

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

March 6, 2023

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 March 14, 2023 at 9:30 a.m., at the 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 January 10, 2023 Tab 1
 - B. Consideration of Special Board of Supervisors Meeting
Minutes for February 1, 2023 Tab 2
 - C. Ratification of Operation & Maintenance
Expenditures for November & December 2022 Tab 3
- 4. BUSINESS ITEMS**
 - A. Acceptance of Resignation from Alec Morris Tab 4
 - B. Appointment of New Board Supervisor
 - C. Consideration of Dissemination Agent Agreement..... Tab 5
 - D. Consideration of Methodology Report..... Tab 6
 - E. Consideration of Resolution 2023-02; Supplemental
Assessment Final Terms Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 8
 - i. Section 219 Walk Through Site Visit
Report – 2/28/2023 Tab 9
- 6. SUPERVISOR REQUESTS**
- 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

Regional 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, January 10, 2023 at 9:50 a.m.** at the Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present and constituting a quorum:

Kelly Evans	Board Supervisor, Chairman
Laura Coffey	Board Supervisor, Vice-Chairman
Lori Campagna	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Debby Wallace opened the regular CDD Meeting in person at 9:50 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 November 8, 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 November 8, 2022 for the Connerton East Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September & October 2022**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures September 2022 (\$3,753.38) & October 2022 (\$4,600.05) for the Connerton East Community Development District

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FIFTH ORDER OF BUSINESS

STAFF REPORTS

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A. District Counsel

No report. Ms. Coffey stated that section 4-1 is under construction and provided an update on bonds.

B. District Engineer

Not present.

C. District Manager Report

Ms. Wallace reminded the Board of Supervisors that the next meeting is scheduled for February 14, 2023 at 5:00 p.m., at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588 and that the meeting will most likely be cancelled.

Ms. Wallace reviewed the site visit report.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

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There were no supervisor requests.

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SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Evans, seconded by Ms. Coffey, the Board approved to adjourn the meeting at 9:57 a.m. for the Connerton East Community Development District.

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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 special Meeting of the Board of Supervisors of Connerton East Community Development District was held on **Wednesday, February 1, 2023 at 11:00 a.m.** at the offices of Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Kelly Evans	Board Supervisor, Chairman
Laura Coffey	Board Supervisor, Vice-Chairman
Lori Campagna	Board Supervisor, Assistant Secretary
Alec Morris	Board Supervisor, Assistant Secretary
Christopher Smith	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker (via conference call)
Kathryn "KC" Hopkinson	District Counsel, Straley Robin Vericker (via conference call)
Brian Surak	District Engineer, Clearview Land Design (via conference call)
Kayla Connell	Manager, District Fin. Services, Rizzetta & Company, Inc.

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Debby Wallace opened the regular CDD Meeting in person at 11:00 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.

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 November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,759.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gig Fiber, LLC	100019	1525	Solar Light Lease 10/22	\$ 2,750.00
Gig Fiber, LLC	100032	1557	Solar Light Lease 11/22	\$ 2,750.00
Innersync Studio, Ltd	100033	20912	CDD Website Services 11/22	\$ 1,515.00
Jayman Enterprises, LLC	100020	2185	Dog Park Maintenance 09/22	\$ 260.00
Straley Robin Vericker	100029	21979	Legal Services 08/22	\$ 883.00
Straley Robin Vericker	100029	22115	Legal Services 09/22	\$ 248.50
Straley Robin Vericker	100029	22252	Legal Services 10/22	\$ 355.00
Sitex Aquatics, LLC	100027	6584B	Monthly Lake Maintenance 09/22	\$ 410.00
Sitex Aquatics, LLC	100027	6721B	Monthly Lake Management 10/22	\$ 410.00
Sitex Aquatics, LLC	100034	6833B	Monthly Lake Management 11/22	\$ 410.00
Florida Department of Economic Oppc	100018	87488	Special District Fee FY 22/23	\$ 175.00

