

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

January 31, 2022

Board of Supervisors
**Connerton East Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on February 8, 2022 at 9:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Meeting Minutes for
December 14, 2021 Tab 1
 - B. Ratification of Operation & Maintenance
Expenditures for November & December 2021 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Preliminary Supplemental Report Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We 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,

Debby Wallace

Debby Wallace
District Manager

Tab 1

MINUTES OF MEETING

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

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton East Community Development District was held on **Tuesday, December 14, 2021 at 9:31 a.m.** at the offices of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL 33544.

Present and constituting a quorum:

Kelly Evans	Board Supervisor, Chairman
Laura Coffey	Board Supervisor, Vice-Chairman (via conf. call)
Lori Campagna	Board Supervisor, Assistant Secretary
Christopher Smith	Board Supervisor, Assistant Secretary
Alec Morris	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker (via conf. call)
Brian Surak	District Engineer, Clearview Land Design
Bill Johnson	Manager, Financial Services, Rizzetta & Company
Stephan Sanford	Bond Counsel, Greenberg Traurig (via conf. call)

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Debby Wallace opened the regular CDD Meeting in person at 9:31 a.m. and noted that there were no audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
December 14, 2021 - Minutes of Meeting
Page 2

50 **THIRD ORDER OF BUSINESS** **Consideration of Landowner Meeting**
51 **Minutes for November 9, 2021**
52

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Landowner Meeting Minutes for November 9, 2021 for the Connerton East Community Development District.

53 **FOURTH ORDER OF BUSINESS** **Consideration of Audit Committee**
54 **Meeting Minutes for November 9, 2021**
55
56

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Audit Committee Meeting Minutes for November 9, 2021 for the Connerton East Community Development District.

57 **FIFTH ORDER OF BUSINESS** **Consideration of Regular Meeting**
58 **Minutes for November 9, 2021**
59
60

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for November 9, 2021 for the Connerton East Community Development District.

61 **SIXTH ORDER OF BUSINESS** **Consideration of Operation and**
62 **Maintenance Expenditures for October**
63 **2021**
64
65

On a Motion by Ms. Evans, seconded by Ms. Compagna, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for October 2021 (\$14,872.20) for the Connerton East Community Development District

66 **SEVENTH ORDER OF BUSINESS** **Ratification of Solar Lease Agreement**
67
68

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Equipment lease agreement with GIG Fiber for 569 LED Solar Streetlights, 20-year lease for \$2,950.00 per month for the Connerton East Community Development District.

69 **EIGHTH ORDER OF BUSINESS** **Consideration of Engineers Report**
70
71

On a Motion by Ms. Coffey, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Engineers Reports subject to comments, remove all language referencing WREC Streetlights, strike on page 5 /East CDD from Private Club sentence and strike East CDD from Chart on page 6, for the Connerton East Community Development District.

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76 **NINTH ORDER OF BUSINESS** **Consideration of Preliminary**
77 **Supplemental Report**
78

On a Motion by Ms. Coffey, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Preliminary Supplemental Report subject to corrections outlined in Engineers Report, for the Connerton East Community Development District.

79
80 **TENTH ORDER OF BUSINESS** **Continued Public Hearing on Special**
81 **Assessments**
82

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened Public Hearing on Public Assessments, for the Connerton East Community Development District.

83
84 The public hearing on the construction and acquisition of certain capital
85 improvements levying non-ad valorem special assessments and provides a method for
86 allocating the assessments. No questions from the Board

87
88 No public comments.
89

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors closed Public Hearing on Special Assessments, for the Connerton East Community Development District.

90
91 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-03**
92 **Special Assessments**
93

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Resolution 2022-03; Special Assessments, for the Connerton East Community Development District.

94
95 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-03**
96 **Bond Delegation**
97

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2022-07; Bond Delegation, for the Connerton East Community Development District.

98
99 **THIRTEENTH ORDER OF BUSINESS** **STAFF REPORTS**

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101 **A. District Counsel**
102 No report.

103 **B. District Engineer – Brian Surak**
104 No report.
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C. District Manager Report

Ms. Wallace reminded the Board of Supervisors of the next meeting is scheduled for January 11, 2022 at 9:30 a.m.

