



Rizzetta & Company

# Connerton East Community Development District

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**Board of Supervisors' Meeting**

**August 8, 2023**

**District Office:  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544  
813.533.2950**

**[Connertoneastcdd.org](http://Connertoneastcdd.org)**

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588  
[www.connertoneastcdd.org](http://www.connertoneastcdd.org)

## District Board of Supervisors

Kelly Evans	Chair
Lori Campagna	Vice Chair
Paulo Beckert	Assistant Secretary
Chris Smith	Assistant Secretary
Vacant	Assistant Secretary

**District Manager** Debby Wallace Rizzetta & Company, Inc.

**District Counsel** John Vericker Straley, Robin & Vericker

**District Engineer** Brian Surak Clearview Land Design

**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

August 1, 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 August 8, 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 July 11, 2023 ..... Tab 1
  - B. Ratification of Operation & Maintenance  
Expenditures for June 2023 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Appointment of Open Board Seat
  - B. Public Hearing on Adopting FY 2023-2024 Budget
    - i. Consideration of Resolution 2023-05; Adopting  
Fiscal Year 2023-2024 Budget ..... Tab 3
  - C. Public Hearing on Adopting Levying of Assessments for  
Fiscal Year 2023-2024
    - i. Consideration of Resolution 2023-06; Adopting Levy  
of Special Assessments..... Tab 4
  - D. Consideration of Special Warranty Deed ..... Tab 5
  - E. Consideration of Quit Claim Deed Tract A-11 ..... Tab 6
  - F. Consideration of Assignment of Plat Responsibilities and  
Easements ..... Tab 7
  - G. Consideration of District Services Addendum ..... Tab 8
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatic Report ..... Tab 9
  - D. District Manager

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, July 11, 2023, 10:32 a.m.** at the Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present and constituting a quorum:

Kelly Evans	<b>Board Supervisor, Chair</b>
Lori Campagna	<b>Board Supervisor, Vice-Chair</b>
Christopher Smith	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>

**FIRST ORDER OF BUSINESS** **Call to Order**

Ms. Wallace called the meeting to order at 10:32 a.m. confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

There were no audience members present.

**THIRD ORDER OF BUSINESS** **Consideration of Regular Meeting Minutes for May 9, 2023**

On a Motion by Ms. Campagna, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for May 9, 2023, as presented, for the Connerton East Community Development District.

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On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors closed the public hearing on FY 2023/2023 final budget, for the Connerton East Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06,  
Imposing Special Assessments and  
Certifying the Assessment Roll**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved Resolution 2023-06, imposing special assessments, and certifying the assessment roll, for Connerton East Community Development District.

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**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07,  
Setting Fiscal Year-2023-2024 Meeting  
Schedule**

Ms. Wallace recommended the Board meet on the 2nd Tuesday of the month at 9:00 a.m. with the exceptions of October, December, February, and September to meet the County's four evening meetings requirement. Those meetings would commence at 5:00 p.m. and all meetings would be held at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved Resolution 2023-07, setting the Fiscal Year 2023/2024 meeting schedule, as discussed, for Connerton East Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08,  
Re-Designating Secretary**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved Resolution 2023-08, naming Scott Brizendine as Secretary, for Connerton East Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

Mr. Babbar discussed the assignment of plat responsibilities for HOA and CDD Phase #A-1: Quit Claim Deed for Tract A-11. The Board asked that the final version of the documents be available for approval at the next meeting.

**B. District Engineer**

Not present.

**C. Aquatic Report**

A brief discussion was held regarding the Aquatics report.



114 **D. District Manager Report**

115 Ms. Wallace reminded the Board of Supervisors that the next meeting is scheduled  
116 for August 8, 2023, at 9:30 a.m., at Residence Inn by Marriott Tampa at 2101  
117 Northpointe Parkway, Lutz, Florida 33588.

118  
119 **THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

120  
121 There were no supervisor requests.

122 **FOURTEEN ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Campagna seconded by Mr. Smith, the Board approved to adjourn the meeting at 10:49 a.m. for the Connerton East Community Development District.

