

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

July 5, 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 July 12, 2022 at 9:30 a.m., Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. 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 Board of Supervisors Meeting Minutes for June 14, 2022 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for May 2022 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-10; Dog Park Policies... Tab 3
  - B. Consideration of Wall Easement..... Tab 4
  - C. Public Hearing on Adopting FY 2022-2023 Budget
    - i. Consideration of Resolution 2022-11; Adopting Fiscal Year 2022-2023 Budget ..... Tab 5
  - D. Public Hearing on Adopting Levying of Assessments for Fiscal Year 2022-2023
    - i. Consideration of Resolution 2022-12 Levy of Assessments ..... Tab 6
  - E. Consideration of Resolution 2022-13; Setting Fiscal Year 2022-2023 Meeting Schedule..... Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager ..... Tab 8
- 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, June 14, 2022 at 9:55 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>
Lori Campagna	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker (via conf. call)</b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**                      **Call to Order**

Ms. Debby Wallace opened the regular CDD Meeting in person at 9:55 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.

**THIRD ORDER OF BUSINESS**                      **Consideration of Regular Meeting  
Minutes for May 10, 2022**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for May 10, 2022 for the Connerton East Community Development District.
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47 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
48 **Maintenance Expenditures for April**  
49 **2022**  
50

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures April 2022 (\$5,115.50) for the Connerton East Community Development District

51 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-09;**  
52 **Extending Terms of Board of**  
53 **Supervisors**  
54  
55

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved Resolution 2022-09; Extending Terms of Board of Supervisors, for the Connerton East Community Development District.

56 **SIXTH ORDER OF BUSINESS** **Consideration of Stormwater Needs**  
57 **Analysis Report**  
58  
59

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Stormwater Needs Analysis Report, for the Connerton East Community Development District.

60 **SEVENTH ORDER OF BUSINESS** **Consideration of Interlocal Agreement**  
61 **with Pasco County Tax Collector**  
62  
63

On a Motion by Ms. Coffey, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Interlocal Agreement with Pasco County Tax Collector, for the Connerton East Community Development District.

64 **EIGHTH ORDER OF BUSINESS** **Consideration of Interlocal Agreement**  
65 **with Pasco County Property Appraiser**  
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On a Motion by Ms. Coffey, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Interlocal Agreement with Pasco County Property Appraiser, for the Connerton East Community Development District.

69 **NINTH ORDER OF BUSINESS** **STAFF REPORTS**  
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- 71
- 72 **A. District Counsel**
  - 73 No report.
  
  - 74 **B. District Engineer**
  - 75 Not present.
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**C. District Manager Report**

Ms. Wallace reminded the Board of Supervisors of the next meeting is scheduled for July 12, 2022 at 9:30 a.m. at the Residence Inn by Marriott Tampa, 2101 Northpointe Parkway, Lutz, Florida 33558. The Final Budget will be presented.

Ms. Wallace reminded the Board Supervisors to mail in the Form 1 to the County.

Ms. Wallace also stated the Dog Park Policies will be added to the next meeting agenda.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

No supervisor requests.

