$ (2,000)	Based on trend	1,250	\$ -
70	Landscape - Mulch	\$ 2,500	\$ 5,000	\$ 48,000	\$ 43,000	\$ 48,000	\$ -	Last mulch proposal was \$65,800.	-	\$ 51,100
71	Landscape Replacement Plants, Shrubs, Trees	\$ 7,104	\$ 14,208	\$ 22,400	\$ 8,192	\$ 22,400	\$ -		36,887	\$ 43,261
72	Landscape Annuals	\$ 20,202	\$ 40,404	\$ 40,000	\$ (404)	\$ 40,000	\$ -	November annual was \$9,100. Annuals are done 4 times a year.	-	\$ -
73	Field Operations - Landscape Inspections	\$ 4,800	\$ 9,600	\$ 9,600	\$ -	\$ 10,200	\$ 600		8,400	\$ 8,400
74	Conservation Cutbacks	\$ -	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	same	56,635	\$ -
75	Holiday Decorations	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -		-	\$ 15,932
76	Road & Street Facilities									
77	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -		-	\$ 1,365
78	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -		9,750	\$ 52,272
79	Pressure Washing Sidewalks	\$ 10,494	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ -	Need Board advise	4,176	\$ -
80	Street Sign Repair & Replacement	\$ 659	\$ 1,318	\$ 5,000	\$ 3,682	\$ 5,000	\$ -	Plan for new signage around community	3,899	\$ -
81	Roadway Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -		7,858	\$ -
82	Parks & Recreation									
83	Management Contract	\$ 49,962	\$ 99,924	\$ 100,273	\$ 349	\$ 105,680	\$ 5,407	Proposed increase-Based on inflation to include the cost of living	95,918	\$ 49,111
84	Fountain Service Contract	\$ 1,250	\$ 2,500	\$ 3,000	\$ 500	\$ 3,000	\$ -		3,000	\$ 3,000
85	Fountain Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		-	\$ -
86	Vehicle	\$ 839	\$ 1,678	\$ 3,500	\$ 1,822	\$ 25,000	\$ 21,500	Purchasing a new vehicle	3,173	\$ -
87	Playground Equipment and Maintenance	\$ 2,205	\$ 4,410	\$ 500	\$ (3,910)	\$ 2,500	\$ 2,000		477	\$ 2,500
88	Playground Mulch	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	New Line item-Board approved		
89	Boardwalk and Bridge Maintenance	\$ 2,400	\$ 4,800	\$ 5,000	\$ 200	\$ 5,000	\$ -	Repairs of Boardwalk	-	\$ -
90	Wildlife Management Services	\$ 4,685	\$ 9,370	\$ 9,600	\$ 230	\$ 9,600	\$ -	Per contract	10,000	\$ 9,600
91	Miscellaneous Expense (storage/media room)	\$ 3,865	\$ 7,730	\$ 13,000	\$ 5,270	\$ 1,000	\$ (12,000)	The District bought a storage unit and the District pays the HOA \$50 to use the room.	18,143	\$ 14,552
92	Contingency									
93	Miscellaneous Expense (storage/etc)	\$ 19,901	\$ 39,802	\$ 58,850	\$ 19,048	\$ 33,850	\$ (25,000)	Lower by \$25,000.	22,139	\$ 11,281
94										
95	Field Operations Subtotal	\$ 717,381	\$ 1,372,605	\$ 1,509,498	\$ 113,393	\$ 1,592,968	\$ 83,470		\$ 1,263,730	\$ 1,285,684
96										
97	Contingency for County TRIM Notice									
98										
99	TOTAL EXPENDITURES	\$ 862,968	\$ 1,633,412	\$ 1,749,468	\$ 92,556	\$ 1,832,986	\$ 83,518		\$ 1,508,367	\$ 1,550,700
100										
101	EXCESS OF REVENUES OVER EXPENDITURES	\$ 894,026	\$ 152,273	\$ -	\$ 128,773	\$ -	\$ -			\$ (1,550,700)
102										

Proposed Budget
Connerton Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	5168	5168	\$ -	\$ -	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 57,000	\$ (93,000)	
8								
9	TOTAL REVENUES	\$ 155,168	\$ 155,168	\$ 150,000	\$ -	\$ 57,000	\$ (93,000)	
10								
11	Carry Forward Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -		
12								
13	TOTAL REVENUES AND BALANCE	\$ 155,168	\$ 155,168	\$ 150,000	\$ -	\$ 57,000	\$ (93,000)	
14								
15	EXPENDITURES							
16								
17	Contingency							
18	Capital Reserves	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 57,000	\$ (93,000)	
19	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20								
21	TOTAL EXPENDITURES	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 57,000	\$ (93,000)	
22								
23	EXCESS OF REVENUES OVER	\$ 5,168	\$ 155,168	\$ -	\$ 150,000	\$ -	\$ -	
24								

Connerton West Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2015A-1	Budget for 2023/2024
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00	\$1,420,384.26
TOTAL REVENUES	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00	\$1,420,384.26
EXPENDITURES					
Administrative					
Debt Service Obligation	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00	\$1,420,384.26
Administrative Subtotal	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00	\$1,420,384.26
TOTAL EXPENDITURES	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00	\$1,420,384.26
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

Gross assessments

\$1,510,007.16

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) for Pasco County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & STREET LIGHT ASSESSMENT TABLE

2023/2024 O&M Budget		\$1,889,985.80
Collection Cost @	2%	\$40,212.46
Early Payment		
Discount @	4%	\$80,424.93
Total		<u><u>\$2,010,623.19</u></u>
2022/2023 O&M Budget		\$1,899,468.00
2023/2024 O&M Budget		\$1,889,985.80
Total Difference		<u><u>(\$9,482.20)</u></u>