FOURTEENH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests.

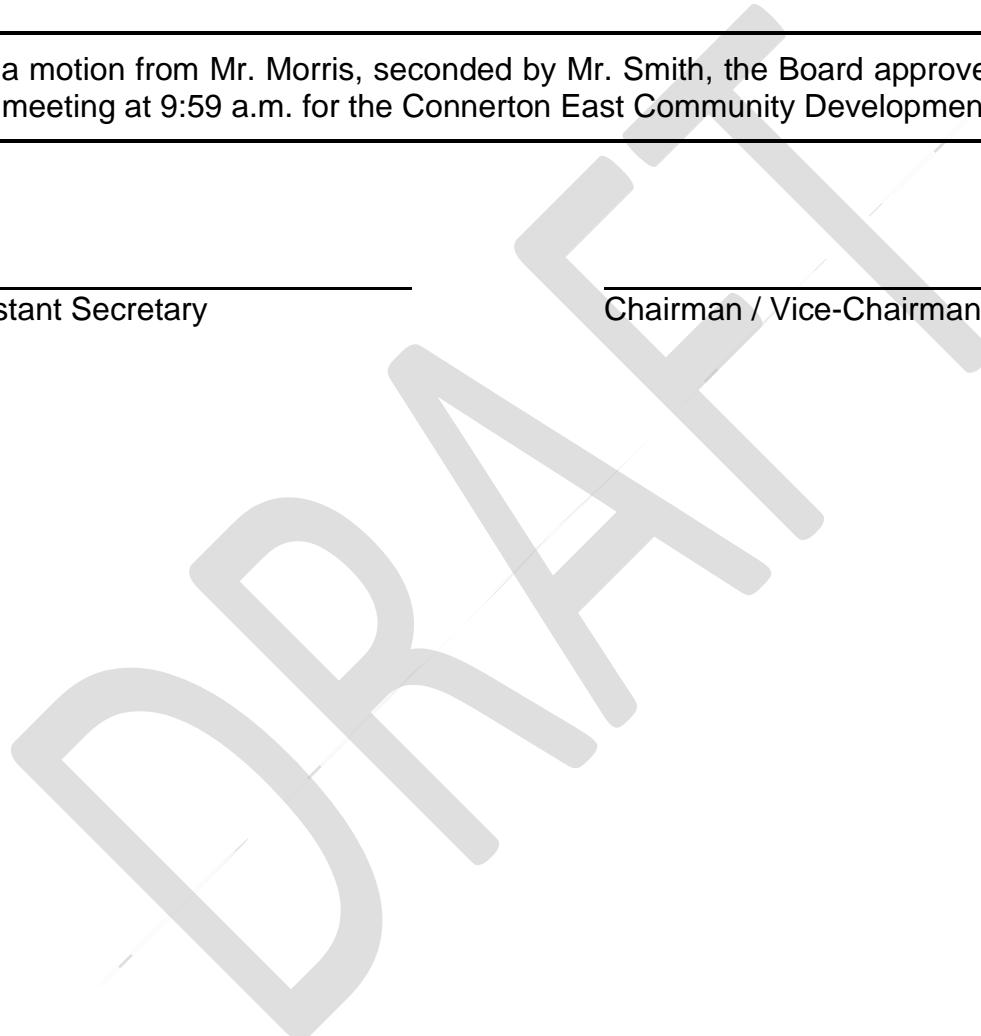
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Morris, seconded by Mr. Smith, the Board approved to adjourn the meeting at 9:59 a.m. for the Connerton East Community Development District.