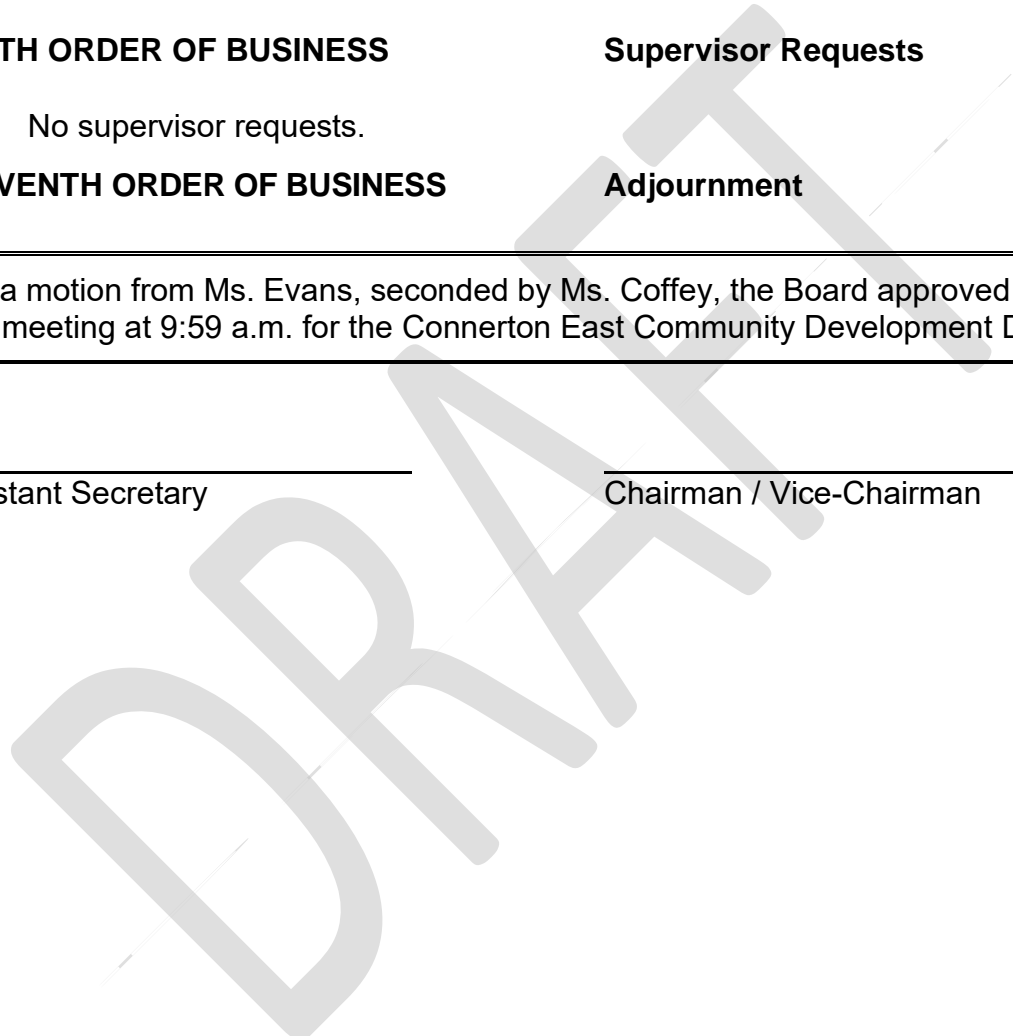
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Evans, seconded by Ms. Coffey, the Board approved to adjourn the meeting at 9:59 a.m. for the Connerton East Community Development District.
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\_\_\_\_\_  
Assistant Secretary

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



## **Tab 2**

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

## Operation and Maintenance Expenditures May 2022 For Board Approval

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

The total items being presented: **\$21,275.91**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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



## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alec Morris	001051	AM051022	Board of Supervisors Meeting 05/10/22	\$ 200.00
Clearview Land Design, P.L.	001046	22-00849	District Engineer - Storm Analysis 04/22	\$ 750.00
Gig Fiber LLC	001045	001290	Solar Light Lease 03/22	\$ 30.63
Gig Fiber LLC	001045	001365	Solar Light Lease 04/22	\$ 750.00
Gig Fiber LLC	001050	0522018	Solar Light Lease 05/22	\$ 4,014.88
Kelly Evans	001049	KE051022	Board of Supervisors Meeting 05/10/22	\$ 200.00
Laura Coffey	001047	LC051022	Board of Supervisors Meeting 05/10/22	\$ 200.00
Lori Campagna	001048	LC051022-1	Board of Supervisors Meeting 05/10/22	\$ 200.00
Rizzetta & Company, Inc.	001052	INV0000067874	District Management Fees 05/22	\$ 4,150.00
Sitex Aquatics	001053	6090B	Monthly Lake Maintenance 05/22	\$ 410.00
Steadfast Environmental LLC	001054	SM-6449	Landscape Maintenance 04/22	\$ 2,449.80
Steadfast Environmental LLC	001054	SM-6504	Landscape Maintenance 05/22	\$ 4,899.60
Straley Robin Vericker	001055	21382	Legal Services 04/22	\$ 1,996.50

# Connerton East Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	001056	21539	Legal Services 05/22	\$ <u>1,024.50</u>
<b>Report Total</b>				<b>\$ <u>21,275.91</u></b>

## **Tab 3**

**RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING A POLICY FOR USE OF THE DOG PARK;  
PROVIDING FOR CONFLICTS AND SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Connerton East Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida;

**WHEREAS**, the District has designated, owns, and maintains certain common area located within the boundaries of the District as a dog park (the “**Dog Park**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt resolutions necessary for the conduct of business; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution a Dog Park Policy for immediate use and application.

