

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

May 2, 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 May 9, 2023 at 2:00 p.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 April 11, 2023 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for March 2023 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Updated Pond Maintenance Agreement. Tab 3
 - B. Consideration of Resolution 2023-04; Approving Proposed FY 2023-2024 Budget and Setting Public Hearing Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report Tab 5
 - D. District Manager Tab 6
- 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, April 11, 2023, at 10:18 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, Chair
Laura Coffey	Board Supervisor, Vice-Chair
Lori Campagna	Board Supervisor, Assistant Secretary
Christopher Smith	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Company
Jillian Minichino	District Manager, Rizzetta & Company
Brian Surak	District Engineer, Clearview Land Design (via conf. call)
John Vericker	District Counsel, Straley Robin Vericker
Tony Smith	Representative, Sitex
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Ms. Debby Wallace opened the regular CDD Meeting in person at 10:18 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 March 14, 2023**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for March 14, 2023, for the Connerton East Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
and February 2023**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures January 2023 (\$15,533.64) & February 2023 (\$15,478.20), for the Connerton East Community Development District

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FIFTH ORDER OF BUSINESS

**Consideration of Landscape &
Irrigation Maintenance Proposal**

On a Motion by Ms. Evans, seconded by Ms. Coffey, with all in favor, the Board of Supervisors approved the Steadfast Addendum for New Service Area 4.1 and existing in the amount of \$173,659.20, for the Connerton East Community Development District

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Mr. Surak to provide updated maintenance map through September 30, 2024 to District Manager to collect quotes for Fiscal 2023/2024 budget.

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SIXTH ORDER OF BUSINESS

STAFF REPORTS

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A. Aquatic Report

No report. Mr. Smith will provide monthly reports for future agendas.

B. District Counsel

No report.

C. District Engineer

No report.

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D. District Manager Report

Ms. Wallace reminded the Board of Supervisors that the next meeting is scheduled for May 9, 2023, at 9:30 a.m., at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

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The proposed budget will be presented at the May 9, 2023, meeting.

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Ms. Wallace reviewed the regular site visit report.

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SEVENTH ORDER OF BUSINESS

**Acceptance of Resignation from Laura
Coffey**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors accepted the resignation of Laura Coffey, for the Connerton East Community Development District

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84 **EIGHTH ORDER OF BUSINESS** **Appointment of New Board Supervisor**

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On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors appointed Paulo Beckert to Seat 5 for term 2022-2026, for the Connerton East Community Development District

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87 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03;**

88 **Redesignating Officers of the District**

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On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Resolution 2023-03; Redesignating Officers of the District, Kelly Evans as Chair, Lori Campagna as Vice-Chair, remaining Board Supervisors and Debby Wallace and Matthew Huber as Assistant Secretaries, for the Connerton East Community Development District

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91 **TENTH ORDER OF BUSINESS** **Supervisor Requests**

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93 There were no supervisor requests.

94 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

On a motion from Ms. Campagna seconded by Mr. Smith, the Board approved to adjourn the meeting at 10:29 a.m. for the Connerton East Community Development District.

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97 Assistant Secretary Chairman / Vice-Chairman