LOT SIZE	UNITS	FY 2022/2023			FY 2023/2024			PROPOSED INCREASE / DECREASE	
		PER LOT ANNUAL ASSESSMENT			PER LOT ANNUAL ASSESSMENT			PER LOT ANNUAL ASSESSMENT	
		O&M	STREET LIGHT	TOTAL	O&M	STREET LIGHT	TOTAL	\$	%
Single Family 55	82	\$950.76	\$135.77	\$1,086.53	\$950.41	\$134.16	\$1,084.57	-\$1.96	-0.18%
Single Family 65	82	\$1,144.44	\$163.43	\$1,307.87	\$1,144.02	\$161.49	\$1,305.51	-\$2.36	-0.18%
Single Family 75	46	\$1,302.90	\$186.06	\$1,488.96	\$1,302.42	\$183.84	\$1,486.26	-\$2.70	-0.18%
Single Family 90	54	\$1,584.61	\$226.29	\$1,810.90	\$1,584.02	\$223.60	\$1,807.62	-\$3.28	-0.18%
Commercial ⁽¹⁾	21.75	\$281.70	\$0.00	\$281.70	\$281.60	\$0.00	\$281.60	-\$0.10	-0.04%
Single Family 45	55	\$792.30	\$113.14	\$905.44	\$792.01	\$111.80	\$903.81	-\$1.63	-0.18%
Single Family 55	255	\$950.76	\$135.77	\$1,086.53	\$950.41	\$134.16	\$1,084.57	-\$1.96	-0.18%
Single Family 65	186	\$1,144.44	\$163.43	\$1,307.87	\$1,144.02	\$161.49	\$1,305.51	-\$2.36	-0.18%
Single Family 75	68	\$1,302.90	\$186.06	\$1,488.96	\$1,302.42	\$183.84	\$1,486.26	-\$2.70	-0.18%
Apartments	264	\$352.14	\$0.00	\$352.14	\$352.01	\$0.00	\$352.01	-\$0.13	-0.04%
Single Family 45	26	\$792.30	\$113.14	\$905.44	\$792.01	\$111.80	\$903.81	-\$1.63	-0.18%
Single Family 45	156	\$792.30	\$113.14	\$905.44	\$792.01	\$111.80	\$903.81	-\$1.63	-0.18%
Single Family 55	15	\$950.76	\$135.77	\$1,086.53	\$950.41	\$134.16	\$1,084.57	-\$1.96	-0.18%
Single Family 65	13	\$1,144.44	\$163.43	\$1,307.87	\$1,144.02	\$161.49	\$1,305.51	-\$2.36	-0.18%
Single Family 75	36	\$1,302.90	\$186.06	\$1,488.96	\$1,302.42	\$183.84	\$1,486.26	-\$2.70	-0.18%
Single Family 40	80	\$704.27	\$100.57	\$804.84	\$704.01	\$99.38	\$803.39	-\$1.45	-0.18%
Single Family 50	66	\$880.34	\$125.72	\$1,006.06	\$880.01	\$124.22	\$1,004.23	-\$1.83	-0.18%
Single Family 60	58	\$1,056.40	\$150.86	\$1,207.26	\$1,056.01	\$149.06	\$1,205.07	-\$2.19	-0.18%
Single Family 70	55	\$1,232.47	\$176.00	\$1,408.47	\$1,232.02	\$173.91	\$1,405.93	-\$2.54	-0.18%
Single Family 40	107	\$704.27	\$100.57	\$804.84	\$704.01	\$99.38	\$803.39	-\$1.45	-0.18%
Single Family 50	106	\$880.34	\$125.72	\$1,006.06	\$880.01	\$124.22	\$1,004.23	-\$1.83	-0.18%
Single Family 60	61	\$1,056.40	\$150.86	\$1,207.26	\$1,056.01	\$149.06	\$1,205.07	-\$2.19	-0.18%
Total Platted	<u>1892.75</u>								
Commercial ⁽¹⁾	56.5	\$1,614.98	\$0.00	\$1,614.98	\$1,495.77	\$0.00	\$1,495.77	-\$119.21	-7.38%
Total Unplatted	<u>56.5</u>								
Total Community	<u>1949.25</u>								

⁽¹⁾ 1 commercial unit represents 1,000 square feet

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget		\$1,889,985.80
Collection Costs	2%	\$40,212.46
Early Payment Discount	4%	\$80,424.93
Total O&M Assessment		\$2,010,623.19

Total Admin Budget		\$240,017.85	Platted Field		\$1,360,313.00	Unplatted Field		\$77,214.95	Parcel Streetlight		\$212,440.00
Collection Costs	2%	\$5,106.76	Collection Costs	2%	\$28,942.83	Collection Costs	2%	\$1,642.87	Collection Costs	2%	\$4,520.00
Early Payment Discount	4%	\$10,213.53	Early Payment Discount	4%	\$57,885.66	Early Payment Discount	4%	\$3,285.74	Early Payment Discount	4%	\$9,040.00
Total O&M Assessment		\$255,338.14	Total O&M Assessment		\$1,447,141.49	Total O&M Assessment		\$82,143.56	Total O&M Assessment		\$226,000.00