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alec Morris	100017	AM101122 563	Board of Supervisors Meeting 10/11/22	\$ 200.00
IPFS Corporation	100031	GAA-D21455 Payment	Insurance Installments Pmt#2 11/22	\$ 727.00
Rizzetta & Company, Inc.	100025	INV0000071781	District Management Fees 10/22	\$ 4,100.00
Rizzetta & Company, Inc.	100024	INV0000071928	Assessment Roll Annual FY22-23	\$ 5,000.00
Rizzetta & Company, Inc.	100026	INV0000072617	District Management Fees 11/22	\$ 4,100.00
Kelly Evans	100021	KE101122 563	Board of Supervisors Meeting 10/11/22	\$ 200.00
Kelly Evans	100021	KE110822 563	Board of Supervisors Meeting 11/08/22	\$ 200.00
Laura Coffey	100022	LC101122 563	Board of Supervisors Meeting 10/11/22	\$ 200.00
Lori Campagna	100023	LC101122 563	Board of Supervisors Meeting 10/11/22	\$ 200.00
Lori Campagna	100023	LC110822 563	Board of Supervisors Meeting 11/08/22	\$ 200.00
Laura Coffey	100030	LC110822 563	Board of Supervisors Meeting 11/08/22	\$ 200.00

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100028	SM-7124	Landscape Maintenance 08/22	\$ 4,899.60
Steadfast Contractors Alliance, LLC	100028	SM-7208	Repair Broken Heads in Dog Park 07/22	\$ 237.50
Steadfast Contractors Alliance, LLC	100028	SM-7303	Landscape Maintenance 09/22	\$ 4,899.60
Steadfast Contractors Alliance, LLC	100028	SM-7546	Landscape Maintenance 10/22	\$ 4,899.60
Steadfast Contractors Alliance, LLC	100028	SM-7657	Irrigation Repairs 10/22	<u>\$ 330.00</u>
Total				<u><u>\$ 40,759.80</u></u>

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

Operation and Maintenance Expenditures December 2022 For Board Approval

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

The total items being presented: **\$18,116.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Gig Fiber, LLC	100041	1585	Solar Light Lease 12/22	\$	2,750.00
Jayman Enterprises, LLC	100039	2297	Dog Park Maintenance 12/22	\$	260.00
Residence Inn Northpointe	100042	Board Meeting Room	Board Meeting Room Rental 01/10/23	\$	81.33
Rizzetta & Company, Inc.	100035	INV0000073263	District Management Fees 12/22	\$	4,100.00
Sitex Aquatics, LLC	100036	6950B	Monthly Lake Management 12/22	\$	410.00
Steadfast Contractors Alliance, LLC	100043	SM-7848	Irrigation Repairs 11/22	\$	288.68
Steadfast Contractors Alliance, LLC	100037	SM-7887	Landscape Maintenance 11/22	\$	4,899.60
Steadfast Contractors Alliance, LLC	100043	SM-7926	Landscape Maintenance 12/22	\$	4,899.60
Straley Robin Vericker	100038	22401	Legal Services 11/22	\$	355.00
Withlacoochee River Electric Coop	100040	2221915 1/2	10129 Campanula CT 11/22	\$	41.44
Withlacoochee River Electric Coop	100040	Acc t#221915 10/22	10129 Campanula CT 10/22	\$	<u>30.54</u>
Total				\$	<u>18,116.19</u>

Tab 7

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2023 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2023 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Connerton East Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Supplemental Engineer's Report Assessment Area One dated December 13, 2021 (the "**Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its \$12,915,000 Special Assessment Bonds, Series 2023 (the "**Series 2023 Bonds**") to finance the Assessment Area One (the "**Assessment Area One Project**");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2023 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2023 Bonds;

WHEREAS, the Series 2023 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Allocation Report dated September 14, 2021, and adopted pursuant to Resolution No. 2022-03 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2023 Bonds have been established, it is necessary to approve the Final Supplemental Special Assessment Allocation Report dated February 16, 2023 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Supplemental Engineer's Report Assessment Area One dated February 2023 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer’s Report is hereby approved and ratified.
 - c. The Assessment Area One Project will serve a proper, essential, and valid public purpose.
 - d. The Assessment Area One Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area One Project to be financed with the Series 2023 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2023 Bonds will finance the construction and acquisition of a portion of the Assessment Area One Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2023 Bonds.** The special assessments for the Series 2023 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, 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 other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 14th day of March, 2023.

Attest:

**Connerton East Community
Development District**

Name: _____
Secretary / Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A – Final Supplemental Special Assessment Allocation Report dated February 16, 2023
Exhibit B – Supplemental Engineer’s Report Assessment Area One date February 2023



Rizzetta & Company

Exhibit A

Connerton East Community Development District

Final Supplemental Special
Assessment Allocation Report

Special Assessment Bonds, Series 2023
(Assessment Area One)

February 16, 2023

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

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I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Connerton East Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project. This report will detail the financing and assessment allocation of the Series 2023 Bonds to fund the District’s Assessment Area One Project.

II. DEFINED TERMS

“Assessment Area One” – An assessment area of approximately 391.1 acres within the District, consisting of 682 residential units in parcel 219, and villages 3B, 3A-1, and 4-1 which will benefit from the Assessment Area One Project.