Tab 2

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

Operation and Maintenance Expenditures March 2023 For Board Approval

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

The total items being presented: **\$4,304.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher J. Smith	100073	CS031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
IPFS Corporation	ACH	GAA-D21455 Payment 6 of 11	Insurance Installments Pmt#6 03/23	\$ 242.33
IPFS Corporation	ACH	GAA-D21455 Payment 6 of 11	Insurance Installments Pmt#6 03/23	\$ 242.33
IPFS Corporation	ACH	GAA-D21455 Payment 6 of 11	Insurance Installments Pmt#6 03/23	\$ 242.34
Jayman Enterprises, LLC	100078	2239	Dog Park Maintenance 10/22	\$ 260.00
Jayman Enterprises, LLC	100078	2429	Dog Park Maintenance 02/23	\$ 260.00
Kelly Evans	100074	KE031423-563	Board of Supervisors Meeting 03/14/23	\$ 200.00
Laura Coffey	100075	LC031423-563	Board of Supervisors Meeting 03/14/23	\$ 200.00
Lori Campagna	100076	LC031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Lutz Hotel Management, LLC	100077	032023 Lutz	Board Meeting Room Rental 04/11/23	\$ 81.33
Sitex Aquatics, LLC	100079	7304B	Monthly Lake Management 03/23	\$ 410.00
Straley Robin Vericker	100071	22782	Legal Services 02/23	\$ 1,675.00
Withlacoochee River Electric Cooperative, Inc.	100072	2221915 02/23	10129 Campanula CT 02/23	\$ 42.53

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	100072	2243217 02/23	9639 Flourish Dr - Reclaim Water 02/23	\$ <u>48.88</u>
Report Total				\$ <u><u>4,304.74</u></u>

Tab 3



P.O. Box
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

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

Customer: Connerton East CDD
C/O: Rizzetta & Company
Contact: Ms. Debby Wallace
Address: 3434 Colewell Ave Suite 200 Tampa, Fl 33614
Email: dwallace@rizzetta.com
Phone: 813.793.8814

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

Ten (10) Ponds (10 Acres) at the Connerton East Community located in Land O Lakes, FL (see attached map)

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

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

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

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 5/01/23 thru 5/01/24 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$945.00
Total 1st year Maintenance Cost: \$11,340.00

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

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

04/12/2023

Accepted By

Date

President, Sitex Aquatics llc.

Date

Terms & Conditions

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

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

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

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

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

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

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

Sitex shall maintain the following insurance coverage and limits;

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

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

CONNERTON EAST CDD
CAMPANULA CT
LAND O LAKES, FL
10 PONDS



219N

Campanula Ct

195

219S

Bellflower Townhomes

Little Bluestem Dr

Five Mile Creek

Connerton Elementary School

Google Earth
Image © 2023 Maxar Technologies



1000 ft

Tab 4

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Connerton East Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

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

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

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

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

DATE: July 11, 2023
HOUR: 9:30 a.m.
LOCATION: Residence Inn by Marriott
2101 Northpointe Parkway
Lutz, FL 33588

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

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

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

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

PASSED AND ADOPTED ON MAY 9, 2023.

Attest:

**Connerton East Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024



Rizzetta & Company

Connerton East Community Development District

ConnertonEastcdd.org

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

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Rizzetta & Company

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

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 160,392	\$ 160,392	\$ 159,029	\$ 1,363	\$ 721,586	\$ 562,557	
6	Off Roll*	\$ 305,257	\$ 305,257	\$ 306,571	\$ (1,314)	\$ 90,300	\$ (216,271)	
7	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
8	TOTAL REVENUES	\$ 465,649	\$ 465,649	\$ 465,600	\$ 49	\$ 811,886	\$ 346,286	
9								
10	EXPENDITURES - ADMINISTRATIVE							
11								
12	Legislative							
13	Supervisor Fees	\$ 3,800	\$ 7,600	\$ 12,000	\$ 4,400	\$ 12,000	\$ -	5 Paid Supervisors.
14	Financial & Administrative							
15	Administrative Services	\$ 2,100	\$ 4,200	\$ 4,200	\$ -	\$ 4,200	\$ -	
16	District Management	\$ 10,500	\$ 21,000	\$ 21,000	\$ -	\$ 21,000	\$ -	
17	District Engineer	\$ -	\$ 5,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ -	
18	Disclosure Report	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
19	Trustees Fees	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
20	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
21	Financial & Revenue Collections	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	
22	Accounting Services	\$ 9,600	\$ 19,200	\$ 19,200	\$ -	\$ 19,200	\$ -	
23	Auditing Services	\$ -	\$ 4,500	\$ 4,275	\$ (225)	\$ 4,275	\$ -	\$4,275 Berger Toombs, Elam, Gaines & Frank
24	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
25	Miscellaneous Mailings	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
26	Public Officials Liability Insurance	\$ 1,489	\$ 2,978	\$ 2,531	\$ (447)	\$ 3,500	\$ 969	Egis estimate.
27	Legal Advertising	\$ 105	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
28	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -	
29	Miscellaneous Fees	\$ -	\$ -	\$ 1,325	\$ 1,325	\$ -	\$ (1,325)	
30	Website Hosting, Maintenance, Backup (and Email)	\$ 2,115	\$ 4,230	\$ 5,000	\$ 770	\$ 4,500	\$ (500)	Website Compliance and Management
31	Legal Counsel							
32	District Counsel	\$ 5,899	\$ 11,798	\$ 15,000	\$ 3,202	\$ 15,000	\$ -	
33								
34	Administrative Subtotal	\$ 42,583	\$ 104,956	\$ 126,306	\$ 21,350	\$ 125,450	\$ (856)	
35								
36	EXPENDITURES - FIELD OPERATIONS							
37								
38	Electric Utility Services							
39	Utility Services	\$ 306	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
40	Street Lights	\$ 16,500	\$ 57,000	\$ 106,200	\$ 49,200	\$ 141,600	\$ 35,400	Parcel 219 (\$35,400) x 4 to add 4.1, 3A-1, 3B, 4.2
41	Utility-Irrigation	\$ 70	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
42	Water-Sewer Combination Services							
43	Utility - Reclaimed	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
44	Stormwater Control							
45	Aquatic Maintenance	\$ 2,460	\$ 10,000	\$ 15,000	\$ 5,000	\$ 21,216	\$ 6,216	Sitex quote 24 ponds - 219, 4.1, 3A-1, 3B, 4.2
46	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	No wetlands as per DE.
47	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
48	Other Physical Environment							
49	General Liability Insurance	\$ 1,489	\$ 2,978	\$ 3,094	\$ 116	\$ 3,500	\$ 406	Egis Estimate.
50	Property Insurance	\$ 1,488	\$ 2,976	\$ 5,000	\$ 2,024	\$ 15,000	\$ 10,000	Existing policy plus additions.
51	Entry & Walls Maintenance	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	Monuments & Landscape Lighting
52	Fence Maintenance	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
53	Landscape & Irrigation Maintenance	\$ 24,787	\$ 90,000	\$ 110,000	\$ 20,000	\$ 400,000	\$ 290,000	Steadfast \$180k for 219 and 4.1 - add 3A-1, 3B, partial yr 4.2
55	Irrigation Repairs	\$ 330	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
56	Landscape - Mulch	\$ -	\$ 5,000	\$ 15,000	\$ 10,000	\$ 22,000	\$ 7,000	400 yards @ \$55 per yard to replenish 219 and 4.1
57	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
58	Dog Waste Station Supply and Maintenance	\$ 1,265	\$ 2,530	\$ -	\$ (2,530)	\$ 3,120	\$ 3,120	Jaymen \$260x12 = \$3120 Dog Park
59	Contingency							
60	Miscellaneous Contingency	\$ 536	\$ 10,000	\$ 40,000	\$ 30,000	\$ 40,000	\$ -	
61								
62	Field Operations Subtotal	\$ 49,231	\$ 197,984	\$ 339,294	\$ 141,310	\$ 686,436	\$ 347,142	
63								
64								
65	TOTAL EXPENDITURES	\$ 91,814	\$ 302,940	\$ 465,600	\$ 162,660	\$ 811,886	\$ 346,286	
66								
67	EXCESS OF REVENUES OVER EXPENDITURES	\$ 373,835	\$ 162,709	\$ -	\$ 162,709	\$ -	\$ 0	

Connerton East Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2023 AA1	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$861,431.84	\$861,431.84
TOTAL REVENUES	\$861,431.84	\$861,431.84
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$861,431.84	\$861,431.84
Administrative Subtotal	\$861,431.84	\$861,431.84
TOTAL EXPENDITURES	\$861,431.84	\$861,431.84
EXCESS OF REVENUES OVER EXPENDITURES		\$0.00

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

Gross assessments \$916,416.85

Notes:

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.