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

1. **Dog Park Policy.** The District hereby adopts the Dog Park Policy, attached hereto as **Exhibit A**.
2. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
3. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**Passed and Adopted on July 12, 2022**

**Attest:**

**Connerton East  
Community Development District**

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

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

## **Exhibit “A”**

### **DOG PARK POLICY**

- All dogs must be under control of a responsible dog handler (“Dog Handler”).
- Dogs must be at least 4 months of age to enter the park.
- Dog Handler shall ensure that their dog does not jump on other dogs or on people.
- Dog Handlers are responsible for picking up and properly disposing of their dog’s waste in an appropriate outdoor trash receptacle.
- Aggressive dogs must be removed immediately.
- Dogs must be leashed in all other areas of the community.
- Dog Handlers shall stop their dog(s) from digging and will fill in any holes made by their dog(s).
- All dogs must have up-to-date vaccinations and be licensed prior to entering the dog park.
- Dog Handlers must remain in the park and shall supervising their dog(s) while in the park.
- Persons should refrain from running in the dog park.
- No smoking, food, or glass containers allowed in the dog park.
- Dogs that are in heat, aggressive, or sick are not allowed in the dog park.
- Agility components are for dogs only. No persons are allowed on the equipment.
- Improper use of equipment is prohibited.
- Use dog park at your own risk. Owners are solely liable for the actions of their dog(s).
- Report any problems to the Community Manager.
- Dogs must be leashed when entering and leaving the Dog Park.
- Dogs exceeding 35 pounds are prohibited from entering the “Small Dog” area.
- Proper attire and footwear shall be work by all persons entering the Dog Park.
- The Dog Park is open from dawn until dusk.

**This policy was adopted by Resolution 2022-10 on July 12, 2022**

# Tab 4

**PREPARED BY AND RETURN TO:**

Christian F. O’Ryan, Esq.  
Stearns Weaver Miller  
Weissler Alhadeff & Sitterson, P.A.  
401 E. Jackson Street, Suite 2100  
Tampa, Florida 33602

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATE-----

**GRANT OF EASEMENT**

THIS GRANT OF EASEMENT (this “**Grant of Easement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by LENNAR HOMES, LLC, a Florida limited liability company (“**Lennar**”) to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (“**District**”).

**RECITALS**

A. Lennar is the record title owner of Lot 1, Block 85, according to the plat of CONNERTON VILLAGE TWO PARCEL 219, as recorded in Plat Book 85, Pages 105 through 121 inclusive, of the Public Records of Pasco County, Florida (“**Lot 1**”).

B. Lot 1 is part of a residential community located in Pasco County, Florida, and generally known as “Connerton II” and is subject to the COMMUNITY DECLARATION FOR CONNERTON II recorded in O.R. Book 10177, Page 3444, Instrument # 2020153204 of the Public Records of Pasco County, Florida (as amended and/or supplemented, the “**Declaration**”).

C. Lot 1 is subject to the District and is included within the District’s boundaries.

D. A Perimeter Wall/Fence (as defined in the Declaration) is located and/or planned to be located within that portion of Lot 1 more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Easement Area**”).

E. Pursuant to Section 16.8 of the Declaration, the District has the right and obligation to maintain, repair, replace any Perimeter Walls/Fences within CONNERTON II, including Perimeter Walls/Fences located on Lots, subject to the terms and conditions of the Declaration.

F. Lennar has determined it is necessary and appropriate to grant and convey to the District an easement over the Easement Area located upon Lot 1 as set forth herein.

NOW THEREFORE, the parties, their successors and assigns, intending to be legally bound hereby, desire to impose, create and/or formalize certain easements, subject to certain terms and conditions, all as more fully set forth and described below.

1. Recitals; Capitalized Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this Grant of Easement. All capitalized terms used and not otherwise defined herein shall have the meaning ascribed to such terms in the Declaration.

2. Grant of Easement. Lennar hereby grants, reserves and establishes in favor of the District, a non-exclusive perpetual easement over, under and across the Easement Area for the purposes of access to and maintenance of any such Perimeter Wall/Fence located within Lot 1. The District shall maintain such Perimeter Wall/Fence in accordance with the Declaration, and the Owner of Lot 1 shall be responsible for the routine maintenance and cleaning the interior of such Perimeter Wall/Fence Located on Lot 1 in accordance with and as provided in the Declaration.

3. Non-Interference. The record title owner(s) of Lot 1 shall not use the Easement Area or surrounding portions of Lot 1 in any manner which would impair, jeopardize or interfere with the intended use of the easement herein granted to District.

