

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

April 4, 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 April 12, 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 Audit Committee Meeting Minutes for March 8, 2022 ..... Tab 1
  - B. Consideration of Regular Board of Supervisors Meeting Minutes for March 8, 2022..... Tab 2
  - C. Ratification of Operation & Maintenance Expenditures for February 2022..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Ratification of Sitex One-Time Pond Treatment Proposal.. Tab 4
  - B. Consideration of Sitex Pond Maintenance Proposal ..... Tab 5
  - C. Consideration of Landscape Maintenance Proposal (under separate cover)
  - D. Ratify Berger Toombs, Elam, Gaines & Frank for Auditing Services
  - E. Consideration of Resolution 2022-08; Approving FY 2022-2023 Proposed Budget and Set Public Hearing..... Tab 6
- 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 continued Audit Committee Meeting of the Connerton East Community Development District was held on **Tuesday, March 8, 2022 at 9:58 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	<b>Board Supervisor, Committee Member</b>
Laura Coffey	<b>Board Supervisor, Committee Member</b> <i>(via conf. call)</i>
Lori Campagna	<b>Board Supervisor, Committee Member</b>
Christopher Smith	<b>Board Supervisor, Committee Member</b>
Alec Morris	<b>Board Supervisor, Committee Member</b> <i>(via conf. call)</i>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b> <i>(via conference call)</i>
Brian Surak	<b>District Engineer, Clearview Land Design</b> <i>(via conference call)</i>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Debby Wallace opened the Audit Committee Meeting in person at 9:58 a.m. and noted that there were no audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Consideration to Proposals for  
Auditing Services**

The committee members considered the audit service proposals for Berger, Toombs, Elam, Gaines & Frank, CRI and Grau & Associates. The committee members scored the proposals according to the weighted criteria.

50  
51       Grau & Associates received the highest total score of 479 points and was ranked  
52 number one (1) proposer. Berger, Toombs, Elam, Gaines & Frank was ranked number  
53 two (2) with 452 points, and CRI was ranked number three (3) with 440 points.  
54

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Audit Committee unanimously recommended Grau & Associates to the Connerton East Board of Supervisors as the highest ranked proposer for auditing services, for the Connerton East Community Development District.