Assistant Secretary

Chairman / Vice-Chairman



Tab 2

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

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

Operation and Maintenance Expenditures November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$457.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Department of Economic Opportunity	1007	85597	Special District Fee FY 2021/2022	\$ 175.00
Times Publishing Company	1006	0000185598 10/20/21	Account #318476 Legal Advertising 10/21	<u>\$ 282.40</u>
Report Total				<u>\$ 457.40</u>

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

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

Operation and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,968.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alec Morris	1012	AM110921	Board of Supervisors Meeting 11/09/21	\$ 200.00
Alec Morris	1020	AM121421	Board of Supervisors Meeting 12/14/21	\$ 200.00
Christopher James Smith	1014	CS110921	Board of Supervisors Meeting 11/09/21	\$ 200.00
Christopher James Smith	1021	CS121421	Board of Supervisors Meeting 12/14/21	\$ 200.00
Innersync Studio, Ltd	1011	19967	Onboarding of ADA Compliant Website 11/21	\$ 1,162.50
Innersync Studio, Ltd	1011	19968	Website Services 11/21	\$ 1,537.50
Kelly Evans	1010	KE110921	Board of Supervisors Meeting 11/09/21	\$ 200.00
Kelly Evans	1019	KE121421	Board of Supervisors Meeting 12/14/21	\$ 200.00
Laura Coffey	1008	LC110921	Board of Supervisors Meeting 11/09/21	\$ 200.00
Laura Coffey	1017	LC121421	Board of Supervisors Meeting 12/14/21	\$ 200.00
Lori Compagna	1009	LC-110921	Board of Supervisors Meeting 11/09/21	\$ 200.00
Lori Compagna	1018	LC-121421	Board of Supervisors Meeting 12/14/21	\$ 200.00

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	1013	INV0000061868	District Management Fees 10/21	\$ 3,200.00
Rizzetta & Company, Inc.	1013	INV0000062559	District Management Fees 11/21	\$ 3,614.00
Rizzetta & Company, Inc.	1013	INV0000063140	District Management Fees 12/21	\$ 3,200.00
Straley Robin Vericker	1015	19636	Legal Services 03/21	\$ 2,194.50
Straley Robin Vericker	1015	20383	Legal Services 09/21	\$ 5,669.46
Straley Robin Vericker	1015	20606	Legal Services 10/21	\$ 1,815.40
Straley Robin Vericker	1015	20688	Legal Services 11/21	\$ 2,582.28
Times Publishing Company	1016	0000185600 10/27/21	Account #318476 Legal Advertising 10/21	\$ 258.40
Times Publishing Company	1016	0000185606 11/03/21	Account #318476 Legal Advertising 11/21	\$ 493.60
Times Publishing Company	1016	0000191985 10/31/21	Account #318476 Legal Advertising 10/21	\$ 140.50
Times Publishing Company	1016	0000196240 11/24/21	Account #318476 Legal Advertising 11/21	<u>\$ 100.00</u>
Report Total				<u>\$ 27,968.14</u>

Tab 3



Rizzetta & Company

Connerton East Community Development District

Preliminary Supplemental Special
Assessment Allocation Report

Special Assessment Bonds, Series 2022
(Assessment Area One)

January 7, 2022

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

rizzetta.com

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I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Connerton East Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project. This report will detail the preliminary financing and assessment allocation of the Series 2022 Bonds expected to fund the District’s Assessment Area One Project.

II. DEFINED TERMS

“Assessment Area One” – An assessment area of approximately 664.1 acres within the District, consisting of 777 residential units in parcel 219, and Villages 3B, 4-1, 4-2 and 4-3 benefitting the Assessment Area One Project.

“Assessment Area One Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District’s Series 2022 Bonds.

“Assessment Area One Project” – A portion of the CIP with an estimated cost of \$51,139,000.00 as shown in the Supplemental Engineer’s Report for Assessment Area One.

“Capital Improvement Program” – (or **“CIP”**) The District’s comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements, all or a portion of which may be funded by the proceeds of District bonds.

“District” – Connerton East Community Development District.

“District Engineer” – Clearview Land Design, P.L.

“Engineer’s Report” – That certain *Master Engineer’s Report* dated August 27, 2021 as amended by *Supplemental Engineer’s Report Assessment Area One* dated January 7, 2022.

“End User” – The ultimate purchaser of a fully developed residential unit; typically a resident homeowner.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.



“Indentures” – The District’s Master Trust Indenture and First Supplemental Trust Indenture, both dated January 1, 2022.

“Master Report” – The Final Master Special Assessment Allocation Report dated September 14, 2021.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2022 Bonds” - The District’s Special Assessment Bonds, Series 2022 (Assessment Area One) in the estimated original principal amount of \$17,440,000.