4. Enforcement. In the event of any violation or threatened violation of any of the terms, covenants and conditions of this Grant of Easement, the District shall have the right, but not the obligation, to enjoin such violation or threatened violation in a court of competent jurisdiction in Pasco County, Florida. The right of injunction shall be in addition to any and all other remedies under statute, at law or in equity or under this Grant of Easement. The prevailing party in any litigation involving this Grant of Easement shall be entitled to recover from the non-prevailing party all attorneys' fees, paralegal fees and costs incurred in connection with such litigation, including all costs of appeal or otherwise, including reasonable attorneys' fees and paralegal fees in the enforcement of this Grant of Easement.

5. Binding Effect. This Grant of Easement and obligations granted and created herein shall be deemed covenants running with the land and shall be binding and benefit not only the parties hereto but also their assigns and successors in title.

[Signatures on Following Page]



IN WITNESS WHEREOF, the undersigned has caused this Grant of Easement to be executed by its duly authorized representative as of the date first written above.

**WITNESSES:**

**LENNAR HOMES, LLC**, a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Parker Hirons  
Title: Vice President

\_\_\_\_\_  
Print Name: \_\_\_\_\_

[Company Seal]

STATE OF FLORIDA                    )

COUNTY OF HILLSBOROUGH    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Parker Hirons, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit A**

**Legal Description and Sketch of Easement Area**

DESCRIPTION: That part of Lot 1, Block 85, according to the plat of CONNERTON VILLAGE TWO PARCEL 219, as recorded in Plat Book 85, Pages 105 through 121 inclusive, of the Public Records of Pasco County, Florida, lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Lot 1, Block 85 for POINT OF BEGINNING, run thence along the Southerly boundary of said Lot 1, Block 85, S.75°50'00"W., 96.00 feet to the Southwest corner of said Lot 1, **Block 85, also being a point on the Easterly boundary of TRACT "A-9"** (Nyssa Street), according to the aforesaid plat of CONNERTON VILLAGE TWO PARCEL 219; thence along the Westerly boundary of the aforesaid Lot 1, Block 85 and said Easterly boundary **of TRACT "A-9" (Nyssa Street)**, N.14°10'00"W., 5.00 feet; thence along a line lying 5.00 feet Northerly of and parallel with the aforesaid Southerly boundary of Lot 1, Block 85, N.75°50'00"E., 96.00 feet to a point on the Easterly boundary of said Lot 1, Block 85; thence along said Easterly boundary of Lot 1, Block 85, S.14°10'00"E., 5.00 feet to the POINT OF BEGINNING.

Containing 0.011 acres, more or less.

**CONNERTON VILLAGE TWO PARCEL 219  
LOT 1, BLOCK 85 WALL EASEMENT**

**DESCRIPTION:** That part of Lot 1, Block 85, according to the plat of CONNERTON VILLAGE TWO PARCEL 219, as recorded in Plat Book 85, Pages 105 through 121 Inclusive, of the Public Records of Pasco County, Florida, lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Lot 1, Block 85 for **POINT OF BEGINNING**, run thence along the Southerly boundary of said Lot 1, Block 85, S, 75°50'00"W., 96.00 feet to the Southwest corner of said Lot 1, Block 85, also being a point on the Easterly boundary of TRACT "A-9" (Nyssa Street), according to the aforesaid plat of CONNERTON VILLAGE TWO PARCEL 219; thence along the Westerly boundary of the aforesaid Lot 1, Block 85 and said Easterly boundary of TRACT "A-9" (Nyssa Street), N, 14°10'00"W., 5.00 feet; thence along a line lying 5.00 feet Northerly of and parallel with the aforesaid Southerly boundary of Lot 1, Block 85, N, 75°50'00"E., 96.00 feet to a point on the Easterly boundary of said Lot 1, Block 85; thence along said Easterly boundary of Lot 1, Block 85, S, 14°10'00"E., 5.00 feet to the **POINT OF BEGINNING**,