“Assessment Area One Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District’s Series 2023 Bonds.

“Assessment Area One Project” – A portion of the CIP with an estimated cost of \$45,294,679 as shown in the Supplemental Engineer’s Report for Assessment Area One.

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

“District” – Connerton East Community Development District.

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

“Engineer’s Report” – That certain *Master Engineer’s Report* dated August 27, 2021 as amended by *Supplemental Engineer’s Report Assessment Area One* dated January 2023.

“End User” – The ultimate purchaser of a fully developed residential unit.

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



“Indentures” – The District’s Master Trust Indenture and First Supplemental Trust Indenture, both dated February 1, 2023.

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

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

“Series 2023 Bonds” - The District’s Special Assessment Bonds, Series 2023 (Assessment Area One) in the original principal amount of \$12,915,000.

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

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

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

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, effective August 25, 2021, pursuant to Ordinance No. 21-18.

The District encompasses approximately 1,274.605 +/- acres and is located entirely within unincorporated Pasco County. The current development plan for Assessment Area One of the District includes approximately 391.1 acres and 682 residential units.

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

IV. ASSESSMENT AREA ONE PROJECT

The District’s Assessment Area One Project includes, but is not limited to, roadways, stormwater management system, utilities, hardscape/landscape/irrigation, amenities & trails, off-site utility improvements, and professional services. The total cost of the Assessment Area One Project is estimated to be \$45,294,679 as described in the Supplemental Engineer’s Report dated January 2023. A detail of these costs can be found in Table 2. The District will issue the Series 2023 Bonds to fund a portion of the Assessment Area One Project in the estimated amount of \$11,752,157.



V. SERIES 2023 BONDS AND ASSESSMENTS

In order to provide for the Assessment Area One Project funding described in Section IV above, the District will issue the Series 2023 Bonds in the principal amount of \$12,915,000, which will be secured by the pledged revenues derived primarily from the Assessment Area One Assessments. The Assessment Area One Assessments will initially be levied in the annual amount of \$861,431.26 and shall be structured in the same manner as the Series 2023 Bonds, so that revenues from the Assessment Area One Assessments are sufficient to fulfill the debt service requirements for the Series 2023 Bonds.

The Series 2023 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every June 15 and December 15 from the date of issuance until final maturity on June 15, 2053. The first scheduled payment of coupon interest will be due on June 15, 2023, although interest will be capitalized through June 15, 2023, and the first installment of principal due on June 15, 2024. The annual principal payment will be due each June 15 thereafter until final maturity.

It is expected that the Assessment Area One Assessment will initially be levied on the 485 platted lots in parcel 219, village 3B, village 4-1 and the approximately 99.72 remaining gross acres in Assessment Area One within the District. Assessment Area One Assessments will only be assigned to the remaining lots planned for village 3A-1 once they are platted. It is expected that Assessment Area One Assessment installments assigned to the Platted Units will be collected via the Pasco County property tax bill process (Uniform Method).¹ Accordingly, the Assessment Area One Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. ASSESSMENT AREA ONE ASSESSMENT ALLOCATION

The Assessment Area One Assessments are expected to ultimately be allocated to all 682 Platted Units, as shown on Table 5. The Assessment Area One Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Assessment Area One Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated amount the different product types.

Table 5 reflects the Assessment Area One Assessments per Platted Unit. The Assessment Area One Assessments will initially be levied on the 485 platted lots and the approximately 99.72 remaining gross acres within Assessment Area One within the District

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



on an equal assessment per acre basis. As land is either sold in bulk to the third parties, or as land is platted or otherwise subdivided into Platted Units, the Assessment Area One Assessments will be assigned to the gross acres as described in the Master Report or assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Assessment Area One Assessments encumbering the Unplatted Parcels by a corresponding amount. The Assessment Area One Assessments are expected to be assigned to 682 Platted Units (546.96 EAUs) within Assessment Area One.

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

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

VII. PREPAYMENT AND TRUE UP OF ASSESSMENT AREA ONE ASSESSMENTS

The Assessment Area One Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2023 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, upon platting the District's Assessment Area One Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District for that purpose. For further detail on the true-up process, please refer to the true-up agreement between the District and the Developer. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2023 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.