Allocation of Admin O&M Assessment			Allocation of Platted Field O&M Assessment			Allocation of Unplatted Field O&M Assessment			Allocation of Parcel Streetlight Assessment					PER LOT ANNUAL ASSESSMENT		
% Total EAU's	Admin Per Product	Admin Per Lot	% Total EAU's	Field Per Product	Platted Field Per Lot	% Total EAU's	Field Per Product	Unplatted Field Per Lot	Parcel SL Units	Total EAU's	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	SL	TOTAL
4.54%	\$11,596.28	\$141.42	4.58%	\$66,337.56	\$808.99	0.00%	\$0.00	\$0.00	82	110.70	4.87%	\$11,000.88	\$134.16	\$990.41	\$134.16	\$1,084.57
5.47%	\$13,958.48	\$170.23	5.52%	\$79,850.76	\$973.79	0.00%	\$0.00	\$0.00	82	133.25	5.86%	\$13,241.80	\$161.49	\$1,144.02	\$161.49	\$1,305.51
3.49%	\$8,914.57	\$193.80	3.52%	\$50,996.62	\$1,108.62	0.00%	\$0.00	\$0.00	46	85.10	3.74%	\$8,456.86	\$183.84	\$1,302.42	\$183.84	\$1,486.26
4.98%	\$12,727.62	\$235.70	5.03%	\$72,809.51	\$1,348.32	0.00%	\$0.00	\$0.00	54	121.50	5.34%	\$12,074.14	\$223.60	\$1,584.02	\$223.60	\$1,807.62
0.36%	\$911.36	\$41.90	0.36%	\$5,213.52	\$239.70	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$281.60	\$0.00	\$281.60
2.54%	\$6,481.66	\$117.85	2.56%	\$37,078.92	\$674.16	0.00%	\$0.00	\$0.00	55	61.88	2.72%	\$6,148.87	\$111.80	\$792.01	\$111.80	\$903.81
14.12%	\$36,061.60	\$141.42	14.26%	\$206,293.62	\$808.99	0.00%	\$0.00	\$0.00	255	344.25	15.14%	\$34,210.05	\$134.16	\$950.41	\$134.16	\$1,084.57
12.40%	\$31,661.93	\$170.23	12.52%	\$181,124.90	\$973.79	0.00%	\$0.00	\$0.00	186	302.25	13.29%	\$30,036.28	\$161.49	\$1,144.02	\$161.49	\$1,305.51
5.16%	\$13,178.07	\$193.80	5.21%	\$75,386.31	\$1,108.62	0.00%	\$0.00	\$0.00	68	125.80	5.53%	\$12,501.45	\$183.84	\$1,302.42	\$183.84	\$1,486.26
5.42%	\$13,827.54	\$52.38	5.47%	\$79,101.69	\$299.63	0.00%	\$0.00	\$0.00	0	0.00	0.00%	\$0.00	\$0.00	\$352.01	\$0.00	\$352.01
1.20%	\$3,064.06	\$117.85	1.21%	\$17,528.22	\$674.16	0.00%	\$0.00	\$0.00	26	29.25	1.29%	\$2,906.74	\$111.80	\$792.01	\$111.80	\$903.81
7.20%	\$18,384.35	\$117.85	7.27%	\$105,169.30	\$674.16	0.00%	\$0.00	\$0.00	156	175.50	7.72%	\$17,440.42	\$111.80	\$792.01	\$111.80	\$903.81
0.83%	\$2,121.27	\$141.42	0.84%	\$12,134.92	\$808.99	0.00%	\$0.00	\$0.00	15	20.25	0.89%	\$2,012.36	\$134.16	\$950.41	\$134.16	\$1,084.57
0.87%	\$2,212.93	\$170.23	0.87%	\$12,659.27	\$973.79	0.00%	\$0.00	\$0.00	13	21.13	0.93%	\$2,099.31	\$161.49	\$1,144.02	\$161.49	\$1,305.51
2.73%	\$6,976.62	\$193.80	2.76%	\$39,910.40	\$1,108.62	0.00%	\$0.00	\$0.00	36	66.60	2.93%	\$6,618.42	\$183.84	\$1,302.42	\$183.84	\$1,486.26
3.28%	\$8,380.33	\$104.75	3.31%	\$47,940.42	\$599.26	0.00%	\$0.00	\$0.00	80	80.00	3.52%	\$7,950.05	\$99.38	\$704.01	\$99.38	\$803.39
3.38%	\$8,642.21	\$130.94	3.42%	\$49,438.56	\$749.07	0.00%	\$0.00	\$0.00	66	82.50	3.63%	\$8,198.49	\$124.22	\$880.01	\$124.22	\$1,004.23
3.97%	\$9,113.61	\$157.13	3.60%	\$52,135.21	\$898.88	0.00%	\$0.00	\$0.00	58	87.00	3.83%	\$8,645.68	\$149.06	\$1,056.01	\$149.06	\$1,205.07
3.95%	\$10,082.58	\$183.32	3.99%	\$57,678.32	\$1,048.70	0.00%	\$0.00	\$0.00	55	96.25	4.23%	\$9,594.90	\$173.91	\$1,232.02	\$173.91	\$1,405.93
4.39%	\$11,206.69	\$104.75	4.43%	\$64,120.31	\$599.26	0.00%	\$0.00	\$0.00	107	107.00	4.70%	\$10,633.19	\$99.38	\$704.01	\$99.38	\$803.39
5.44%	\$13,879.92	\$130.94	5.49%	\$79,401.32	\$749.07	0.00%	\$0.00	\$0.00	106	132.50	5.83%	\$13,167.27	\$124.22	\$880.01	\$124.22	\$1,004.23
3.75%	\$9,585.00	\$157.13	3.79%	\$54,831.85	\$898.88	0.00%	\$0.00	\$0.00	61	91.50	4.02%	\$9,092.87	\$149.06	\$1,056.01	\$149.06	\$1,205.07
99.07%	\$252,970.70		100.00%	\$1,447,141.49		0.00%	\$0.00			2274.20	100.00%	\$226,000.00				
0.93%	\$2,367.44	\$41.90	0.00%	\$0.00	\$0.00	100.00%	\$82,143.56	\$1,453.87	0	0.00	0.00%	\$0.00	\$0.00	\$1,495.77	\$0.00	\$1,495.77
0.93%	\$2,367.44		0.00%	\$0.00		100.00%	\$82,143.56			0.00	0.00%	\$0.00				
100.00%	\$255,338.14		100.00%	\$1,447,141.49		100.00%	\$82,143.56			2274.20	100.00%	\$226,000.00				
(\$15,320.29)			(\$86,828.49)			(\$4,928.61)			(\$13,560.00)							
\$240,017.85			\$1,360,313.00			\$77,214.95			\$212,440.00							

(1) 1 commercial unit represents 1,000 square feet

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 DEBT SERVICE ASSESSMENT SCHEDULE