55  
56

**THIRD ORDER OF BUSINESS**

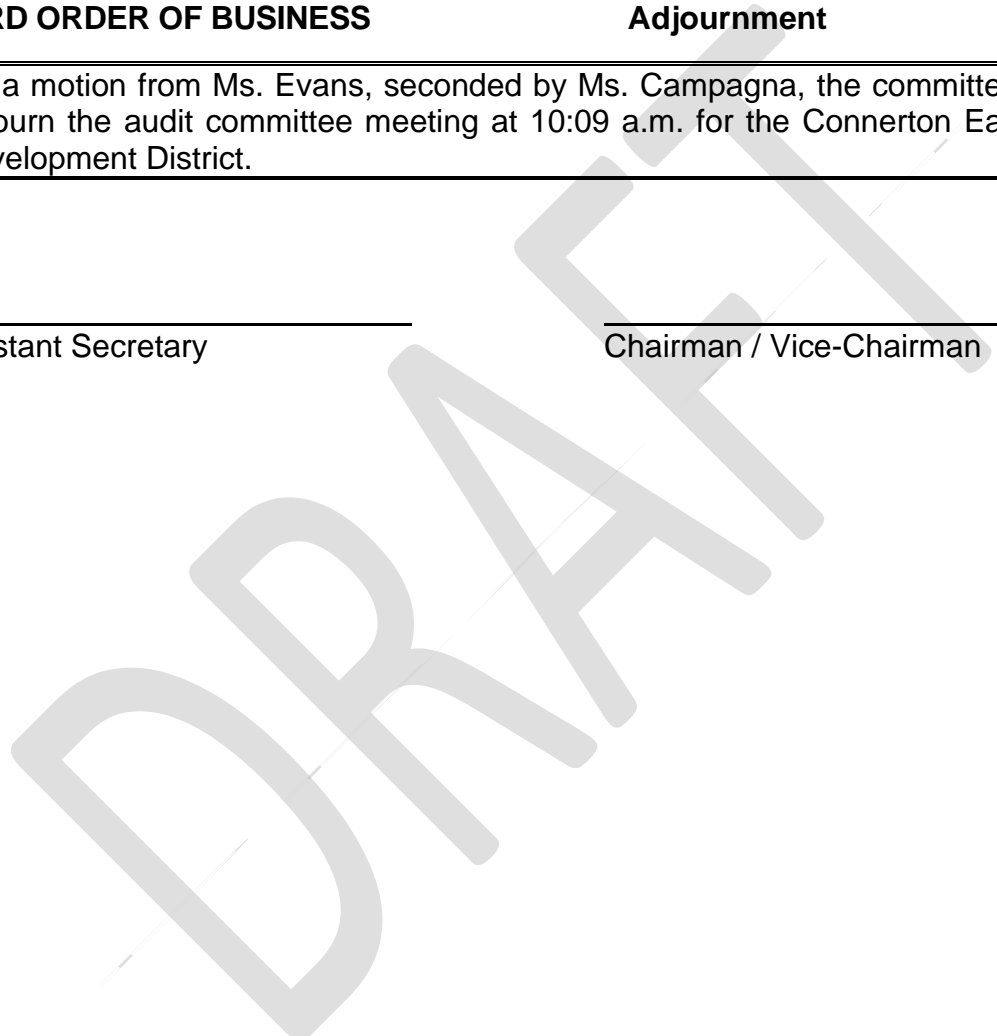
**Adjournment**

On a motion from Ms. Evans, seconded by Ms. Campagna, the committee approved to adjourn the audit committee meeting at 10:09 a.m. for the Connerton East Community Development District.

57  
58  
59  
60  
61  
62

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman



## **Tab 2**

**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, March 8, 2022 at 10:10 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	<b>Board Supervisor, Chairman</b>
Laura Coffey	<b>Board Supervisor, Vice-Chairman</b> <b>(via conf. call)</b>
Lori Campagna	<b>Board Supervisor, Assistant Secretary</b>
Christopher Smith	<b>Board Supervisor, Assistant Secretary</b>
Alec Morris	<b>Board Supervisor, Assistant Secretary</b> <b>(via conf. call)</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b> <b>(via conf. call)</b>
Brian Surak	<b>District Engineer, Clearview</b> <b>(via conf. call)</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Debby Wallace opened the regular CDD Meeting in person at 10:10 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**  
**March 8, 2022 - Minutes of Meeting**  
**Page 2**

50 **THIRD ORDER OF BUSINESS** **Consideration of Audit Committee**  
51 **Continued Meeting Minutes for**  
52 **February 8, 2022**  
53

On a Motion by Mr. Smith, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Audit Committee Continued Meeting Minutes for February 8, 2022 for the Connerton East Community Development District.

54 **FOURTH ORDER OF BUSINESS** **Consideration of Regular Meeting**  
55 **Minutes for February 8, 2022**  
56  
57

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for February 8, 2022 for the Connerton East Community Development District.

58 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**  
59 **Maintenance Expenditures for January**  
60 **2022**  
61  
62

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures January 2022 (\$4,396.60) for the Connerton East Community Development District

63 **SIXTH ORDER OF BUSINESS** **Acceptance of Audit Committee**  
64 **Recommendation**  
65  
66

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors unanimously accepted the Audit Committee recommendation of Grau & Associates, for auditing services for the Connerton East Community Development District.

67 **SEVENTH ORDER OF BUSINESS** **Discussion of Bond Issuance**  
68  
69

70 The Board discussed the upcoming bond issuance.  
71

72 **EIGHTH ORDER OF BUSINESS** **STAFF REPORTS**  
73

74 **A. District Counsel**

75 No report.

76 **B. District Engineer**

77 No report.  
78

79 **C. District Manager Report**

80 Ms. Wallace reminded the Board of Supervisors of the next meeting is scheduled  
81 for April 12, 2022 at 9:30 a.m.  
82



83 Ms. Wallace stated the proposed budget will be presented on April 12, 2022 and  
84 the final budget will be presented on July 12, 2022.

85  
86 Mr. Surak will provide a Stormwater Analysis proposal for the next CDD meeting.

87  
88 A landscape maintenance walk for parcel 219 is anticipated within 30 days.

89  
90 **NINTH ORDER OF BUSINESS**

**Supervisor Requests**

91  
92 Ms. Evans requested staff collect a proposal from Sitex for pond maintenance for  
93 Parcel 219.