“True-Up Agreement” – The Agreement to be executed between the District and the Developer, regarding the True-Up and Payment of the Assessment Area One Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County on August 24, 2021, pursuant to Ordinance No. 21-18.

The District encompasses approximately 1,274.61 +/- acres and is located entirely within unincorporated Pasco County. The current development plan for Assessment Area One of the District includes approximately 664.1 acres and 777 residential units.

Table 1 illustrates the District’s Preliminary Development Plan for Assessment Area One.

IV. CAPITAL IMPROVEMENT PROGRAM

The District’s Capital Improvement Program for Assessment Area One includes, but is not limited to, roadways, stormwater management system, utilities, hardscape/landscape/irrigation, amenities & trails, off-site utility improvements, wetland mitigation and professional services. The total cost of the Assessment Area One Project is estimated to be \$51,139,000 as described in the Supplemental Engineer’s Report dated January 7, 2022. A detail of these costs can be found in Table 2. The District expects to issue the Series 2022 Bonds to fund a portion of the Assessment Area One Project in the estimated amount of \$17,440,000.



V. SERIES 2022 BONDS AND ASSESSMENTS

In order to provide for the Assessment Area One Project funding described in Section IV above, the District will issue the Series 2022 Bonds in the estimated principal amount of \$17,440,000, which will be secured by the pledged revenues from the Assessment Area One Assessments. The Assessment Area One Assessments will initially be levied in the estimated principal of \$17,440,000 and shall be structured in the same manner as the Series 2022 Bonds, so that revenues from the Assessment Area One Assessments are sufficient to fulfill the debt service requirements for the Series 2022 Bonds.

The Series 2022 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every June 15 and December 15 from the date of issuance until final maturity on June 15, 2053. The first scheduled payment of coupon interest will be due on June 15, 2022, the first installment of principal due on June 15, 2023. The annual principal payment will be due each June 15 thereafter until final maturity with the maximum annual debt service estimated to be \$1,008,567.

It is expected that the Assessment Area One Assessment will initially be levied on the 208 platted lots in Parcel 219 and the approximately 524.97 remaining gross acreage in Assessment Area One within the District and will only be assigned to the remaining lots once they are platted. Once lots are platted, Assessment Area One Assessment installments assigned to the Platted Units will be collected via the Pasco County property tax bill process (Uniform Method).¹ Accordingly, the Assessment Area One Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The unplatted parcels are expected to be collected directly by the District, and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. ASSESSMENT AREA ONE ASSESSMENT ALLOCATION

The Assessment Area One Assessments are expected to ultimately be allocated to all 777 Platted Units, as shown on Table 5. The Assessment Area One Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Assessment Area One Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated amount the different product types.

A. The Assessment Area One Assessments

Table 5 reflects the Assessment Area One Assessments per Platted Unit. The

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



Assessment Area One Assessments will initially be levied on the 208 platted lots in parcel 219 and the approximately 524.97 remaining gross acres within Assessment Area One within the District on an equal assessment per acre basis. As land is either sold in bulk to the third parties, or as land is platted or otherwise subdivided in Platted Units, the Assessment Area One Assessments will be assigned to the gross acres as described in the Master Report or assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Assessment Area One Assessments encumbering the Unplatted Parcels by a corresponding amount. The Assessment Area One Assessments are expected to be assigned to 777 Platted Units.

As allocated, the Assessment Area One Assessments fall within the cost/benefit thresholds, as well as the Maximum Special Assessment levels, established by the Master Report, and are fairly and reasonably allocated among the different product types.

In the event an Unplatted Parcel is sold to a party not affiliated with the developer, Assessment Area One Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Assessment Area One Assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

The Preliminary Assessment Area One Assessment Roll is located on page A-5.