LOT SIZE	O&M	Series 2018A	Series 2018-1	Series 2006A-2	Series 2015A-1	Total	Total	Total	Total
		(Refunding)	Debt	Debt	Debt	Series 2018(refunding)	Series 20181	Series 2006A-2	Series 2015A-1
		Debt Service ⁽¹⁾	Service ⁽¹⁾	Service ⁽¹⁾	Service ⁽¹⁾	Assessment	Assessment	Assessment	Assessment
Single Family 55	82	82				\$53,307.38	\$0.00	\$0.00	\$0.00
Single Family 65	82	79				\$61,819.08	\$0.00	\$0.00	\$0.00
Single Family 75	46	46				\$40,979.56	\$0.00	\$0.00	\$0.00
Single Family 90	54	53				\$57,424.44	\$0.00	\$0.00	\$0.00
Commercial	21.75	21.75				\$15,710.68	\$0.00	\$0.00	\$0.00
Single Family 45	55	54				\$32,923.80	\$0.00	\$0.00	\$0.00
Single Family 55	255	237				\$173,398.68	\$0.00	\$0.00	\$0.00
Single Family 65	186	186				\$163,806.48	\$0.00	\$0.00	\$0.00
Single Family 75	68	68				\$68,178.16	\$0.00	\$0.00	\$0.00
Apartments	264					\$0.00	\$0.00	\$0.00	\$0.00
Single Family 45	26					\$0.00	\$0.00	\$0.00	\$0.00
Single Family 45	156				156	\$0.00	\$0.00	\$0.00	\$105,300.00
Single Family 55	15				15	\$0.00	\$0.00	\$0.00	\$12,375.00
Single Family 65	13				13	\$0.00	\$0.00	\$0.00	\$12,675.00
Single Family 75	36				36	\$0.00	\$0.00	\$0.00	\$40,500.00
Townhome	0					\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40	80		80			\$0.00	\$72,000.00	\$0.00	\$0.00
Single Family 50	66		66			\$0.00	\$74,250.00	\$0.00	\$0.00
Single Family 60	58		58			\$0.00	\$78,300.00	\$0.00	\$0.00
Single Family 70	55		55			\$0.00	\$86,625.00	\$0.00	\$0.00
Single Family 40	107			107		\$0.00	\$0.00	\$87,526.00	\$0.00
Single Family 50	106			106		\$0.00	\$0.00	\$108,438.00	\$0.00
Single Family 60	61			61		\$0.00	\$0.00	\$74,847.00	\$0.00
Total Platted	1892.8	826.75	259	274	220	\$667,548.26	\$311,175.00	\$270,811.00	\$170,850.00
Commercial	56.5			56.5		\$0.00	\$0.00	\$18,475.50	\$0.00
Total Unplatted	56.5	0	0	56.5	0	\$0.00	\$0.00	\$18,475.50	\$0.00
Total Community	1949.25	826.75	259	330.5	220	\$667,548.26	311,175.00	\$289,286.50	\$170,850.00

PER LOT ANNUAL ASSESSMENT				
Series	Series	Series	Series	
2018A	2018-1	2006A-2	2015 A-1	TOTAL
\$650.09	\$0.00	\$0.00	\$0.00	\$650.09
\$782.52	\$0.00	\$0.00	\$0.00	\$782.52
\$890.86	\$0.00	\$0.00	\$0.00	\$890.86
\$1,083.48	\$0.00	\$0.00	\$0.00	\$1,083.48
\$722.33	\$0.00	\$0.00	\$0.00	\$722.33
\$609.70	\$0.00	\$0.00	\$0.00	\$609.70
\$731.64	\$0.00	\$0.00	\$0.00	\$731.64
\$880.68	\$0.00	\$0.00	\$0.00	\$880.68
\$1,002.62	\$0.00	\$0.00	\$0.00	\$1,002.62
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$675.00	\$675.00
\$0.00	\$0.00	\$0.00	\$825.00	\$825.00
\$0.00	\$0.00	\$0.00	\$975.00	\$975.00
\$0.00	\$0.00	\$0.00	\$1,125.00	\$1,125.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$900.00	\$0.00	\$0.00	\$900.00
\$0.00	\$1,125.00	\$0.00	\$0.00	\$1,125.00
\$0.00	\$1,350.00	\$0.00	\$0.00	\$1,350.00
\$0.00	\$1,575.00	\$0.00	\$0.00	\$1,575.00
\$0.00	\$0.00	\$818.00	\$0.00	\$818.00
\$0.00	\$0.00	\$1,023.00	\$0.00	\$1,023.00
\$0.00	\$0.00	\$1,227.00	\$0.00	\$1,227.00
\$0.00	\$0.00	\$327.00	\$0.00	\$327.00

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

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

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

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

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

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



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

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

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

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

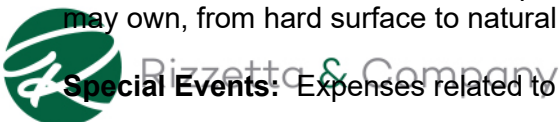
Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

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

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

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

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



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

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 2

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Connerton West Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Pasco County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 7, 2023
HOUR: 4:00 p.m.
LOCATION: Club Connerton
21100 Fountain Garden Way
Land O' Lakes, Florida 34638

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILING OF NOTICE. Notice of the public hearings shall be mailed to property owners in the manner prescribed in Florida law.

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

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF MAY, 2023.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A: Proposed Budget for Fiscal Year 2024

Exhibit A
Proposed Budget for Fiscal Year 2024

[See following pages]