94 **TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Campagna, seconded by Ms. Evans, the Board approved to adjourn the meeting at 10:20 a.m. for the Connerton East Community Development District.

95  
96  
97  
98  
99

---

Assistant Secretary

---

Chairman / Vice-Chairman

## **Tab 3**

# 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 February 2022 For Board Approval

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

The total items being presented: **\$4,452.70**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher James Smith	1030	CS020822	Board of Supervisors Meeting 02/08/22	\$ 200.00
Kelly Evans	1029	KE020822	Board of Supervisors Meeting 02/08/22	\$ 200.00
Laura Coffey	1027	LC020822	Board of Supervisors Meeting 02/08/22	\$ 200.00
Lori Campagna	1028	LC020822-1	Board of Supervisors Meeting 02/08/22	\$ 200.00
Rizzetta & Company, Inc.	1025	INV0000065423	District Management Fees 02/22	\$ 3,200.00
Straley Robin Vericker	1026	20974	Legal Services 01/22	\$ 287.70
Times Publishing Company	1031	0000207519 01/30/22	Account #318476 Legal Advertising 01/22	\$ <u>165.00</u>
<b>Report Total</b>				<b>\$ <u>4,452.70</u></b>

# Tab 5

## AQUATIC MANAGEMENT SERVICE AGREEMENT

This Aquatic Management Service Agreement (the “**Agreement**”) is made and entered into effective the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the Connerton East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “**District**”), and Sitex Aquatics, LLC, a Florida limited liability company, whose principal address is 13622 11<sup>th</sup> Terrace, Bradenton, Florida 34212 (the “**Contractor**”).

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems and other infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide aquatic management services for certain lands and waterways within and around the District; and

**WHEREAS**, Contractor, represents that it has the skills, knowledge, and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**Section 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Contractor’s Obligations.** The Contractor will provide monthly aquatic management services for those lands and waterbodies within and around the District as identified in **Exhibit “A”**, which is attached hereto and incorporated herein by reference (the “**Proposal**”). Contractor shall provide all labor and equipment necessary for to perform the aquatic management services, as identified in the Proposal. The Contractor shall submit a written report to the District monthly after each service detailing the work that was performed during that service.

**Section 3. Billing and Payment.**

A. The District agrees to compensate the Contractor for performance of the work described in the Proposal at the rate of \$410.00 per month for a total not to exceed amount of \$4,920.00 per year.

B. For all work performed, the Contractor shall submit an invoice to the District for the work performed after each service. The District shall pay the Contractor in accordance with the Florida Prompt Payment Act.

**Section 4. Care of the Property.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

**Section 5. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the Districts with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Districts unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

**Section 6. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

**Section 7. Indemnification.** Contractor agrees to indemnify and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorneys fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

**Section 8. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**Section 9. Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

**Section 10. Enforcement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**Section 11. Term/Cancellation.** This Agreement is for a term of twelve (12) months and may be automatically renewed for additional twelve (12) month periods unless terminated by either party as provided herein. Either party may terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of cancellation for the work performed up to that date.



**Section 12. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement, superseding any prior written agreements. To the extent that anything contained within **Exhibit "A"** conflicts with anything contained within this Agreement, this Agreement shall control.

**Section 13. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**Section 14. Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 15. Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: Sitex Aquatics, LLC  
702 17<sup>th</sup> Street E.  
Palmetto, Florida 34221  
Attn: Joseph Craig
  
- b. If to District: Cordoba Ranch  
Community Development District  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
Attn: District Manager

**Section 16. Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.

**Section 17. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

**Section 18. Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

**Section 19. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a

public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**Section 20. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**Section 21. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

**Section 22. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability,

governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

**Section 23. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**Section 24. Manner of Contractor's Performance.** The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. The District hereby

designates the District Manager, or a representative of the District Manager, to act as its representative.