VII. PREPAYMENT AND TRUE UP OF ASSESSMENT AREA ONE ASSESSMENTS

The Assessment Area One Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2022 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Assessment Area One Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. For further detail on the true-up process, please refer to the True-Up Agreement. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2022 Bonds would



Rizzetta & Company

result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, including the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2022 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Rizzetta & Company, Inc., does not represent the Connerton East Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Connerton East Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:
PRELIMINARY ALLOCATION METHODOLOGY



Rizzetta & Company

**CONNERTON EAST
 COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT
 SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA ONE)**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN - ASSESSMENT AREA ONE

PRODUCT	Parcel 219	Village 4-1	Village 4-2	Village 4-3	Village 3B	TOTAL
Townhomes 22'	104	0	0	0	100	204
Villas 42.5'	104	0	0	0	0	104
Single Family 40'	0	63	49	47	0	159
Single Family 50'	0	73	60	52	0	185
Single Family 60'	0	41	49	35	0	125
TOTAL:	208	177	158	134	100	777

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA ONE)**

TABLE 2: ASSESSMENT AREA ONE PROJECT COST DETAIL

IMPROVEMENTS	Assessment Area 1
Roadway (Public)	
Connerton Boulevard	\$7,100,000.00
Pleasant Plains Parkway	\$4,600,000.00
Collier Parkway	\$1,900,000.00
Local Subdivision Roads (Non-Gated)	\$8,800,000.00
Stormwater Management System	\$4,200,000.00
Utilities (Water Sewer, Reclaimed)	\$4,850,000.00
Hardscape/Landscape/Irrigation	\$3,650,000.00
Amenities & Trails ⁽¹⁾	\$6,790,000.00
Off-site Utility Improvements	\$2,000,000.00
Professional Services	\$2,600,000.00
Contingency (10%)	\$4,649,000.00
Total Construction Costs	<u><u>\$51,139,000.00</u></u>
The Estimated Portion of Assessment Area One Project funded by Series 2022 Bonds	\$16,038,117
Estimated Additional Costs Funded by the Developer or Other sources	\$35,100,883
	<u><u>\$51,139,000</u></u>

NOTE: Infrastructure cost estimates provided by District Engineer.

⁽¹⁾ Clubhouse will not be funded with CDD bond funds

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA ONE)**

TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2022 BONDS

Estimated Average Coupon Rate	4.000%	
Term	30	
Maximum Annual Debt Service ("MADS")	\$1,008,567	
SOURCES:		
ESTIMATED PRINCIPAL AMOUNT	\$17,440,000	(1)
Total Net Proceeds	\$17,440,000	
USES:		
Construction Account	(\$16,038,117)	
Debt Service Reserve Fund (50% of MADS)	(\$504,284)	
Capitalized Interest (6 months)	(\$348,800)	
Costs of Issuance	(\$200,000)	
Underwriter's Discount	(\$348,800)	
Total Uses	(\$17,440,000)	

Source: District Underwriter. Numbers are preliminary and subject to change.

TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2022 ASSESSMENTS

Estimated Interest Rate		4.000%	
Estimated Initial Principal Amount		\$17,440,000	
Aggregate Annual Installment		\$1,008,567	(1) (1)
Estimated County Collection Costs	2.00%	\$21,459	(2) (2)
Maximum Early Payment Discounts	4.00%	\$42,918	(2) (2)
Estimated Total Annual Installment		\$1,072,944	

(1) Based on MADS.

(2) May vary as provided by law.

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA ONE)**

TABLE 5: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2022 ASSESSMENTS (1)

PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL (2)(4)	PER UNIT PRINCIPAL (4)	PRODUCT ANNUAL INSTLMT. (2)(3)(4)	PER UNIT INSTLMT. (3)(4)
Townhomes 22'	204	0.44	\$2,444,585	\$11,983.26	\$150,396	\$737
Villas 42.5'	104	0.85	\$2,407,546	\$23,149.48	\$148,117	\$1,424
Single Family 40'	159	0.80	\$3,464,251	\$21,788	\$213,128	\$1,340
Single Family 50'	185	1.00	\$5,038,416	\$27,235	\$309,973	\$1,676
Single Family 60'	125	1.20	\$4,085,202	\$32,682	\$251,330	\$2,011
TOTAL	777		\$17,440,000		\$1,072,944	

(1) Allocation of estimated Series 2022 Assessments to be levied

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

(4) Numbers provided are preliminary and subject to change

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT AREA ONE 2022 ASSESSMENT LIEN ROLL**