Tab 3

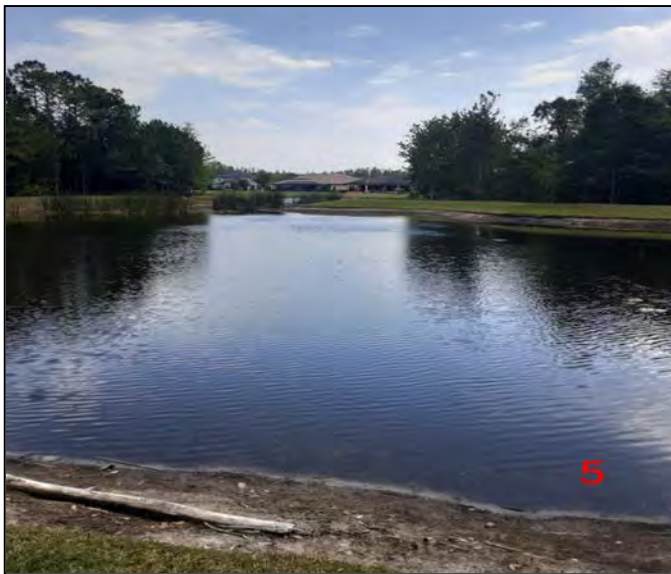
☐ Soft Rush







☐ Soft Rush





☐ Soft Rush





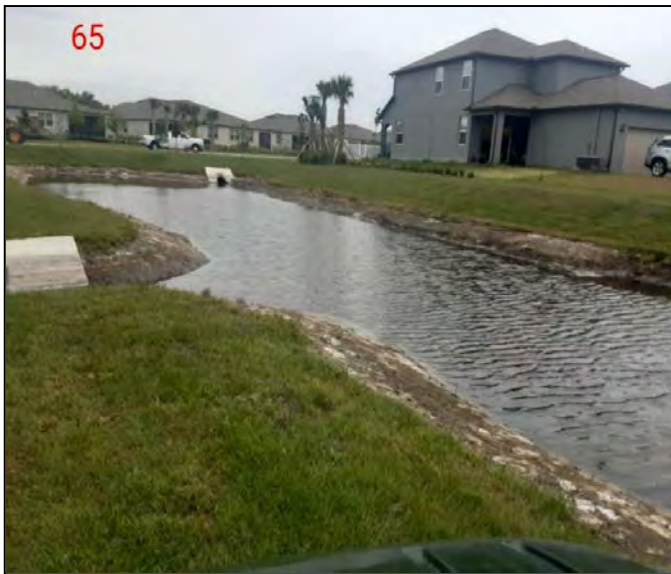




☐ Naiad
 ☒ Needle rush

☐ Pickerelweed
 ☐

☒ Soft Rush
 ☐







Beneficial Vegetation Notes:





Tab 4

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



April 24, 2023
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 fertility in the Saint Augustine along with turf weed control throughout the district.
- ❖ Complete red items from the report.

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. Diagnose and treat the decline in the pentas at the main entrance to the community. Any annuals that are dead need to be replaced under warranty.(Pic 1)



2. Clean the bed weeds from the bed on connerton blvd on the exit side of Connerton Blvd just pass the Maintenance area.
3. Cutback the African iris on the exit side of the main entrance on Connerton Blvd in the raised container.
4. Diagnose and treat the browning in the Parsoni Juniper on the exit side of the main entrance of the community on connerton blvd.
5. Eradicate the weeds from the Annuals beds at the connerton Blvd main entrance. This

needs to be done during each service visit weekly.

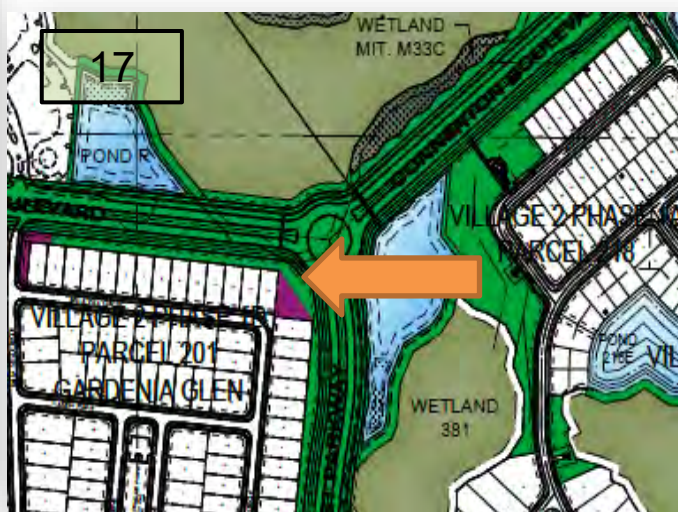
6. Remove the tall weeds and the vines in the azaleas on the inbound side of the main entrance on connerton blvd.
7. Improve the vigor and cutback the firecracker on the inbound side of the connerton blvd main entrance.
8. Remove the weeds from the shrubs in the center island at the main entrance to Connerton on Connerton Blvd.
9. Diagnose and treat the browning of the parsoni Juniper on inbound side of Connerton Blvd across from the maintenance annex.
10. Throughout the district improve the vigor in the gold mound duratana. Was fertilization completed to this material?
11. Brightview needs to be maintaining the cleaned-out areas that the district paid for at the pond area with string trimmers.(Pic 11,11a See Next Page)
12. Improve the vigor in the saint Augustine before the first round about.
13. Make sure during mowing visits that crews



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway



a little sick.(Pic 17)



18. Treat the turf weeds in the Saint Augustine at the second traffic circle on connerton blvd.

19. Remove any dead plant material in the center island past the second traffic circle on Connerton Blvd. Provide the district with pricing to replace the plant material that is removed.

20. Throughout the same bed above remove the dead from the African iris and the flax lilies.

21. During my inspection we are starting to lose color already in the Saint Augustine. What was applied by trugreen this should have been a granular slow release?

are cutting the Saint Augustine on the highest setting on the mower and alternating patterns to prevent rutting.

14. Remove the dead from the flax lilies at the first traffic circle on Connerton Blvd.

15. Treat the turf weeds in the center island on Connerton Blvd past the first traffic circle.(Pic 15)

16. BrightView to continue to make sure that oak trees are staying within the contract spec throughout the summer months.

17. Diagnose and treat the Hong Kong orchids at the gardenia glen frontage at the second traffic circle. During my inspection there was some new growth, but they were still looking



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

22. Remove the dead from the flax lilies at the back entrance to Willow vista on connerton blvd improve the vigor in the flax lilies.

23. Improve the vigor in the blue daze at the back entrance to willow vista on connerton blvd.

24. Treat the turf weeds in the saint Augustine at the intersection of Shadyside lane and flourish drive in the district owned property next to the home.(Pic 24)



25. Remove the dead form the flax lilies at the pocket park and in the bed next to the house on Pleasant woods drive.

26. In multiple reports I have mentioned the soft edging of the back of the bed next to the home at the pocket park on Pleasant woods drive this still has not been completed.

27. Treat the turf weeds in the Saint Augustine near the lift station on shadyside lane in Willow vista.

28. BrightView was to perform aerification to the man park in willow vista however the wrong park was done. was this completed?

29. Treat the turf weeds in the Saint Augustine near the mail kiosk at the main willow vista park.

30. Remove the dead from the flax lilies on the northside of the main willow vista park.

31. Remove the sucker growth on the oak tree and crape myrtles on the northside of the main willow vista park.

32. Treat the turf weeds throughout the main entrance to willow vista on Blue mist parkway.(Pic 32)



33. Treat the turf weeds in the Saint Augustine on Blue mist parkway in the center island.

34. Eradicate the crack weeds on blue mist parkway in the road gutters.

35. Remove the dead gold mound durantas in the fingertip island on Blue mist Parkway before the traffic circle on Pleasant plains parkway. Provide a price to replace this material.