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

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2023 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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



Rizzetta & Company

EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA ONE)

PRODUCT	Parcel 219	Village 3B	Village 4-1	Village 3A-1	TOTAL
Townhomes 22'	104	100	0	0	204
Villas 42.5'	104	0	0	0	104
Single Family 40'	0	0	63	60	123
Single Family 50'	0	0	73	81	154
Single Family 60'	0	0	41	56	97
TOTAL:	208	100	177	197	682

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)**

TABLE 2: PROJECT COST DETAIL (ASSESSMENT AREA ONE)

IMPROVEMENTS	ASSESSMENT AREA 1
Roadways	
Connerton Boulevard	\$2,247,868
Pleasant Plains Parkway	\$2,779,312
Local Subdivision Roads (Non-Gated)	\$5,191,331
Stormwater Management System	\$8,964,433
Utilities (Water Sewer, Reclaimed)	\$10,200,037
Hardscape/Landscape/Irrigation	\$3,300,000
Amenities & Trails ⁽¹⁾	\$3,800,000
Off-site Utility Improvements	\$2,000,000
Professional Services (7%)	\$2,694,000
Contingency (10%)	\$4,117,698
Total Construction Costs	\$45,294,679
Portion of Assessment Area One Project funded by Series 2023 Bonds	\$11,752,157
Additional Costs Funded by the Developer or Other sources	\$33,542,522
	\$45,294,679

NOTE: Infrastructure cost estimates provided by District Engineer.

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

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)**

TABLE 3: FINANCING INFORMATION - SERIES 2023 BONDS

Issue Date	2/27/2023
Final Maturity	6/15/2053
Average Coupon Rate	5.309%
Term	30
Maximum Annual Debt Service ("MADS")	\$861,431.26
 SOURCES:	
PRINCIPAL AMOUNT	\$12,915,000.00
Original Issue Discount	(\$76,093.75)
Total Net Proceeds	<u>\$12,838,906.25</u>
 USES:	
Construction Account	(\$11,752,157.49)
Debt Service Reserve Fund (50% of MADS)	(\$430,715.63)
Capitalized Interest (thru 6/15/2023)	(\$201,283.13)
Costs of Issuance	(\$196,450.00)
Underwriter's Discount	(\$258,300.00)
Total Uses	<u>(\$12,838,906.25)</u>

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - ASSESSMENT AREA ONE ASSESSMENTS

Average Coupon Rate	5.309%
Initial Principal Amount	\$12,915,000
Aggregate Annual Installment	\$861,431.26 (1)
Estimated County Collection Costs	2.00% \$18,328.32 (2)
Maximum Early Payment Discounts	4.00% \$36,656.65 (2)
Estimated Total Annual Installment	<u>\$916,416.23</u>

(1) Based on MADS.

(2) May vary as provided by law.

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)**

TABLE 5: ASSESSMENT ALLOCATION - ASSESSMENT AREA ONE ASSESSMENTS

PRODUCT	UNITS	EAU	TOTAL EAU'S	PRODUCT TOTAL PRINCIPAL ⁽¹⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽¹⁾⁽²⁾	PER UNIT INSTLMT. ⁽²⁾
Townhomes 22'	204	0.44	90	\$2,119,442.74	\$10,389.43	\$150,390.38	\$737.21
Villas 42.5'	104	0.85	88	\$2,087,329.97	\$20,070.48	\$148,111.74	\$1,424.15
Single Family 40'	123	0.80	98	\$2,323,453.27	\$18,889.86	\$164,866.46	\$1,340.38
Single Family 50'	154	1.00	154	\$3,636,298.82	\$23,612.33	\$258,022.71	\$1,675.47
Single Family 60'	97	1.20	116	\$2,748,475.21	\$28,334.80	\$195,024.96	\$2,010.57
TOTAL	682		546.96	\$12,915,000.00		\$916,416.23	

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

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

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
24-25-18-0020-08100-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08300-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08300-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08300-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08500-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08500-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08600-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08600-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08800-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08800-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08800-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09000-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09000-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09100-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09100-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09200-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09300-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09300-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09400-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09400-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09500-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09600-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08100-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-08200-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-08400-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08400-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08500-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08500-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-08600-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08700-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08700-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08800-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08900-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08900-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09100-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09300-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09400-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09800-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08100-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08100-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08200-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08400-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08400-0050	TH	\$10,389.43	\$737.21

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
24-25-18-0020-08400-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08600-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08700-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08800-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-08900-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09000-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09400-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09600-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09600-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09700-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08100-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08200-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08400-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08500-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08600-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08600-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-08800-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09100-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09100-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09100-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09300-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09400-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09400-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09800-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09800-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09800-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08200-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08200-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08500-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08700-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-08900-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08900-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08900-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09000-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09300-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09500-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09700-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09700-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-08100-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-08200-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-08300-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-08700-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-08700-0040	TH	\$10,389.43	\$737.21