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

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

DRAFT

## **Tab 2**

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

## Operation and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$22,839.51**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Connerton West CDD	100107	051923	Reimbursement for Connerton East legal invoice	\$ 1,995.90
Gig Fiber, LLC	100114	1818	Solar Light Lease 06/23	\$ 2,750.00
IPFS Corporation	060223-1	GAA-D21455 Payment 9 of 11 ACH	Insurance Installments Pmt#9 06/23	\$ 727.00
Jayman Enterprises, LLC	100108	2569	Dog Park Maintenance 05/23	\$ 260.00
Lutz Hotel Management, LLC	100109	052423 Lutz	Board Meeting Room Rental 06/13/23	\$ 81.33
Pasco County Property Appraiser	100110	052323	Non-Ad Valorem Annual Fees 05/23	\$ 150.00
Rizzetta & Company, Inc.	100106	INV0000080711	District Management Fees 06/23	\$ 4,100.00
Rizzetta & Company, Inc.	100112	INV0000080853	Mass Mailing - Budget Notice 06/23	\$ 357.98
Sitex Aquatics, LLC	100115	7317	Monthly Lake Management 05/23	\$ 410.00
Sitex Aquatics, LLC	100115	7437	Monthly Lake Management 06/23	\$ 410.00
Steadfast Contractors Alliance, LLC	100116	SM-9121	Landscape Maintenance 06/23	\$ 4,899.00
Straley Robin Vericker	100113	23064	Legal Services 04/23	\$ 1,995.90
Straley Robin Vericker	100113	23195	Legal Services 05/23	\$ 3,440.00
Times Publishing Company	100117	Ad #0000290312 06/07/23	Legal Advertising 06/23	\$ 1,049.50
Times Publishing Company	100118	Ad #0000290311 06/14/23	Legal Advertising 06/14/23	\$ 124.00
Withlacoochee River Electric Cooperative, Inc.	062823-1	2243217 05/23 EFT	9639 Flourish Dr - Reclaim Water 05/23	\$ 47.42
Withlacoochee River Electric Cooperative, Inc.	100111	2221915	10129 Campanula CT 05/23	\$ 41.48
<b>Report Total</b>				<b><u>\$ 22,839.51</u></b>

## **Tab 3**

## RESOLUTION 2023-05

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Connerton East Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ \_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

**Passed and Adopted on August 8, 2023.**

Attested By:

**Connerton East  
Community Development District**

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

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

**Exhibit A: FY 2023-2024 Adopted Budget**





Rizzetta & Company

# Connerton East Community Development District

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

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**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 05/31/23	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	<b>REVENUES</b>							
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	<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</b>							
8	<b>TOTAL REVENUES</b>	<b>\$ 465,649</b>	<b>\$ 465,649</b>	<b>\$ 465,600</b>	<b>\$ 49</b>	<b>\$ 811,886</b>	<b>\$ 346,286</b>	
9								
10	<b>EXPENDITURES - ADMINISTRATIVE</b>							
11								
12	Legislative							
13	Supervisor Fees	\$ 5,200	\$ 7,800	\$ 12,000	\$ 4,200	\$ 12,000	\$ -	5 Paid Supervisors.
14	Financial & Administrative							
15	Administrative Services	\$ 2,800	\$ 4,200	\$ 4,200	\$ -	\$ 4,200	\$ -	
16	District Management	\$ 14,000	\$ 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	\$ 2,400	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	
22	Accounting Services	\$ 12,800	\$ 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	\$ 1,974	\$ 2,961	\$ 2,531	\$ (430)	\$ 3,500	\$ 969	Egis estimate.
27	Legal Advertising	\$ 249	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
28	Dues, Licenses & Fees	\$ 175	\$ 263	\$ 175	\$ (88)	\$ 175	\$ -	
29	Miscellaneous Fees	\$ -	\$ -	\$ 1,325	\$ 1,325	\$ -	\$ (1,325)	
30	Website Hosting, Maintenance, Backup (and Email)	\$ 2,315	\$ 3,473	\$ 5,000	\$ 1,528	\$ 4,500	\$ (500)	Website Compliance and Management
31	Legal Counsel							
32	District Counsel	\$ 8,098	\$ 12,147	\$ 15,000	\$ 2,853	\$ 15,000	\$ -	
33								
34	<b>Administrative Subtotal</b>	<b>\$ 55,011</b>	<b>\$ 104,643</b>	<b>\$ 126,306</b>	<b>\$ 21,663</b>	<b>\$ 125,450</b>	<b>\$ (856)</b>	
35								
36	<b>EXPENDITURES - FIELD OPERATIONS</b>							
37								
38	Electric Utility Services							
39	Utility Services	\$ 778	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
40	Street Lights	\$ 22,000	\$ 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	\$ 2,870	\$ 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	\$ 1,973	\$ 2,960	\$ 3,094	\$ 135	\$ 3,500	\$ 406	Egis Estimate.
50	Property Insurance	\$ 1,973	\$ 2,960	\$ 5,000	\$ 2,041	\$ 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	\$ 800	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
53	Landscape & Irrigation Maintenance	\$ 39,484	\$ 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	\$ 425	\$ 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	\$ 2,045	\$ 3,068	\$ -	\$ (3,068)	\$ 3,120	\$ 3,120	Jaymen \$260x12 = \$3120 Dog Park
59	Contingency							
60	Miscellaneous Contingency	\$ 698	\$ 10,000	\$ 40,000	\$ 30,000	\$ 40,000	\$ -	
61								
62	<b>Field Operations Subtotal</b>	<b>\$ 73,116</b>	<b>\$ 198,487</b>	<b>\$ 339,294</b>	<b>\$ 140,808</b>	<b>\$ 686,436</b>	<b>\$ 347,142</b>	
63								
64								
65	<b>TOTAL EXPENDITURES</b>	<b>\$ 128,127</b>	<b>\$ 303,130</b>	<b>\$ 465,600</b>	<b>\$ 162,471</b>	<b>\$ 811,886</b>	<b>\$ 346,286</b>	
66								
67	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 337,522</b>	<b>\$ 162,520</b>	<b>\$ -</b>	<b>\$ 162,520</b>	<b>\$ -</b>	<b>\$ 0</b>	