36. Treat the turf weds throughout the Bermuda at the storybook park.

37. Treat the turf weeds int eh Bermuda throughout the soccer field at Storybook park.

38. Check for proper irrigation coverage in the Saint Augustine at the common areas on Briske Morning Ave and Butterfly kiss drive.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

38



45. Cutback the grasses along the Portola gardens frontage.

46. Remove the dead from the flax lilies at the passive porch entrance on pleasant plains parkway.

47. Treat the bed weeds in the beds in this area as well to include the brick fence line.

48. Finish the Cutback on the grasses at the Savory Walk drive entrance. The anise along the fence need trimming as well.

49. Treat the crack weeds throughout the pleasant plain's parkway road gutters.

50. Remove the moss form the Hollie trees on the inbound side of the arbors entrance off of pleasant plains parkway.

51. Cutback the flax Lilies on the outbound side of the arbors entrance on pleasant plains parkway.

52. Eradicate the weeds that are in the juniper at the Winsome way park area.

53. Diagnose and treat the decline in the awabuki hedge at the same park as above last year we had to treat this hedge with fungicides.

54. Improve the vigor in the turf throughout the winsome way park area.

55. Treat the bed wees throughout the beds on flourish drive across from the school area to the primrose entrance.

56. Diagnose and treat the yellowing in the saint Augustine on flourish drive from the primrose entrance to the sagewood entrance. Check the irrigation coverage in this area.

57. Treat the turf weeds at the entrance to sagewood.

40



39. Treat the turf weeds at both Wistful Yearn parks and improve the vigor in the turf.

40. Straighten the leaning magnolia tree at the second Wistful Yearn Drive park.(Pic 40)

41. Diagnose the yellowing n the anise on the brown vinyl fence as you are leaving the Verona community.

42. Treat the turf weeds in the Bermuda at the Jasmine abbey main park area.

43. Eradicate ethe crack weeds in the center islands as you are leaving the Jasmine abbey community.

44. Diagnose and treat the decline in the plant material on the exit side as you are leaving the Jasmine abbey entrance. Could be an issue with irrigation.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

58. Treat the turf weeds in the first Saint Augustine area on Violet Periwinkle past the mail kiosk.

Tab 5



IRRIGATION REPORT

DATE: April 24, 2023

PROJECT: Connerton West – Land O’Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. Between March 24th and April 21st no decoders were replaced.

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

- Flushing sprinklers and zone pipes along PPP that are full of snails.
- Addressed electrical issue on B-controller that was taking down all zones by the new dentist office. Located a failed wire splice, cleaned up wires and re-spliced with waterproof splice kits. Replaced ADM in controller that was still under warranty.
- Forwarded proposal to repair/replace aeration system for EP1 from Architectural Fountains. This needs to be addressed as soon as possible.
- Started cleaning drip filters.
- Monitoring areas in 208/209 that were recently aerated.
- Continued adding ground water to EP1 and EP2 ponds.
- Continued to see signs of low pressure in several areas irrigated with reclaimed water. This is particularly noticeable in some of the larger turf areas that are utilizing rotors.

The ET sensor located on the Hunter ACC controller at the EP1 pump station recorded 4.27” of ET and 0.85” of rain between March 24th and April 21st. Areas throughout Pasco County are currently experiencing extreme drought with little to no rain in the foreseeable future. So far, the ET based controllers are reacting to the current conditions as expected. According to the most recent NOAA data, the current drought could continue through the end of July. The site was never shut down and the ET based programs are doing their best to keep up with demand.

According to the Water Management District, the 12-month rolling water usage for the month of March was 253,649 gpd. This is well below the permitted quantity of 419,000 gpd.

Sincerely,

Gail Huff

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



Water Quality Tests

EP1

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)
4/8/2022	8.85	340	490	710
5/2/2022	8.8	330	490	719
6/6/2022	8.59	290	440	635
7/6/2022	8.75	260	390	568
7/22/2022	8.92	270	400	577
8/30/2022	7.82	240	360	526
10/3/2022	8.3	230	340	492
12/2/2022	7.87	240	360	240
2/6/2023	7.96	190	290	425
3/6/2023	7.57	270	390	584
4/3/2023	7.62	270	400	578

Acceptable pH for St. Augustine turf is 6.5-8.4

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

EP2

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)
4/8/2022	8.2	190	210	413
5/2/2022	8.14	100	160	228
6/6/2022	8.83	120	170	254
7/6/2022	8.54	110	170	258
7/22/2022	8.33	110	160	234
8/30/2022	7.59	110	170	251
10/3/2022	7.8	100	160	230
12/2/2022	7.8	90	140	216
2/6/2023	7.43	100	150	220
3/6/2023	7.48	90	150	216
4/3/2023	7.54	110	150	232

Tab 6

Maintenance Weekly Report

3/27/2023 –3/31/2023

Accomplishments

3/27/23 (CDD) Checked site, did cyber security testing (1.0hrs)
3/27/23 (PTO) Sick (7.0hrs)
3/27/23 (HOA)
3/28/23(CDD) Check site, checked fountain & fill, checked bike trail, empty trash, checked playgrounds, pick up trash, empty cans, empty & fill dogipot stations, picked up roadway trash, checked lawn maintenance, installed new (one way) signs (7.0hrs)
3/28/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked fountain, put up hook (1.5hrs)
3/29/23 (CDD) Checked site, checked fountain, checked bike trail, checked playgrounds, checked lawn maintenance, picked up roadway trash, patched broken wood fence @ Storybrook park (needs replaced), checked for reclaimed water signs, Yellowstone repairing irrigation @ Storybrook park (6.0hrs)
3/29/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, checked exit light, met w/ roofer, replace flag (2.0hrs)
3/30/23 (CDD) Checked site, checked bike trail, cut back vegetation @ bridges as needed & blow off, checked playgrounds, checked lawn maintenance, picked up roadway trash, checked Swiss Chard Pond, picked up fuel (5.25hrs)
3/30/23 (HOA) Checked RP, checked CC, picked up trash, repair banner, repaired frog @ fountain, met roofer (3.0hrs)
3/31/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (5.0hrs)
3/31/23 (HOA) Checked RP, check CC & pick up trash (2.0hrs)

Ballenger Irrig.