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
24-25-18-0020-09000-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09000-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09200-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09200-0020	TH	\$10,389.43	\$737.21
24-25-18-0020-09200-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09200-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09200-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-09300-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09500-0010	TH	\$10,389.43	\$737.21
24-25-18-0020-09500-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09600-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09600-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09600-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09700-0030	TH	\$10,389.43	\$737.21
24-25-18-0020-09700-0040	TH	\$10,389.43	\$737.21
24-25-18-0020-09700-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09800-0050	TH	\$10,389.43	\$737.21
24-25-18-0020-09800-0060	TH	\$10,389.43	\$737.21
24-25-18-0020-07600-0040	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0080	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0160	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0170	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0200	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0240	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0260	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0290	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0300	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0340	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0010	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0100	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0140	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0180	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0270	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0030	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07900-0020	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07900-0040	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0010	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0080	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0090	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0010	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0130	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0140	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0180	Villa	\$20,070.48	\$1,424.15

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
24-25-18-0020-07600-0230	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0370	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0390	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0400	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0030	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0080	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0110	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0150	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0170	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0190	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0200	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0050	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0090	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0140	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0050	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0060	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0100	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0090	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0100	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0120	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0210	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0330	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0430	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0040	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0050	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0160	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0020	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0030	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0060	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0150	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0280	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0360	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0380	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0060	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0250	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0260	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0060	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0080	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07900-0050	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0030	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0050	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0270	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0310	Villa	\$20,070.48	\$1,424.15

**CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT
2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
24-25-18-0020-07600-0320	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0410	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0420	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0440	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0070	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0120	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0130	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0220	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0040	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0070	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0110	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0130	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0150	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0040	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0070	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0070	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0110	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0190	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0220	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0250	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07600-0350	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0020	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0090	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0210	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0230	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0240	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07700-0280	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0020	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0100	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0120	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07800-0160	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07900-0010	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07900-0030	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-07900-0060	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-08000-0020	Villa	\$20,070.48	\$1,424.15
24-25-18-0020-P1500-0000	Villa	\$20,070.48	\$1,424.15
Not Yet Assigned	Village 3B	\$1,038,942.52	\$73,720.77
Not Yet Assigned	Village 4-1	\$4,075,488.15	\$289,186.49
Unplatted	99.72 Acres	\$43,814/Acre	\$3,297/Acre
TOTAL		\$12,915,000.00	\$916,416.23

Note: Villages 3B and 4-1 are platted. Parcel ID's have not been assigned.

Exhibit B

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT
ASSESSMENT AREA ONE**

PREPARED FOR:

**BOARD OF SUPERVISORS
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**

ENGINEER:

**CLEARVIEW LAND DESIGN, P.L.
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609**

Revised February 2023

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

**SUPPLEMENTAL ENGINEER'S REPORT
ASSESSMENT AREA One**

1. INTRODUCTION

The purpose of this report is to provide a description of the Capital Improvement Plan (“CIP”) including the herein defined Assessment Area One project and estimated costs of the CIP and the Assessment Area One project, for the Connerton East Community Development District (the “District”). This report is a supplement to our Master Engineer’s Report dated August 27, 2021.

2. GENERAL SITE DESCRIPTION

Assessment Area One Project (“AA1”) is part of the District located entirely within unincorporated Pasco County, Florida (“County”) and covers approximately +/-391.1 acres of land, more or less. **Exhibit A** depicts the boundaries of the AA1. AA1 is generally located on the north and south sides of the District, including the extensions of Connerton Boulevard and Pleasant Plains Parkway.

AA1 will have public access via Connerton Boulevard, Pleasant Plains Parkway and Flourish Drive. Utilities will be provided via Connerton Boulevard and Pleasant Plains Parkway.

3. CAPITAL IMPROVEMENT PLAN

The portion of the CIP associated with AA1 is intended to provide public infrastructure improvements for the lands within the District, which are planned for 682 residential units, more or less (the “Assessment Area One Project”). The Assessment Area One Project is intended to be developed in multiple phases.