**Section 25. E-Verify.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

**Section 26. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

**Section 27. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Sitex Aquatics, LLC**

**Connerton East  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors  
Date: \_\_\_\_\_



702 17th St E  
Palmetto, FL 34221

407-717-5851  
www.sitexaquatics.com

# Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Connerton East CDD hereafter called "customer"

Customer: Connerton East CDD  
C/O: Rizzetta & Company  
Contact: Mrs. Debby Wallace  
Address: 12750 Citrus Park Ln suite 115 Tampa, FL 33635  
Email: dwallace@rizzetta.com  
Phone: 813.793.8814

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Three (3) Ponds located in the Connerton East Community in Land O Lakes, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit            | Included |
| 5. Use of EPA Regulated Materials Only                 | Included |
| 6. Algae callback service as needed                    | Included |
| 7. Non-construction Trash                              | Included |

Service shall consist of Twelve (12) Inspections a year with treatments as needed

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 4/01/22 thru 4/01/23 Agreement will automatically renew as per Term and Conditions:

Monthly Lake Service Amount: \$410.00  
**Total Annual Maintenance Cost: \$4,920.00**

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

*Joseph T. Craig*

03/10/2022

Accepted By

Date

Submitted by: Joe Craig

Date

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

**CONNERTON EAST CDD**

VIOLET PERIWINKLE DR  
LAND O LAKES, FL 34637  
3 PONDS



Google Earth

1,000 ft



## **Tab 6**



**RESOLUTION 2022-08**

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

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

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 12, 2022

HOUR: 9:30 a.m.

LOCATION: Resident Inn by Marriott Tampa  
2101 Northpointe Parkway  
Lutz, Florida 33558

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

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

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

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

**PASSED AND ADOPTED ON APRIL 12, 2022.**

Attest:

**Connerton East Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**



Rizzetta & Company

# Connerton East Community Development District

[ConnertonEastcdd.org](http://ConnertonEastcdd.org)

---

**Proposed Budget for Fiscal Year 2022/2023**

**Presented by: Rizzetta & Company, Inc.**

**5844 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544  
Phone: 813-994-1001**

[rizzetta.com](http://rizzetta.com)

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022/2023</b>	<b>1</b>
<b>Debt Service Fund Budget for Fiscal Year 2022/2023</b>	<b>2</b>
<b>Assessments Charts for Fiscal Year 2022/2023</b>	<b>3</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>6</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>9</b>



Rizzetta & Company

Proposed Budget  
 Connerton East Community Development District  
 General Fund  
 Fiscal Year 2022-2023