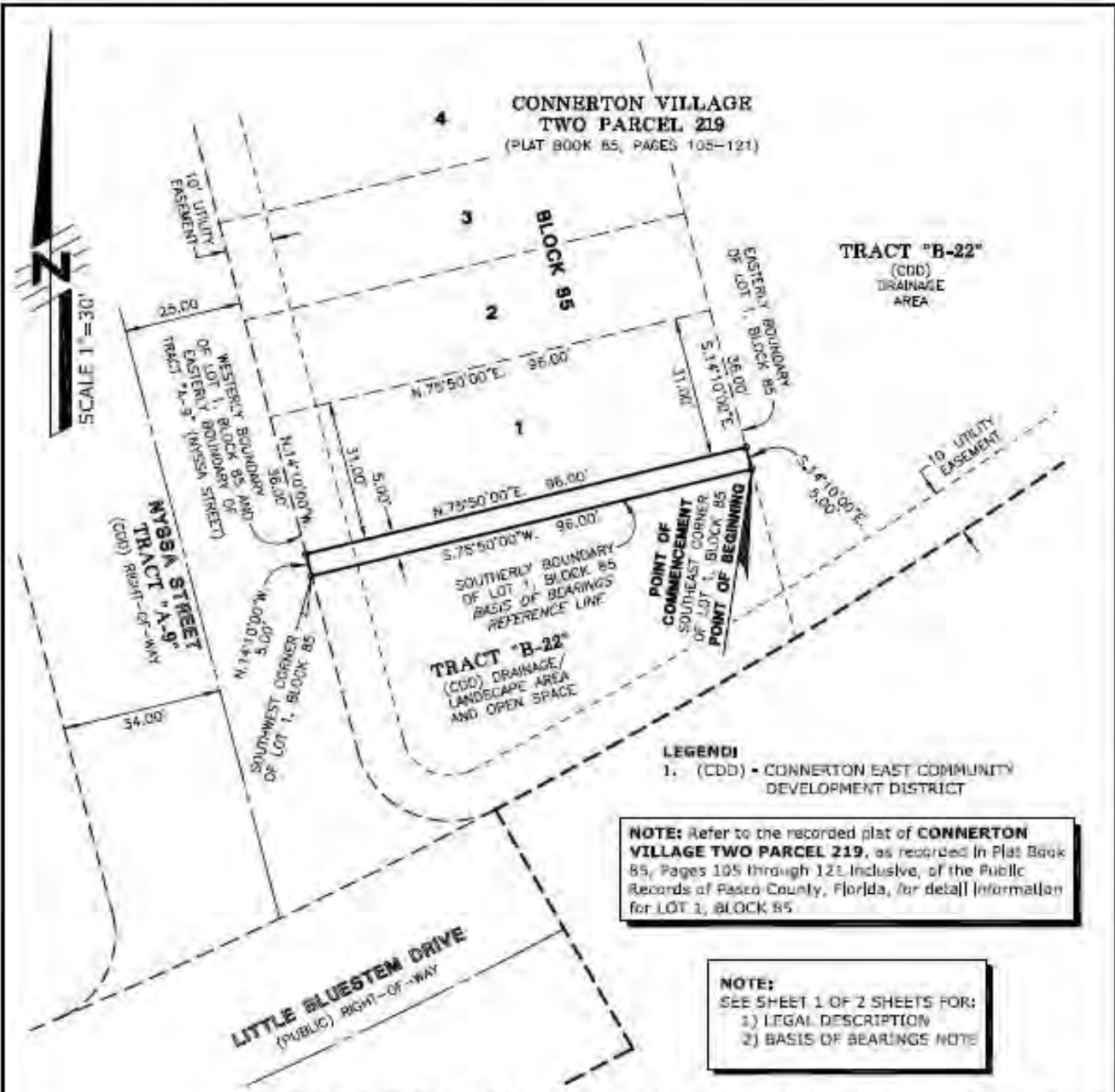
Containing 0.011 acres, more or less.

**BASIS OF BEARINGS**

The Southerly boundary of Lot 1, Block 85, according to the plat of CONNERTON VILLAGE TWO PARCEL 219, as recorded in Plat Book 85, Pages 105 through 121 Inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of S, 75°50'00"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, as established from horizontal control monuments of Hillsborough County, Florida.

**CONNERTON VILLAGE TWO PARCEL 219  
LOT 1, BLOCK 85 WALL EASEMENT**

Prepared For: <b>LENNAR HOMES, LLC</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LA7778 3010 W. Azalea Street, Suite 130 Tampa, FL 33609 PHONE (813) 221-5200	
Digitally signed by <b>Arthur W Merritt</b> Date: 2022.04.25 16:57:21 -0400		No. 4498 STATE OF <b>FLORIDA</b>	
No.	Date	Description	Drawn
REVISIONS			
<b>SHEET NO. 1 OF 2 SHEETS</b>			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Order No.: AM-UCF-CY-014 Date: 4-22-22    Dep: COMM-PAR-216-WALL-EASE-05.dwg No. 100: P:\customers\lelennar\wall\2022\04\25\216 Wall.dwg SECTION 24, TOWNSHIP 25 SOUTH, RANGE 18 EAST	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HARD COPY OF A FLORIDA LICENSED SURVEYOR AND MAPPER			