(1) Maximum Annual Debt Service less any Prepaid Assessments received

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$811,886.00
Collection Cost @	2%	\$17,274.17
Early Payment Discount @	4%	\$34,548.34
2023/2024 Total		<u>\$863,708.51</u>

2022/2023 O&M Budget		\$465,600.00
2023/2024 O&M Budget		\$811,886.00
Total Difference		<u>\$346,286.00</u>

PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
2022/2023	2023/2024	\$	%

PLATTED

Series 2023 Debt Service - Village 3B Townhomes 22'	\$0.00	\$737.21	\$737.21	(1)
Operations/Maintenance - Village 3B Townhomes 22'	\$61.22	\$617.53	\$556.31	(2)
Total	\$61.22	\$1,354.74	\$1,293.52	2112.90%

Series 2023 Debt Service - Parcel 219 Townhomes 22'	\$0.00	\$737.21	\$737.21	(1)
Operations/Maintenance - Parcel 219 Townhomes 22'	\$578.95	\$617.53	\$38.58	6.66%
Total	\$578.95	\$1,354.74	\$775.79	134.00%

Series 2023 Debt Service - Parcel 219 Villa 42.5'	\$0.00	\$1,424.15	\$1,424.15	(1)
Operations/Maintenance - Parcel 219 Villa 42.5'	\$1,061.38	\$1,192.95	\$131.57	12.40%
Total	\$1,061.38	\$2,617.10	\$1,555.72	146.58%

Series 2023 Debt Service - Parcel 4.1 Single Family 40'	\$0.00	\$1,340.38	\$1,340.38	(1)
Operations/Maintenance - Parcel 4.1 Single Family 40'	\$1,002.54	\$1,122.78	\$120.24	11.99%
Total	\$1,002.54	\$2,463.16	\$1,460.62	145.69%

Series 2023 Debt Service - Parcel 4.1 Single Family 50'	\$0.00	\$1,675.47	\$1,675.47	(1)
Operations/Maintenance - Parcel 4.1 Single Family 50'	\$1,237.88	\$1,403.48	\$165.60	13.38%
Total	\$1,237.88	\$3,078.95	\$1,841.07	148.73%

Series 2023 Debt Service - Parcel 4.1 Single Family 60'	\$0.00	\$2,010.57	\$2,010.57	(1)
Operations/Maintenance - Parcel 4.1 Single Family 60'	\$1,473.21	\$1,684.17	\$210.96	14.32%
Total	\$1,473.21	\$3,694.74	\$2,221.53	150.80%

Series 2023 Debt Service - Parcel 3A-1 Single Family 40'	\$0.00	\$1,340.38	\$1,340.38	(1)
Operations/Maintenance - Parcel 3A-1 Single Family 40'	\$61.22	\$1,122.78	\$1,061.56	(2)
Total	\$61.22	\$2,463.16	\$2,401.94	3923.46%

Series 2023 Debt Service - Parcel 3A-1 Single Family 50'	\$0.00	\$1,675.47	\$1,675.47	(1)
Operations/Maintenance - Parcel 3A-1 Single Family 50'	\$61.22	\$1,403.48	\$1,342.26	(2)
Total	\$61.22	\$3,078.95	\$3,017.73	4929.32%

Series 2023 Debt Service - Parcel 3A-1 Single Family 60'	\$0.00	\$2,010.57	\$2,010.57	(1)
Operations/Maintenance - Parcel 3A-1 Single Family 60'	\$61.22	\$1,684.17	\$1,622.95	(2)
Total	\$61.22	\$3,694.74	\$3,633.52	5935.18%