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*		\$ -	\$ -	\$ -	\$ 162,168	\$ 162,168	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ 315,652	\$ 315,652	
7	Contributions and Donations from Private							
8	Developer Contributions	\$ 52,651	\$ 235,440	\$ 285,000	\$ (49,560)	\$ -	\$ (285,000)	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 52,651</b>	<b>\$ 235,440</b>	<b>\$ 285,000</b>	<b>\$ (49,560)</b>	<b>\$ 477,820</b>	<b>\$ 192,820</b>	
11								
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 52,651</b>	<b>\$ 235,440</b>	<b>\$ 285,000</b>	<b>\$ (49,560)</b>	<b>\$ 477,820</b>	<b>\$ 192,820</b>	
14								
15	<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to</b>							
16								
17	<b>EXPENDITURES - ADMINISTRATIVE</b>							
18								
19	Legislative							
20	Supervisor Fees	\$ 2,800	\$ 6,720	\$ -	\$ (6,720)	\$ 12,000	\$ 12,000	5 Paid Supervisors.
21	Financial & Administrative							
22	Administrative Services	\$ 1,750	\$ 4,200	\$ 4,200	\$ -	\$ 4,368	\$ 168	4% Increase
23	District Management	\$ 8,000	\$ 21,000	\$ 21,000	\$ -	\$ 21,840	\$ 840	4% Increase
24	District Engineer	\$ -	\$ 10,000	\$ 15,000	\$ 5,000	\$ 15,000	\$ -	
25	Disclosure Report	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
26	Trustees Fees	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
27	Assessment Roll	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,200	\$ 200	4% Increase
28	Financial & Revenue Collections	\$ -	\$ 3,600	\$ 3,600	\$ -	\$ 3,744	\$ 144	4% Increase
29	Accounting Services	\$ 6,250	\$ 15,000	\$ 19,200	\$ 4,200	\$ 19,968	\$ 768	4% increase
30	Auditing Services	\$ -	\$ 4,500	\$ 5,000	\$ 500	\$ 5,000	\$ -	\$4,275 Berger Toombs, Elam, Gaines & Frank
31	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
32	Miscellaneous Mailings	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
33	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 5,000	\$ 2,750	\$ 5,000	\$ -	Egis to provide estimate for final budget.
34	Legal Advertising	\$ 5,191	\$ 10,000	\$ 2,500	\$ (7,500)	\$ 10,000	\$ 7,500	
35	Dues, Licenses & Fees	\$ 175	\$ 420	\$ 175	\$ (245)	\$ 175	\$ -	
36	Miscellaneous Fees	\$ -	\$ -	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	
37	Website Hosting, Maintenance, Backup (and	\$ 2,700	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Website Compliance and Management
38	Legal Counsel							
39	District Counsel	\$ 6,420	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	
40								
41	<b>Administrative Subtotal</b>	<b>\$ 35,536</b>	<b>\$ 115,690</b>	<b>\$ 115,000</b>	<b>\$ (690)</b>	<b>\$ 136,620</b>	<b>\$ 21,620</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Electric Utility Services							
46	Utility Services	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
47	Street Lights	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ 106,200	\$ 86,200	Solar Lights - Parcel 219 GIG Agreement x 3
48	Utility-Irrigation	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
49	Water-Sewer Combination Services							
50	Utility - Reclaimed	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
51	Stormwater Control							
52	Aquatic Maintenance	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 15,000	\$ 5,000	Sitex 3 ponds x \$410/mos = \$4920 + add'l pond
53	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
54	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
55	Other Physical Environment							
56	General Liability Insurance	\$ 2,750	\$ 2,750	\$ 5,000	\$ 2,250	\$ 5,000	\$ -	Egis to provide estimate for final budget.
57	Property Insurance	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	Egis to provide estimate for final budget.
58	Entry & Walls Maintenance	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ 5,000	\$ 5,000	
	Fence Maintenance	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ 5,000	\$ 5,000	
59	Landscape Maintenance	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 100,000	\$ 50,000	
60	Irrigation Maintenance	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	Include in LM or leave separate?
61	Irrigation Repairs	\$ -	\$ 2,500	\$ -	\$ (2,500)	\$ 5,000	\$ 5,000	
62	Landscape - Mulch	\$ -	\$ 5,000	\$ -	\$ (5,000)	\$ 5,000	\$ 5,000	
63	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 2,500	\$ -	\$ (2,500)	\$ 5,000	\$ 5,000	
64	Miscellaneous Expense	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Transferred to Misc Contingency
65	Contingency							
66	Miscellaneous Contingency	\$ -	\$ 10,000	\$ 50,000	\$ 40,000	\$ 50,000	\$ -	Unanticipated increases/expenses.
67								
68	<b>Field Operations Subtotal</b>	<b>\$ 2,750</b>	<b>\$ 119,750</b>	<b>\$ 170,000</b>	<b>\$ 50,250</b>	<b>\$ 341,200</b>	<b>\$ 171,200</b>	
69								
70								
71	<b>TOTAL EXPENDITURES</b>	<b>\$ 38,286</b>	<b>\$ 235,440</b>	<b>\$ 285,000</b>	<b>\$ 49,560</b>	<b>\$ 477,820</b>	<b>\$ 192,820</b>	
72								
73	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 14,365</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Connerton East Community Development District**

**Debt Service**

**Fiscal Year 2022/2023**

<b>Chart of Accounts Classification</b>	<b>Series 2022 AA1 (PRELIMINARY)</b>	<b>Budget for 2022/2023</b>
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$737,323.78	\$737,323.78
<b>TOTAL REVENUES</b>	<b>\$737,323.78</b>	<b>\$737,323.78</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$737,323.78	\$737,323.78
<b>Administrative Subtotal</b>	<b>\$737,323.78</b>	<b>\$737,323.78</b>
<b>TOTAL EXPENDITURES</b>	<b>\$737,323.78</b>	<b>\$737,323.78</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>		<b>\$0.00</b>