The following table shows the planned product types and land uses for the District:

PRODUCT TABLE

	40' FL	50' FL	60' FL	22/26 TH's	42.5' Villas	Total
Parcel 219	0	0	0	104	104	208
Parcel 3B	0	0	0	100	0	100
Parcel 4-1	63	73	41	0	0	177
Parcel 3A-1	60	81	56	0	0	197
Combined Totals	123	154	97	204	104	682

Note: The Proposed Site Plan is preliminary and subject to change during final site planning, engineering design & permitting,

The Assessment Area One Project infrastructure includes:

Roadway Improvements:

- **Connerton Boulevard (from Flourish Drive to Gallantree Place):**

The Assessment Area One Project includes Connerton Boulevard from its existing terminus at Flourish Drive to Gallantree Place. The District will fund, construct and/or acquire this improvement. The County will own & maintain this segment of Connerton Boulevard.

The District and/or the Developer may enter a mobility fee reimbursement agreement with the County for this segment of Connerton Boulevard. The entity funding the improvement, District or Developer, shall be entitled to mobility fee credits in accordance with a mobility fee reimbursement agreement with Pasco County.

- **Pleasant Plains Parkway (from Wonderment Way to Connerton Boulevard):**

The Assessment Area One Project includes Pleasant Plains Parkway from its existing terminus at Wonderment Way to Connerton Boulevard. The District will fund, construct and/or acquire this improvement. The County will own & maintain this segment of Pleasant Plains Parkway.

- **Local Subdivision Roads:**

The Assessment Area One Project includes local subdivision roads within the AA1. Generally, all local roads will be non-gated 2 lane undivided roads. Such local roads shall include the roadway asphalt, base, subgrade, underdrain, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-lot lands. All local roads will be designed in accordance with County standards. The District will fund, construct and/or acquire these improvements. After construction/acquisition, the East District will maintain all non-gated local roads. Any gated local roads will be owned & maintained by the HOA or an entity other than the East District, and East District will not finance any gated roads.

Stormwater Management System:

The stormwater management system is a combination of roadway curbs, curb inlets, stormwater pipe, stormwater ponds, control structures and floodplain mitigation ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to the Pithlachascotee River, Anclote River and Cypress Creek stormwater basins. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District, and the County, for stormwater/floodplain management systems. The East District will finance, own, operate and maintain the stormwater system. The Developer may elect to construct these stormwater improvements with reimbursement from the East District.

NOTE: No private earthwork is included in the Assessment Area One Project. Accordingly, the District will not fund any costs of mass grading of lots or the transport of fill to the private lots.

Utilities:

As part of the Assessment Area One Project, the East District intends to construct and/or acquire water, wastewater and reclaimed infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Connerton Boulevard and Pleasant Plains Parkway.

Wastewater improvements for the project will include an onsite gravity sewer collection system, offsite and onsite force mains and onsite lift stations. The onsite force mains will connect to existing force mains at Connerton Boulevard, Pleasant Plains Parkway and Flourish Drive. In addition, the Assessment Area One Project includes off-site parallel force mains required in Pleasant Plains Parkway and Flourish Drive necessary to serve the District.

Similarly, the reclaimed water distribution system will be constructed to provide service for irrigation throughout the community. Reclaimed connections will be made at Connerton Boulevard, Pleasant Plains Parkway and Flourish Drive.

The water, wastewater and reclaimed water distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to Pasco County for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct, install and/or acquire landscaping, irrigation and hardscaping elements within the District common areas and public rights-of-way. The irrigation system will consist of underground piping, valves, controllers, spray heads, rotors and various irrigation elements. Moreover, hardscaping elements will consist of entry features, community signage, mail kiosks, project signage, docks, pavers and various hardscape elements throughout the East District.

The County has distinct design criteria requirements for landscape and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the minimum requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned and maintained by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way license and maintenance agreement to be entered into with the County.

Passive Amenities & Trail Network:

The District will include passive recreational amenities and extensive trail network that will be available for use by the general public.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the District will fund, construct and/or acquire passive recreation areas within the District.

Trail Network: The District will include an extensive trail network. The District will fund, construct and/or acquire the trail system. In general, the trail system will be owned & maintained by the District. In addition, The District shares a boundary with the SWFWMD Conner Preserve. The District may elect to enter a cost sharing agreement with SWFWMD to maintain trail systems and passive recreation amenities within Conner Preserve.

Street Lights and Undergrounding of Electrical Utility Lines:

The District intends to lease street lights through an agreement with Withlacoochee River Electric Cooperative, Inc. (“WREC”) in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the Assessment Area One Project.

The Assessment Area One Project does however include the differential cost of undergrounding of electrical utility lines within rights-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by WREC and not paid for by the District as part of the Assessment Area One Project.

Professional Services:

The Assessment Area One Project also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements:

The Assessment Area One Project includes off-site utility up-sizing necessary to serve the District. These up-sizing improvements include parallel force mains in Pleasant Plains Parkway.