UNPLATTED

Operations/Maintenance - Parcel 3A-2/3 & 3C - Single Family	\$61.22	\$54.69	-\$6.53	-10.67%
Total	\$61.22	\$54.69	-\$6.53	-10.67%
Operations/Maintenance - Parcel 3A-2/3 & 3C - Single Family	\$61.22	\$68.37	\$7.15	11.68%
Total	\$61.22	\$68.37	\$7.15	11.68%
Operations/Maintenance - Parcel 3A-2 - Single Family 60'	\$61.22	\$82.04	\$20.82	34.01%
Total	\$61.22	\$82.04	\$20.82	34.01%
Operations/Maintenance - Parcel 3C - Townhomes	\$61.22	\$30.08	-\$31.14	-50.87%
Total	\$61.22	\$30.08	-\$31.14	-50.87%
Operations/Maintenance - Parcel 4 - Single Family 40'	\$61.22	\$54.69	-\$6.53	-10.67%
Total	\$61.22	\$54.69	-\$6.53	-10.67%
Operations/Maintenance - Parcel 4 - Single Family 50'	\$61.22	\$68.37	\$7.15	11.68%
Total	\$61.22	\$68.37	\$7.15	11.68%
Operations/Maintenance - Parcel 4 - Single Family 60'	\$61.22	\$82.04	\$20.82	34.01%
Total	\$61.22	\$82.04	\$20.82	34.01%
Operations/Maintenance - Parcel 4 - Villas 42.5'	\$61.22	\$58.11	-\$3.11	-5.08%
Total	\$61.22	\$58.11	-\$3.11	-5.08%

(1) The District issued its Series 2023 Bonds on February 27, 2023. The Series 2023 debt service assessments will be levied beginning Fiscal Year 2023-2024.

(2) Parcel 3A-1 and Village 3B are expected to be platted prior to October 1, 2023, and therefore will be assessed both the administrative and field portion of the budget beginning Fiscal Year 2023-2024.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN BUDGET		\$125,450.00	TOTAL FIELD BUDGET		\$686,436.00
COLLECTION COSTS @	2%	\$2,669.15	COLLECTION COSTS @	2%	\$14,605.02
EARLY PAYMENT DISCOUNT @	4%	\$5,338.30	EARLY PAYMENT DISCOUNT @	4%	\$29,210.04
TOTAL ADMIN ASSESSMENT		<u>\$133,457.45</u>	TOTAL FIELD ASSESSMENT		<u>\$730,251.06</u>