Pasco County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

**Gross assessments \$783,720.00**

**Notes:**

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

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**

**2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2022/2023 O&M Budget		\$477,820.00
Collection Cost @	2%	\$10,166.38
Early Payment Discount @	4%	\$20,332.77
2022/2023 Total		<u>\$508,319.15</u>
2021/2022 O&M Budget		\$285,000.00
2022/2023 O&M Budget		\$477,820.00
Total Difference		<u><u>\$192,820.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<b><u>PLATTED - PARCEL 219</u></b>				
Series 2022 AA1 Debt Service - Townhomes 22'	\$0.00	\$737.00	\$737.00	100.00%
Operations/Maintenance - Townhomes 22'	\$0.00	\$586.85	\$586.85	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$1,323.85</b>	<b>\$1,323.85</b>	<b>100.00%</b>
Series 2022 AA1 Debt Service - Villa 42.5'	\$0.00	\$1,424.00	\$1,424.00	100.00%
Operations/Maintenance - Villa 42.5'	\$0.00	\$1,071.99	\$1,071.99	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,495.99</b>	<b>\$2,495.99</b>	<b>100.00%</b>
<b><u>"PLATTED" - PARCEL 4.1</u></b>				
Series 2022 AA1 Debt Service - Single Family 40'	\$0.00	\$1,340.00	\$1,340.00	100.00%
Operations/Maintenance - Single Family 40'	\$0.00	\$1,012.82	\$1,012.82	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,352.82</b>	<b>\$2,352.82</b>	<b>100.00%</b>
Series 2022 AA1 Debt Service - Single Family 50'	\$0.00	\$1,676.00	\$1,676.00	100.00%
Operations/Maintenance - Single Family 50'	\$0.00	\$1,249.48	\$1,249.48	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,925.48</b>	<b>\$2,925.48</b>	<b>100.00%</b>
Series 2022 AA1 Debt Service - Single Family 60'	\$0.00	\$2,011.00	\$2,011.00	100.00%
Operations/Maintenance - Single Family 60'	\$0.00	\$1,486.13	\$1,486.13	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$3,497.13</b>	<b>\$3,497.13</b>	<b>100.00%</b>
<b><u>UNPLATTED</u></b>				
Series 2022 AA1 Debt Service - Townhomes 22'	\$0.00	\$737.00	\$737.00	100.00%
Operations/Maintenance - Townhomes 22'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$803.21</b>	<b>\$803.21</b>	<b>100.00%</b>
Operations/Maintenance - Villa 26'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$66.21</b>	<b>\$66.21</b>	<b>100.00%</b>
Operations/Maintenance - Villa 42.5'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$66.21</b>	<b>\$66.21</b>	<b>100.00%</b>
Operations/Maintenance - Single Family 32'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$66.21</b>	<b>\$66.21</b>	<b>100.00%</b>
Series 2022 AA1 Debt Service - Single Family 40'	\$0.00	\$1,340.00	\$1,340.00	100.00%
Operations/Maintenance - Single Family 40'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$1,406.21</b>	<b>\$1,406.21</b>	<b>100.00%</b>

Series 2022 AA1 Debt Service - Single Family 50'	\$0.00	\$1,676.00	\$1,676.00	100.00%
Operations/Maintenance - Single Family 50'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$1,742.21</b>	<b>\$1,742.21</b>	<b>100.00%</b>
Series 2022 AA1 Debt Service - Single Family 60'	\$0.00	\$2,011.00	\$2,011.00	100.00%
Operations/Maintenance - Single Family 60'	\$0.00	\$66.21	\$66.21	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,077.21</b>	<b>\$2,077.21</b>	<b>100.00%</b>

- Notes:**
1. All Series 2022 AA1 debt service assessments are preliminary. Subject to change once bonds close and final methodology report is approved.
  2. Fiscal Year 2022-2023 will be the first year assessments are levied. Budget was previously funded by the developer.



**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL ADMIN BUDGET		\$136,620.00	TOTAL FIELD BUDGET		\$341,200.00
COLLECTION COSTS @	2%	\$2,906.81	COLLECTION COSTS @	2%	\$7,259.57
EARLY PAYMENT DISCOUNT @	4%	\$5,813.62	EARLY PAYMENT DISCOUNT @	4%	\$14,519.15
<b>TOTAL O&amp;M ASSESSMENT</b>		<u>\$145,340.43</u>	<b>TOTAL O&amp;M ASSESSMENT</b>		<u>\$362,978.72</u>