3/27/23 -
3/28/23 - 1
3/29/23 - 1
3/30/23- 1
3/31/23 - 1

Brightview Land.

3/27/23 - 23 men mowing
3/28/23 - 6 men mowing
3/29/23 - 6 men mowing
3/30/23 - 5 men, mowing & detail
3/31/23 - 1 man weed spraying



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Pressure washing

Current/Future Projects



Rizzetta & Company

Maintenance Weekly Report

4/10/2023 –4/14/2023

Accomplishments

4/10/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, empty & fill dogipot stations, checked playgrounds & parks & empty trash, checked lawn maintenance, picked up roadway trash (6.25 hrs.)

4/10/23 (HOA) Checked RP, pick up trash, checked CC, picked up trash, checked gym, put up garage sale banners (2.0hrs)

4/11/23(CDD) Check site, checked fountain, checked bike trail & blow off, checked playgrounds, picked up roadway trash, checked lawn maintenance, installed (8) (NOP) signs (5.25hrs)

4/11/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, remove rope @ lap pool, repair banners @ light poles (ladder fell r/arm hit ladder as I hit ground) (2.5hrs)

4/12/23 WC (8.0hrs)

4/13/23 WC (8.0hrs)

4/14/23 WC (8.0hrs)

Ballenger Irrig.

4/10/23 - 2

4/11/23 - 0

4/12/23 -

4/13/23-

4/14/23 -

Brightview Land.

4/10/23 - 8 men mowing

4/11/23 - 9 men mowing 2 men detail

4/12/23 -

4/13/23 -

4/14/23 -



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Pressure washing

Current/Future Projects



Rizzetta & Company

Accomplishments

4/3/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, empty & fill dogipot stations, checked playgrounds & parks & empty trash, checked lawn maintenance, picked up roadway trash (9.25 hrs.)

4/3/23 (HOA) Checked RP, pick up trash, checked CC, picked up trash, set up meeting room, emptied trash

4/4/23(CDD) Check site, checked fountain & fill, checked bike trail, checked playgrounds, picked up roadway trash, checked lawn maintenance, installed (8) (NOP) signs (5.75hrs)

4/4/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked fountain, retied lattice in pool, found broken floor flagged off & covered (2.5hrs)

4/5/23 (CDD) Checked site, checked fountain, went to accident on PPP to check on everything, received police report, checked bike trail & empty trash, checked playgrounds & empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, put up (6) NOP signs (6.25hrs)

4/5/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, tear down meeting rm, check workers at lap pool (2.0hrs)

4/6/23 (CDD) Checked site, checked bike trail, cut several tree branches hanging & blow off, checked playgrounds, checked lawn maintenance, picked up roadway trash, put up (6) NOP signs (6.75hrs)

4/6/23 (HOA)

4/7/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (4.0hrs)

4/7/23 (HOA) Checked CC & pick up trash, install new volleyball net (1.0hrs)

Ballenger Irrig.

4/3/23 - 3

4/4/23 - 0

4/5/23 - 2

4/6/23- 0

4/7/23 - 1

Brightview Land.

4/3/23 - 10 men mowing -2 tree moss removal

4/4/23 - 12 men mowing

4/5/23 - 6 men mowing

4/6/23 - 5 men, mowing

4/7/23 - 0



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Pressure washing

Current/Future Projects



Rizzetta & Company

Tab 7



Aquatic Weed Control, Inc.

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

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called **"AWC"**, and

Connerton West CDD (Pond 218D Wetland Buffer Impacts)
c/o Rizzetta
25844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544
Darryl Adams 813-994-1001 Darryla@rizzetta.com

04/06/2023

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

AWC agrees to supply and install (81) shrubs and trees at pond 218D wetland buffer impacts located in Connerton West CDD in accordance with the terms and conditions of this agreement. Prices include installation and delivery.

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

- (6) 3-gal Walters Viburnum @ \$ 11.70 each	\$ 70.20
- (6) 1-gal Firebush @ \$ 5.20 each	\$ 31.20
- (7) 1-gal Fetterbush @ \$ 6.50 each	\$ 45.50
- (30) 3-gal Wax Myrtle @ \$ 54.00 ach	\$ 1,620.00
- (5) 3-gal Pine tree @ 13.20 each	\$ 66.00
- (5) 1-gal Common Persimmon @ \$ 4.21 each	\$ 21.05
- (11) 15-gal Red Maple @ \$ 93.60 each	\$ 1,029.60
- (11) 15-gal Sweetgum @ 93.60 each	\$ 1,029.60
- Pre-treating nuisance/weeds in planting zones	\$ 148.00

Total investment \$ 3,967.55

*AWC will provide a plant guarantee of 90% survival for 90 days under normal conditions. (Excludes adverse weather, drought-flood, hurricane, wildlife grazing, vandalism or damage by others).

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC 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

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 6, 2023 at 4:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

May 1

2023

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<u>FINANCIAL SUMMARY</u>		<u>03/31/2023</u>
General Fund Cash & Investment Balance:		\$1,149,322
Reserve Fund Cash & Investment Balance:		\$852,270
Debt Service Fund & Investment Balance:		<u>\$2,012,241</u>
Total Cash and Investment Balances:		\$4,013,833
General Fund Expense		Under
Variance: \$31,728		Budget

Tab 9

MINUTES OF MEETING

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

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, April 3, 2023 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
Tyson Krutsinger	Board Supervisor, Assistant Secretary
Roger Smith	Board Supervisor, Assistant Secretary
Steve Wiers	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Landscape Specialist (<i>on the phone</i>)
Meredith Hammock	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Ballenger Irrigation
Alex Solano	Aquatic Weed Control
Matthew Miette	Brightview
Stan Zuercher	Clubhouse Manager
Jerry Richardson	Hog Trapper
Matt Tight	First-Class Investors

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident spoke to the Board about the landscaping at the north and south gates.