UNITS ASSESSED	ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT					
	LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾	ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL ADMIN BUDGET	ADMIN PER UNIT	FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL FIELD BUDGET	FIELD PER UNIT	O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Platted																		
Village 3B - Townhomes 22'	100		100	100	0.44	44.00	2.25%	\$3,008.08	\$30.08	100	0.44	44.00	8.04%	\$58,744.78	\$587.45	\$617.53	\$737.21	\$1,354.74
Parcel 219 - Townhomes 22'	104		104	104	0.44	45.76	2.34%	\$3,128.40	\$30.08	104	0.44	45.76	8.37%	\$61,094.57	\$587.45	\$617.53	\$737.21	\$1,354.74
Parcel 219 - Villa 42.5'	104		104	104	0.85	88.40	4.53%	\$6,043.50	\$58.11	104	0.85	88.40	16.16%	\$118,023.61	\$1,134.84	\$1,192.95	\$1,424.15	\$2,617.10
Parcel 4.1 - Single Family 40'	63		63	63	0.80	50.40	2.58%	\$3,445.62	\$54.69	63	0.80	50.40	9.21%	\$67,289.48	\$1,068.09	\$1,122.78	\$1,340.38	\$2,463.16
Parcel 4.1 - Single Family 50'	73		73	73	1.00	73.00	3.74%	\$4,990.67	\$68.37	73	1.00	73.00	13.35%	\$97,462.94	\$1,335.11	\$1,403.48	\$1,675.47	\$3,078.95
Parcel 4.1 - Single Family 60'	41		41	41	1.20	49.20	2.52%	\$3,363.58	\$82.04	41	1.20	49.20	9.00%	\$65,687.35	\$1,602.13	\$1,684.17	\$2,010.57	\$3,694.74
Parcel 3A-1 - Single Family 40'	60		60	60	0.80	48.00	2.46%	\$3,281.54	\$54.69	60	0.80	48.00	8.78%	\$64,085.22	\$1,068.09	\$1,122.78	\$1,340.38	\$2,463.16
Parcel 3A-1 - Single Family 50'	81		81	81	1.00	81.00	4.15%	\$5,537.60	\$68.37	81	1.00	81.00	14.81%	\$108,143.81	\$1,335.11	\$1,403.48	\$1,675.47	\$3,078.95
Parcel 3A-1 - Single Family 60'	56		56	56	1.20	67.20	3.44%	\$4,594.15	\$82.04	56	1.20	67.20	12.29%	\$89,719.31	\$1,602.13	\$1,684.17	\$2,010.57	\$3,694.74
Unplatted																		
Parcel 3A-2/3 & 3C - Single Family 40'	125		0	125	0.80	100.00	5.12%	\$6,836.54	\$54.69	0	0.80	0.00	0.00%	\$0.00	\$0.00	\$54.69	\$0.00	\$54.69
Parcel 3A-2/3 & 3C - Single Family 50'	265		0	265	1.00	265.00	13.57%	\$18,116.83	\$68.37	0	1.00	0.00	0.00%	\$0.00	\$0.00	\$68.37	\$0.00	\$68.37
Parcel 3A-2 - Single Family 60'	30		0	30	1.20	36.00	1.84%	\$2,461.15	\$82.04	0	1.20	0.00	0.00%	\$0.00	\$0.00	\$82.04	\$0.00	\$82.04
Parcel 3C - Townhomes	104		0	104	0.44	45.76	2.34%	\$3,128.40	\$30.08	0	0.44	0.00	0.00%	\$0.00	\$0.00	\$30.08	\$0.00	\$30.08
Parcel 4 - Single Family 40'	359		0	359	0.80	287.20	14.71%	\$19,634.54	\$54.69	0	0.80	0.00	0.00%	\$0.00	\$0.00	\$54.69	\$0.00	\$54.69
Parcel 4 - Single Family 50'	355		0	355	1.00	355.00	18.19%	\$24,269.71	\$68.37	0	1.00	0.00	0.00%	\$0.00	\$0.00	\$68.37	\$0.00	\$68.37
Parcel 4 - Single Family 60'	187		0	187	1.20	224.40	11.50%	\$15,341.19	\$82.04	0	1.20	0.00	0.00%	\$0.00	\$0.00	\$82.04	\$0.00	\$82.04
Parcel 4 - Villas 42.5'	108		0	108	0.85	91.80	4.70%	\$6,275.94	\$58.11	0	0.85	0.00	0.00%	\$0.00	\$0.00	\$58.11	\$0.00	\$58.11
Total Community	2215		682	2215		1952.12	100.00%	\$133,457.45		682		546.96	100.00%	\$730,251.06				
LESS: Collection Costs (2%) and Early Payment Discounts (4%):								(\$8,007.45)						(\$43,815.06)				
Net Revenue to be Collected:								<u>\$125,450.00</u>						<u>\$686,436.00</u>				

(1) Reflects the number of total lots with Series 2023 Debt Outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2023 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2023 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 will exclude the county collection costs and early payment discounts.

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:

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Landscape Mulch: Expenditures related to mulch replacement.

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

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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