**CONNERTON VILLAGE  
TWO PARCEL 219**  
(PLAT BOOK 85, PAGES 105-121)

**TRACT "B-22"**  
(CDD)  
DRAINAGE  
AREA

**TRACT "B-22"**  
(CDD) DRAINAGE/  
LANDSCAPE AREA  
AND OPEN SPACE

**LEGEND**  
1. (CDD) - CONNERTON EAST COMMUNITY  
DEVELOPMENT DISTRICT

**NOTE:** Refer to the recorded plat of **CONNERTON VILLAGE TWO PARCEL 219**, as recorded in Plat Book 85, Pages 105 through 121 inclusive, of the Public Records of Pasco County, Florida, for detail information for LOT 1, BLOCK 85

**NOTE:**  
SEE SHEET 1 OF 2 SHEETS FOR:  
1) LEGAL DESCRIPTION  
2) BASIS OF BEARINGS NOTE

**LITTLE BLUESTEM DRIVE**  
(PUBLIC) RIGHT-OF-WAY

**CONNERTON VILLAGE TWO PARCEL 219  
LOT 1, BLOCK 85 WALL EASEMENT**

No.	Date	Description	By
REVISIONS			
<b>SHEET NO. 2 OF 2 SHEETS</b>			

Prepared For: **LENNAR HOMES, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4436

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL MAPPER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**  
LAND SURVEYING AND MAPPING  
LICENSED BUSINESS NUMBER 18727  
3010 W. Ansel Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-6200

Drawn: WFS	Checked: AMW	Order No.: AMH-LCP-03-014
Date: 4-22-22	Draw: CONN-VAR-219-WALL-EASE-05.dwg	
File Path: D:\Customer\Mapset_7\2\Description\05\Draw_219 Wall Eas		
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 18 EAST		

# Tab 5

## RESOLUTION 2022-11

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Connerton East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Connerton East Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 12, 2022.**

Attested By:

**Connerton East  
Community Development District**

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

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

**Exhibit A: FY 2022-2023 Adopted Budget**





Rizzetta & Company

# Connerton East Community Development District

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

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

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

	Chart of Accounts Classification	Actual YTD through 05/31/22	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*		\$ -	\$ -	\$ -	\$ 159,029	\$ 159,029	Reduced from \$162,168 in the proposed.
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ 306,571	\$ 306,571	
7	Contributions and Donations from Private							
8	Developer Contributions	\$ 122,651	\$ 240,863	\$ 285,000	\$ (44,138)	\$ -	\$ (285,000)	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 122,651</b>	<b>\$ 240,863</b>	<b>\$ 285,000</b>	<b>\$ (44,138)</b>	<b>\$ 465,600</b>	<b>\$ 180,600</b>	
11								
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 122,651</b>	<b>\$ 240,863</b>	<b>\$ 285,000</b>	<b>\$ (44,138)</b>	<b>\$ 465,600</b>	<b>\$ 180,600</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	\$ 5,400	\$ 8,100	\$ -	\$ (8,100)	\$ 12,000	\$ 12,000	5 Paid Supervisors.
21	Financial & Administrative							
22	Administrative Services	\$ 2,800	\$ 4,200	\$ 4,200	\$ -	\$ 4,200	\$ -	
23	District Management	\$ 12,800	\$ 21,000	\$ 21,000	\$ -	\$ 21,000	\$ -	
24	District Engineer	\$ 750	\$ 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	\$ -	\$ 5,000	\$ -	
28	Financial & Revenue Collections	\$ -	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	
29	Accounting Services	\$ 10,000	\$ 19,200	\$ 19,200	\$ -	\$ 19,200	\$ -	
30	Auditing Services	\$ -	\$ 4,500	\$ 5,000	\$ 500	\$ 4,275	\$ (725)	\$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	\$ 2,531	\$ (2,469)	Egis estimate reduced from proposed.
34	Legal Advertising	\$ 5,191	\$ 10,000	\$ 2,500	\$ (7,500)	\$ 5,000	\$ 2,500	
35	Dues, Licenses & Fees	\$ 175	\$ 263	\$ 175	\$ (88)	\$ 175	\$ -	
36	Miscellaneous Fees	\$ -	\$ -	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	
37	Website Hosting, Maintenance, Backup (and	\$ 3,650	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Website Compliance and Management
38	Legal Counsel							
39	District Counsel	\$ 11,556	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	
40								
41	<b>Administrative Subtotal</b>	<b>\$ 54,572</b>	<b>\$ 121,113</b>	<b>\$ 115,000</b>	<b>\$ (6,113)</b>	<b>\$ 126,306</b>	<b>\$ 11,306</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	\$ 4,796	\$ 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	\$ 410	\$ 10,000	\$ 10,000	\$ -	\$ 15,000	\$ 5,000	Sitex 3 ponds \$4920/yr + add'l ponds.
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	\$ 3,094	\$ (1,906)	Egis estimate reduced from proposed.
57	Property Insurance	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	Existing policy plus anticipated additions.
58	Entry & Walls Maintenance	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ 5,000	\$ 5,000	
59	Fence Maintenance	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ 5,000	\$ 5,000	
60	Landscape & Irrigation Maintenance	\$ 7,349	\$ 50,000	\$ 50,000	\$ -	\$ 110,000	\$ 60,000	Steadfast \$58,795.20 for 219 + add'l areas.
61	Irrigation Maintenance	\$ -	\$ 5,000	\$ 10,000	\$ 5,000	\$ -	\$ (10,000)	Transferred to LM line item.
62	Irrigation Repairs	\$ 342	\$ 2,500	\$ -	\$ (2,500)	\$ 5,000	\$ 5,000	
63	Landscape - Mulch	\$ -	\$ 5,000	\$ -	\$ (5,000)	\$ 15,000	\$ 15,000	Increased \$10k from proposed budget.
64	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 2,500	\$ -	\$ (2,500)	\$ 5,000	\$ 5,000	
65	Miscellaneous Expense	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Transferred to Misc Contingency
66	Contingency							
67	Miscellaneous Contingency	\$ -	\$ 10,000	\$ 50,000	\$ 40,000	\$ 40,000	\$ (10,000)	Decreased \$10k from proposed budget.
68								
69	<b>Field Operations Subtotal</b>	<b>\$ 15,647</b>	<b>\$ 119,750</b>	<b>\$ 170,000</b>	<b>\$ 50,250</b>	<b>\$ 339,294</b>	<b>\$ 169,294</b>	
70								
71								
72	<b>TOTAL EXPENDITURES</b>	<b>\$ 70,219</b>	<b>\$ 240,863</b>	<b>\$ 285,000</b>	<b>\$ 44,138</b>	<b>\$ 465,600</b>	<b>\$ 180,600</b>	Reduced from \$477,820 in the proposed.
73								
74	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 52,432</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	\$1,009,421.01	\$1,009,421.01
<b>TOTAL REVENUES</b>	<b>\$1,009,421.01</b>	<b>\$1,009,421.01</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$1,009,421.01	\$1,009,421.01
<b>Administrative Subtotal</b>	<b>\$1,009,421.01</b>	<b>\$1,009,421.01</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,009,421.01</b>	<b>\$1,009,421.01</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 \$1,072,939.00**