THIRD ORDER OF BUSINESS

FL Class Investment Options

The Board decided to table this until further notice.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Solano presented his report to the Board.

Mr. Novak had questions about the fish and plant deposit. Mr. Solano will work with Tad to draw up a plan.

On a motion from Mr. Novak and seconded by Mr. Wiers, all in favor, the Board of Supervisors approved the revised Aquatic Weed Control proposals not to exceed \$6000 for Pond 27, for the Connerton West Community Development District.

Mr. Woodcock is going to investigate why Pond 13 by the cattle is so high.

B. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

Mr. Liggett requested a proposal to aerate the Saint Augustine from Brightview.

He also requested a proposal to push back the overgrowth in the common area on Wonderment Way & Southern Charm Drive from Clearcut.

The Board wants Mr. Liggett to get a list of areas that need to be cut back & get proposals from Clearcut & BrightView.

On a motion from Mr. Novak and seconded by Mr. Wiers, all in favor, the Board of Supervisors approved the Brightview proposal for \$2,901.68 to make sure the irrigation is there, for the Connerton West Community Development District.

This motion was withdrawn. Ms. Huff will still inspect the irrigation.

On a motion from Mr. Kawalec and seconded by Mr. Weirs, with all in favor, the Board of Supervisors approved Mulch Blowers of Florida with Mr. Liggett's guidance, for the Connerton West Community Development District.

The Board had a brief discussion about the RFP package.

Ms. Hammock will make some changes to the contract.

On a motion from Mr. Novak and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved the RFP package in substantial form, for the Connerton West Community Development District.

C. Irrigation Report

Ms. Huff presented the irrigation report to the Board of Supervisors.

She informed the Board that she is still waiting on the proposal for the motors for the fountain.

She will also research getting a crash proposal.

D. Property Maintenance Report

Mr. Zuercher presented his report to the Board of Supervisors.

The Board had a brief discussion about a fence that is still missing. Mr. Woodcock will get a proposal for Mr. Zuercher.

E. District Engineer Report

Mr. Woodcock presented the March District Engineer Report to the Board.

The Board had a brief discussion about the Japanese Ivy around the annuals. The flowers are getting driven on.

Mr. Woodcock is waiting to get a proposal to fix the sign bubbles because it might be under warranty.

He is going to get a proposal to cover the mailbox.

He is also going to work on getting the roundabout painted.

The Board had a brief discussion about the Land ownership at Rose Point. It was confirmed that everything inside the gate is HOA area. Ms. Hammock will work on the situation and options and will not exceed three hours.

F. District Counsel

Ms. Hammock updated the Board of Supervisors on the trail project and easement agreements. They are reviewing the amendment.

Mr. Liggett will be informing the vendors on which fence to use to access the easement.

****Mr. Krutsinger left the meeting at 7:00 p.m.****

****Mr. Wiers left the meeting at 7:04 p.m.****

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
April 3, 2023 - Minutes of Meeting
Page 4

G. District Manager Report

The Board received and reviewed the District Manager's report and the monthly financials.

Mr. Adams reminded the Board that the next meeting will be held on May 1, 2023, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

FIFTH ORDER OF BUSINESS

Business Items

There were no business items for the Board to review.

SIXTH ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

The Board held a brief discussion about the FY 2023-2024 budget and agreed to hold a budget workshop meeting on April 17, 2023 at 4:00 p.m.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on March 6, 2023

On a motion from Mr. Novak and seconded by Mr. Smith, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on March 6, 2023, as amended, for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2023

Mr. Adams presented the Operation & Maintenance Expenditures for February 2023 in the amount of \$184,127.01.

On a motion from Mr. Kawalec and seconded by Mr. Novak, with all in favor, the Board ratified the Operation & Maintenance Expenditures for February 2023 in the amount of \$184,127.01 for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Kawalec is requesting a bigger map of the design of the fishing areas for Pond 64. Mr. Woodcock will work on obtaining the larger map.

The Board had a brief discussion about no pressure washing being done at Verona & Sequester.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
April 3, 2023 - Minutes of Meeting
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TENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Novak and seconded by Mr. Smith, the Board of Supervisors approved to adjourn the meeting at 7:33 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

DRAFT

Tab 10

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.connertonwestcdd.org

Operation and Maintenance Expenditures

March 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,993.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher Kawalec	100208	CK030623	Board of Supervisors Meeting 03/06/23	\$ 200.00
Connerton West CDD Debit Card	CW0323	CW Debit Card 03/23	CW Debit Card 03/23	\$ 403.64
Costena Services, LLC	100209	3723-2	Light Installation 03/23	\$ 2,595.00
Daniel Novak	100210	DN030623	Board of Supervisors Meeting 03/06/23	\$ 200.00
Down and Dirty Pressure Washing	100211	112009	Pressure Washing Services 03/23	\$ 750.00
National Traffic Signs, Inc.	100212	281800	Custom Traffic Signs 03/23	\$ 1,386.56
Pasco County Utilities	100204	Pasco Water Summary 02/23 415	Water Summary 02/23	\$ 361.42
Rizzetta & Company, Inc.	100201	INV0000078032	District Management Fees 03/23	\$ 6,820.03
Rizzetta & Company, Inc.	100203	INV0000078126	Personnel Reimbursement 03/03/23	\$ 4,268.22
Rizzetta & Company, Inc.	100206	INV0000078618	Personnel Reimbursement 03/17/23	\$ 3,468.22

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100207	INV0000078186	Cell Phone - Auto Mileage & Travel 02/23	\$ 50.00
Roger H Smith	100213	RS030623	Board of Supervisors Meeting 03/06/23	\$ 200.00
Romaner Graphics	100202	21228	Remove Graffiti From Sidewalk Along The Lake 06/22	\$ 1,350.00
Site Masters of Florida, LLC	100214	030823-1	Pond Retention Block Replacement 03/23	\$ 2,400.00
Tyson Krutsinger	100215	TK030623	Board of Supervisors Meeting 03/06/23	\$ 200.00
Your Junk Doctor Inc	100205	022823	Signs Removal 02/23	<u>\$ 340.00</u>
Report Total				<u>\$ 24,993.09</u>