As noted, the District’s CIP, including the Assessment Area One Project functions as a system of improvements benefitting all lands within the District. All of the foregoing improvements are required by applicable development approvals.

Ownership & Maintenance:

The following table shows who will finance, own and operate the various improvements of the Assessment Area One Project:

O&M TABLE

Facility Description	Ownership	O&M Entity
Roadways		
Connerton Boulevard	Pasco ⁽¹⁾	Pasco ⁽¹⁾
Pleasant Plains Parkway	Pasco ⁽¹⁾	Pasco ⁽¹⁾
Local Subdivision Roads (Non-Gated)	CDD	CDD
Stormwater Management System	CDD	CDD
Utilities (Water, Sewer, Reclaimed)	Pasco	Pasco
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	WREC/CDD	WREC/CDD
Undergrounding of Conduit	WREC/CDD	WREC
Active Recreational Amenities	Private Club	Private Club
Passive Recreational Amenities	CDD	CDD
Trail Network	CDD	CDD
Off-Site Master Improvements	Pasco	Pasco

(1) The East CDD will own & maintain the trail system, underdrain system, landscaping & irrigation within Pasco County Collector Road Rights-of Way. Pasco County will not maintain sidewalks, oversized trails, landscaping and/or irrigation with Pasco County Right-of-Way.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the Assessment Area One Project have either been obtained, or will be obtained in the ordinary course, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
Connerton V3 & V4 MPUD	MPUD	No. 7509	April 20, 2021	March 30, 2039
Connerton V3 & V4 Connectivity Plan	Connectivity Plan	No. 7509	April 20, 2021	March 30, 2039
Connerton Master Utility Plan	Master Utility Plan	PCU #20-110.00	September 1, 2022	September 1, 2028
Connerton Parcel 219				
Parcel 219	Pasco Site Development Permit	SDP-2020-00169	October 9, 2020	Project Complete
Parcel 219	Planning & Development Approval	RESSUB-2019-00057	August 10, 2020	August 10, 2026
Parcel 219	Pasco Water & Sewer	PCU #97-156.51.A.1	October 30, 2020	Project Complete

Parcel 219	FDEP WW Permit	1543-51CS97-156.51	October 26, 2020	Project Complete
Parcel 219	FDEP Water Permit	1346-51CW97-156.51	October 26, 2020	Project Complete
Parcel 219	FDEP Reclaimed Permit	1543-51RW97-156.51	October 26, 2020	Project Complete
Parcel 219	SWFWMD ERP	43023534.054	March 3, 2020	Project Complete
Parcel 219	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Parcel 219	Record Plat	PB 85, Pages 105-121	June 23, 2021	No Expiration
Connerton Village 4 Phase 1				
Village 4 Phase 1	Pasco Site Development Permit	SDP-2022-00042	March 17, 2022	Under Construction
Village 4 Phase 1	Planning & Development Approval	RESSUB-2021-00034	March 9, 2022	March 9, 2028
Village 4 Phase 1	Pasco Water & Sewer	PCU #20-110.01.A.1	January 26, 2022	Under Construction
Village 4 Phase 1	FDEP WW Permit	1663-51CS20-110.01	February 24, 2022	February 24, 2024
Village 4 Phase 1	FDEP Water Permit	1469-51CW20-110.01	February 24, 2022	February 24, 2024
Village 4 Phase 1	FDEP Reclaimed Permit	1663-51RW20-110.01	February 24, 2022	February 24, 2024
Village 4 Phase 1	SWFWMD ERP	43023534.060	March 17, 2022	March 17, 2027
Village 4 Phase 1	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Village 4 Phase 1	FDEP 404 Wetland – No Permit Required	0396249-002-NPR	November 16, 2021	
Village 4 Phase 1	Record Plat	PB 90, Pages 73-87	October 28, 2022	No expiration
Connerton Village 3 Phase 1				
Village 3 Phase 1	Pasco Site Development Permit	SDP-2022-00091	July 1, 2022	Under Construction
Village 3 Phase 1	Planning & Development Approval	RESSUB-2021-00042	June 16, 2022	June 16, 2028
Village 3 Phase 1	Pasco Water & Sewer	PCU #20-110.02.A.1	March 31, 2022	Under Construction
Village 3 Phase 1	FDEP WW Permit	1663-51CS20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 1	FDEP Water Permit	1500-51CW20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 1	FDEP Reclaimed Permit	1703-51RW20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 1	SWFWMD ERP	43023534.061	April 25, 2022	April 25, 2027