**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		\$465,600.00
Collection Cost @	2%	\$9,906.38
Early Payment Discount @	4%	\$19,812.77
2022/2023 Total		<u>\$495,319.15</u>
2021/2022 O&M Budget		\$285,000.00
2022/2023 O&M Budget		\$465,600.00
Total Difference		<u><u>\$180,600.00</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	\$572.15	\$572.15	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$1,309.15</b>	<b>\$1,309.15</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	\$1,054.58	\$1,054.58	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,478.58</b>	<b>\$2,478.58</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	\$995.74	\$995.74	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,335.74</b>	<b>\$2,335.74</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	\$1,231.08	\$1,231.08	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,907.08</b>	<b>\$2,907.08</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	\$1,466.41	\$1,466.41	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$3,477.41</b>	<b>\$3,477.41</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	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$791.42</b>	<b>\$791.42</b>	<b>100.00%</b>
Operations/Maintenance - Villa 26'	\$0.00	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$54.42</b>	<b>\$54.42</b>	<b>100.00%</b>
Operations/Maintenance - Villa 42.5'	\$0.00	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$54.42</b>	<b>\$54.42</b>	<b>100.00%</b>
Operations/Maintenance - Single Family 32'	\$0.00	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$54.42</b>	<b>\$54.42</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	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$1,394.42</b>	<b>\$1,394.42</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	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$1,730.42</b>	<b>\$1,730.42</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	\$54.42	\$54.42	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>\$2,065.42</b>	<b>\$2,065.42</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		\$126,306.00	TOTAL FIELD BUDGET		\$339,294.00
COLLECTION COSTS @	2%	\$2,687.36	COLLECTION COSTS @	2%	\$7,219.02
EARLY PAYMENT DISCOUNT @	4%	\$5,374.72	EARLY PAYMENT DISCOUNT @	4%	\$14,438.04
<b>TOTAL O&amp;M ASSESSMENT</b>		<u><b>\$134,368.09</b></u>	<b>TOTAL O&amp;M ASSESSMENT</b>		<u><b>\$360,951.06</b></u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT		
	SERIES 2022 AA1 (PRELIM)		ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT	FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT	2022 AA1 (PRELIM)		
	O&M	DEBT SERVICE <sup>(1)</sup>													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	4.21%	\$5,659.90	\$54.42	104	0.44	45.76	14.92%	\$53,843.79	\$517.73	\$572.15	\$737.00	\$1,309.15
Parcel 219 - Villa 42.5'	104	104	104	1.00	104.00	4.21%	\$5,659.90	\$54.42	104	0.85	88.40	28.82%	\$104,016.41	\$1,000.16	\$1,054.58	\$1,424.00	\$2,478.58
Parcel 4.1 - Single Family 40'	63	63	63	1.00	63.00	2.55%	\$3,428.59	\$54.42	63	0.80	50.40	16.43%	\$59,303.47	\$941.32	\$995.74	\$1,340.00	\$2,335.74
Parcel 4.1 - Single Family 50'	73	73	73	1.00	73.00	2.96%	\$3,972.81	\$54.42	73	1.00	73.00	23.80%	\$85,895.90	\$1,176.66	\$1,231.08	\$1,676.00	\$2,907.08
Parcel 4.1 - Single Family 60'	41	41	41	1.00	41.00	1.66%	\$2,231.30	\$54.42	41	1.20	49.20	16.04%	\$57,891.49	\$1,411.99	\$1,466.41	\$2,011.00	\$3,477.41
<b>Unplatted</b>																	
Townhomes 22'	100	100	100	1.00	100.00	4.05%	\$5,442.21	\$54.42	0	0.44	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$737.00	\$791.42
Villa 26'	216	0	216	1.00	216.00	8.75%	\$11,755.17	\$54.42	0	0.52	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$0.00	\$54.42
Villa 42.5'	108	0	108	1.00	108.00	4.37%	\$5,877.58	\$54.42	0	0.85	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$0.00	\$54.42
Single Family 32'	41	0	41	1.00	41.00	1.66%	\$2,231.30	\$54.42	0	0.64	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$0.00	\$54.42
Single Family 40'	470	96	470	1.00	470.00	19.04%	\$25,578.37	\$54.42	0	0.80	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$1,340.00	\$1,394.42
Single Family 50'	755	112	755	1.00	755.00	30.58%	\$41,088.66	\$54.42	0	1.00	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$1,676.00	\$1,730.42
Single Family 60'	394	84	394	1.00	394.00	15.96%	\$21,442.29	\$54.42	0	1.20	0.00	0.00%	\$0.00	\$0.00	\$54.42	\$2,011.00	\$2,065.42
<b>Total Community</b>	<b>2469</b>	<b>777</b>	<b>2469</b>		<b>2469.00</b>	<b>100.00%</b>	<b>\$134,368.09</b>		<b>385</b>		<b>306.76</b>	<b>100.00%</b>	<b>\$360,951.06</b>				
LESS: Collection Costs (2%) and Early Payment Discounts (4%):							<b>(\$8,062.09)</b>						<b>(\$21,657.06)</b>				
<b>Net Revenue to be Collected:</b>							<u><b>\$126,306.00</b></u>						<u><b>\$339,294.00</b></u>				