**Connerton East Community Development District**

**Debt Service**

**Fiscal Year 2023/2024**

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

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

**Gross assessments \$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><u>\$346,286.00</u></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)
<b>Total</b>	<b>\$61.22</b>	<b>\$1,354.74</b>	<b>\$1,293.52</b>	<b>2112.90%</b>

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%
<b>Total</b>	<b>\$578.95</b>	<b>\$1,354.74</b>	<b>\$775.79</b>	<b>134.00%</b>

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%
<b>Total</b>	<b>\$1,061.38</b>	<b>\$2,617.10</b>	<b>\$1,555.72</b>	<b>146.58%</b>

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%
<b>Total</b>	<b>\$1,002.54</b>	<b>\$2,463.16</b>	<b>\$1,460.62</b>	<b>145.69%</b>

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%
<b>Total</b>	<b>\$1,237.88</b>	<b>\$3,078.95</b>	<b>\$1,841.07</b>	<b>148.73%</b>

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%
<b>Total</b>	<b>\$1,473.21</b>	<b>\$3,694.74</b>	<b>\$2,221.53</b>	<b>150.80%</b>

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)
<b>Total</b>	<b>\$61.22</b>	<b>\$2,463.16</b>	<b>\$2,401.94</b>	<b>3923.46%</b>

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)
<b>Total</b>	<b>\$61.22</b>	<b>\$3,078.95</b>	<b>\$3,017.73</b>	<b>4929.32%</b>

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)
<b>Total</b>	<b>\$61.22</b>	<b>\$3,694.74</b>	<b>\$3,633.52</b>	<b>5935.18%</b>

**UNPLATTED**

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

(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
<b>TOTAL ADMIN ASSESSMENT</b>		<u><b>\$133,457.45</b></u>	<b>TOTAL FIELD ASSESSMENT</b>		<u><b>\$730,251.06</b></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 <sup>(1)</sup>	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 <sup>(2)</sup>	TOTAL <sup>(3)</sup>
<b>Platted</b>																		
Village 3B - Townhomes 22'	100	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	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	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	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	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	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	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	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	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
<b>Unplatted</b>																		
Parcel 3A-2/3 & 3C - Single Family 40'	125	0	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	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	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	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	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	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	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	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
<b>Total Community</b>	<b>2215</b>	<b>682</b>		<b>2215</b>		<b>1952.12</b>	<b>100.00%</b>	<b>\$133,457.45</b>		<b>682</b>		<b>546.96</b>	<b>100.00%</b>	<b>\$730,251.06</b>				
LESS: Collection Costs (2%) and Early Payment Discounts (4%):								<b>(\$8,007.45)</b>						<b>(\$43,815.06)</b>				
<b>Net Revenue to be Collected:</b>								<u><b>\$125,450.00</b></u>						<u><b>\$686,436.00</b></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.

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### EXPENDITURES – ADMINISTRATIVE:

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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

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

# Tab 4

**RESOLUTION 2023-06**

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

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

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

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

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt

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

1. 50% due no later than December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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



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

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

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

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

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

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

**Passed and Adopted on August 8, 2023.**

Attested By:

**Connerton East  
Community Development District**

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

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

**Exhibit A: FY 2023-2024 Budget**