Village 3 Phase 1	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Connerton Village 3 Townhouses				
Village 3 Townhouses	Pasco Site Development Permit	SDP-2022-00120	August 23, 2022	Under Construction
Village 3 Townhouses	Planning & Development Approval	RESSUB-2021-00064	August 18, 2022	August 18, 2028
Village 3 Townhouses	Pasco Water & Sewer	PCU #20-110.03.A.1	April 20, 2022	Under Construction
Village 3 Townhouses	FDEP WW Permit	1701-51CS20-110.03	June 2, 2022	June 2, 2023
Village 3 Townhouses	FDEP Water Permit	1498-51CW20-110.03	June 2, 2022	June 2, 2023
Village 3 Townhouses	FDEP Reclaimed Permit	1701-51RW20-110.03	June 2, 2022	June 2, 2023
Village 3 Townhouses	SWFWMD ERP	43023534.063	April 8, 2022	April 8, 2027
Village 3 Townhouses	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Village 3 Townhouses	Record Plat	PB 91, Pages 19-28	January 23, 2022	No expiration
Connerton Charter School Access Drainage & Utilities				
Charter School Access	Pasco Site Development Permit	SDP-2022-00092	July 11, 2022	Under Construction
Charter School Access	Planning & Development Approval	COMSUB-2021-00011	April 19, 2022	April 19, 2028
Charter School Access	Pasco Water & Sewer	PCU #97-156.53.A.1	March 10, 2022	Under Construction
Charter School Access	FDEP WW Permit	1678-51CS97-156.53	April 7, 2022	April 7, 2023
Charter School Access	FDEP Water Permit	1483-51CW97-156.53	April 7, 2022	April 7, 2023
Charter School Access	FDEP Reclaimed Permit	1678-51RW97-156.53	April 7, 2022	April 7, 2023
Charter School Access	SWFWMD ERP	43023534.058	May 24, 2022	May 24, 2027
Charter School Access	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Charter School Access	FDEP 404 Wetland Permit	0404231-001-SFI	September 15, 2022	Under construction
Charter School Access	Record Plat	PB 90, Pages 105-111	November 17, 2022	No expiration

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below represents, among other things, the Opinion of Probable Cost for the Assessment Area One Project. It is our professional opinion that the costs set forth in the table below are reasonable and consistent with market pricing, both for the Assessment Area One Project.

Assessment Area One Project COST TABLE

Facility Description	CIP Cost
Roadways	
Connerton Boulevard	\$2,247,868
Pleasant Plains Parkway	\$2,779,312
Local Subdivision Roads (Non-Gated)	\$5,191,331
Stormwater Management System	\$8,964,433
Utilities (Water, Sewer, Reclaimed)	\$10,200,037
Hardscape/Landscape/Irrigation	\$3,300,000
Amenities & Trails	\$3,800,000
Off-Site Utility Improvements	\$2,000,000
Professional Services (7%)	\$2,694,000
	SUBTOTAL:
	\$41,176,981
	<i>CONTINGENCY (10%)</i>
	\$4,117,698
	TOTAL:
	\$45,294,679

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

Any Mobility Fee credits received as a result of the District financing any portion of the Assessment Area One Project may be kept by the developer provided the developer contributes to the District public infrastructure at least equal to the market value of such mobility fee credits. In the alternative, the developer may reduce the cost of any public infrastructure to be paid by the District by the market value of such mobility fee credits. Lastly, the developer may transfer its rights to the mobility fee credits to the District.

The Assessment Area One Project will be designed in accordance with current governmental regulations and requirements. The Assessment Area One Project will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP, including the Assessment Area One Project, will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in west Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the Assessment Area One Project, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

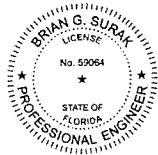
In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the Assessment Area One Project is feasible; and (3) that the assessable property within the District will receive a special benefit from the Assessment Area One Project that is at least equal to such costs. All public improvements constituting the Assessment Area One Project shall be owned and maintained by the District or a unit of local government or the District or such other unit of local government shall have a perpetual easement relating thereto.

Please note that the Assessment Area One Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Assessment Area One Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 682 residential units within Assessment Area One Project, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the Assessment Area One Project, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

This item has been digitally signed and sealed by
BRIAN G. SURAK, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copies.

Brian G. Surak, P.E.
FL License No. 59064

Date



Digitally signed by
Brian G. Surak
Date: 2023.02.02
14:40:54-05'00'

EXHIBIT A

**ASSESSMENT AREA ONE
METES & BOUNDS DESCRIPTION & MAP**