(1) Reflects the number of total lots expected to have Series 2022 Assessment Area 1 debt outstanding. Series 2022 AA1 figures are preliminary.

(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.

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### 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.



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**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.

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## 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.



## 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.

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### 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.



## **Tab 6**

## RESOLUTION 2022-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Connerton East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than May 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

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

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 12, 2022.**

Attested By:

**Connerton East  
Community Development District**

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

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

**Exhibit A: FY 2022-2023 Budget**



# Tab 7

**RESOLUTION 2022-13**

**A RESOLUTION OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Connerton East Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 (“**FY 22-23 Meeting Schedule**”); and

**WHEREAS**, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

1. **Adoption of Meeting Schedule** The FY 22-23 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 22-23 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 12TH DAY OF JULY, 2022.**

**ATTEST:**

**CONNERTON EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**EXHIBIT A**  
**Notice of FY 2022/2023 Meeting Schedule**  
**Connerton East Community Development District**

October 11, 2022 \*  
November 8, 2022  
December 13, 2022 \*  
January 10, 2023  
February 14, 2023 \*  
March 14, 2023  
April 11, 2023  
May 9, 2023  
June 13, 2023  
July 11, 2023  
August 15, 2023  
September 12, 2023 \*

All meetings will convene at 9:30 a.m. or immediately following adjournment of Copperspring Community Development District and Mitchell Ranch Community Development \* except October, December, February and September will convene at 5:00 p.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588.