UNITS ASSESSED	ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT				
	SERIES 2022 AA1 (PRELIM)		ADMIN	TOTAL	% TOTAL	TOTAL	ADMIN	FIELD	TOTAL	% TOTAL	TOTAL	FIELD	2022 AA1 (PRELIM)				
	O&M	DEBT SERVICE <sup>(1)</sup>	UNITS	EAU FACTOR	EAU's	EAU's	O&M BUDGET	PER UNIT	UNITS	EAU FACTOR	EAU's	EAU's	O&M BUDGET	PER UNIT	O&M	DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
<b>Platted (Parcel 219 and 4.1)</b>																	
Parcel 219 - Townhomes 22'	104	104	104	1.00	104.00	4.74%	\$6,886.29	\$66.21	104	0.44	45.76	14.92%	\$54,146.26	\$520.64	\$586.85	\$737.00	\$1,323.85
Parcel 219 - Villa 42.5'	104	104	104	1.00	104.00	4.74%	\$6,886.29	\$66.21	104	0.85	88.40	28.82%	\$104,600.73	\$1,005.78	\$1,071.99	\$1,424.00	\$2,495.99
Parcel 4.1 - Single Family 40'	63	63	63	1.00	63.00	2.87%	\$4,171.50	\$66.21	63	0.80	50.40	16.43%	\$59,636.61	\$946.61	\$1,012.82	\$1,340.00	\$2,352.82
Parcel 4.1 - Single Family 50'	73	73	73	1.00	73.00	3.33%	\$4,833.65	\$66.21	73	1.00	73.00	23.80%	\$86,378.43	\$1,183.27	\$1,249.48	\$1,676.00	\$2,925.48
Parcel 4.1 - Single Family 60'	41	41	41	1.00	41.00	1.87%	\$2,714.79	\$66.21	41	1.20	49.20	16.04%	\$58,216.69	\$1,419.92	\$1,486.13	\$2,011.00	\$3,497.13
<b>Unplatted</b>																	
Townhomes 22'	100	100	100	1.00	100.00	4.56%	\$6,621.43	\$66.21	0	0.44	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$737.00	\$803.21
Villa 26'	216	0	216	1.00	216.00	9.84%	\$14,302.29	\$66.21	0	0.52	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$0.00	\$66.21
Villa 42.5'	108	0	108	1.00	108.00	4.92%	\$7,151.15	\$66.21	0	0.85	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$0.00	\$66.21
Single Family 32'	41	0	41	1.00	41.00	1.87%	\$2,714.79	\$66.21	0	0.64	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$0.00	\$66.21
Single Family 40'	363	96	363	1.00	363.00	16.54%	\$24,035.80	\$66.21	0	0.80	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$1,340.00	\$1,406.21
Single Family 50'	648	112	648	1.00	648.00	29.52%	\$42,906.88	\$66.21	0	1.00	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$1,676.00	\$1,742.21
Single Family 60'	334	84	334	1.00	334.00	15.22%	\$22,115.58	\$66.21	0	1.20	0.00	0.00%	\$0.00	\$0.00	\$66.21	\$2,011.00	\$2,077.21
<b>Total Community</b>	<b>2195</b>	<b>777</b>	<b>2195</b>		<b>2195.00</b>	<b>100.00%</b>	<b>\$145,340.43</b>		<b>385</b>		<b>306.76</b>	<b>100.00%</b>	<b>\$362,978.72</b>				
LESS: Collection Costs (2%) and Early Payment Discounts (4%):							<b>(\$8,720.43)</b>						<b>(\$21,778.72)</b>				
<b>Net Revenue to be Collected:</b>							<u>\$136,620.00</u>						<u>\$341,200.00</u>				

(1) Reflects the number of total lots with Series 2022 Assessment Area 1 debt outstanding.

(2) Series 2022 Assessment Area 1 assessments are preliminary and subject to change once finalized.

(3) Annual assessment that will appear on November 2022 Pasco County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

NOTE: The lots in Parcel 4.1 are not platted, however they are being treated as such due to them being scheduled for development in 2023. The assessments associated with these lots will be direct billed.

## 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:

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

---

### 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.

**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 service 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.

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

**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

**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:

**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 street lights within the District's boundaries.

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

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

**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.

**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

**Wall and Fence Maintenance:** The District will incur expenditures to maintain the wall and the fencing.

**Entry Maintenance:** The District will incur expenditures to maintain the entry monuments.

**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.

**Landscape Mulch:** Expenditures related to mulch replacement.

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



Rizzetta & Company

## 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.