PARCEL_ID	Product	Preliminary Series 2022 Per Unit Principal	Preliminary Series 2022 Annual Installment
24-25-18-0020-08100-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08300-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08300-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08300-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08500-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08500-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08600-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08600-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08800-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08800-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08800-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09000-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09000-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09100-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09100-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09200-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09300-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09300-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09400-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09400-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09500-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09600-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08100-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08200-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08400-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08400-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08500-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08500-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08600-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08700-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08700-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08800-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08900-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08900-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09100-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09300-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09400-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09800-0030	TH	\$ 11,983.26	\$ 737.23

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT AREA ONE 2022 ASSESSMENT LIEN ROLL**

PARCEL_ID	Product	Preliminary Series 2022 Per Unit Principal	Preliminary Series 2022 Annual Installment
24-25-18-0020-08100-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08100-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08200-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08400-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08400-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08400-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08600-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08700-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08800-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08900-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09000-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09400-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09600-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09600-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09700-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08100-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08200-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08400-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08500-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08600-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08600-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08800-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09100-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09100-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09100-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09300-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09400-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09400-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09800-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09800-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09800-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08200-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08200-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08500-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08700-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08900-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08900-0040	TH	\$ 11,983.26	\$ 737.23

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT AREA ONE 2022 ASSESSMENT LIEN ROLL**

PARCEL_ID	Product	Preliminary Series 2022 Per Unit Principal	Preliminary Series 2022 Annual Installment
24-25-18-0020-08900-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09000-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09300-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09500-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09700-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09700-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08100-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08200-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08300-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08700-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-08700-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09000-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09000-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09200-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09200-0020	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09200-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09200-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09200-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09300-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09500-0010	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09500-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09600-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09600-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09600-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09700-0030	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09700-0040	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09700-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09800-0050	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-09800-0060	TH	\$ 11,983.26	\$ 737.23
24-25-18-0020-07600-0040	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0080	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0160	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0170	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0200	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0240	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0260	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0290	Villa	\$ 23,149.48	\$ 1,424.20

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT AREA ONE 2022 ASSESSMENT LIEN ROLL**

PARCEL_ID	Product	Preliminary Series 2022 Per Unit Principal	Preliminary Series 2022 Annual Installment
24-25-18-0020-07600-0300	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0340	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0010	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0100	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0140	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0180	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0270	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0030	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07900-0020	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07900-0040	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0010	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0080	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0090	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0010	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0130	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0140	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0180	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0230	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0370	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0390	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0400	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0030	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0080	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0110	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0150	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0170	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0190	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0200	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0050	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0090	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0140	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0050	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0060	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0100	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0090	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0100	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0120	Villa	\$ 23,149.48	\$ 1,424.20

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT AREA ONE 2022 ASSESSMENT LIEN ROLL**

PARCEL_ID	Product	Preliminary Series 2022 Per Unit Principal	Preliminary Series 2022 Annual Installment
24-25-18-0020-07600-0210	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0330	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0430	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0040	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0050	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0160	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0020	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0030	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0060	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0150	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0280	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0360	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0380	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0060	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0250	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0260	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0060	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0080	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07900-0050	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0030	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0050	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0270	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0310	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0320	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0410	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0420	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0440	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0070	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0120	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0130	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0220	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0040	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0070	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0110	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0130	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0150	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0040	Villa	\$ 23,149.48	\$ 1,424.20

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT AREA ONE 2022 ASSESSMENT LIEN ROLL**

PARCEL_ID	Product	Preliminary Series 2022 Per Unit Principal	Preliminary Series 2022 Annual Installment
24-25-18-0020-08000-0070	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0070	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0110	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0190	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0220	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0250	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07600-0350	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0020	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0090	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0210	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0230	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0240	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07700-0280	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0020	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0100	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0120	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07800-0160	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07900-0010	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07900-0030	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-07900-0060	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-08000-0020	Villa	\$ 23,149.48	\$ 1,424.20
24-25-18-0020-P1500-0000	Villa	\$ 23,149.48	\$ 1,424.20
Unplatted	524.97 acres	\$ 13,786,195.04	\$ 848,154.90
	TOTAL	\$ 17,440,000.00	\$ 1,072,943.62