



Rizzetta & Company

# **Connerton East Community Development District**

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**Board of Supervisors' Meeting**

**January 9, 2024**

**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
Charlie Peterson	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

December 29, 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 January 9, 2024 at 9:00 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 November 14, 2023 ..... Tab 1
  - B. Ratification of Operation & Maintenance  
Expenditures for October & November 2023..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Ratification of FY 2022 Audit ..... Tab 3
  - B. Consideration of Addendum Adding Doggie Stations ..... Tab 4
  - C. Ratification of Solar Lease Addendums..... Tab 5
  - D. Acceptance of Charter School Easement (under separate cover)
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatic Report ..... Tab 6
  - D. District Manager ..... Tab 7
    - i. CDD Property Damage by Pool Installation ..... Tab 8
- 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, November 14, 2023, 9:00 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 of Supervisor, Chairman</b>
Lori Campagna	<b>Board Supervisor, Vice-Chair</b>
Paulo Beckert	<b>Board Supervisor, Assistant Secretary</b>
Charlie Peterson	<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>
Brian Surak	<b>District Engineer, Clearview Land Design, via phone</b>

Audience **Present**

(Charlie Peterson completed his Oath of Office on 10/26/2023)

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

Ms. Wallace called the meeting to order at 9:00 a.m. confirming a quorum for the meeting.

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

Audience members were present with no comments.

**THIRD ORDER OF BUSINESS** **Consideration of Regular Board of Supervisors Meeting Minutes for October 10, 2023**

On a Motion by Ms. Evans, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for October 10, 2023, as presented, for the Connerton East Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for  
September 2023**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures September 2023 (\$22,190.71), for the Connerton East Community Development District

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**FIFTH ORDER OF BUSINESS**

**Consideration of Mail Kiosk Parking  
Policies**

The Board changed the language to include all Mail Kiosks and language in Section 2 – 6:00 a.m. to 10:00 p.m.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, The Board of Supervisors approved the Mail Kiosk Parking Policies as amended, for the Connerton East Community Development District.

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On a Motion by Ms. Evans, seconded by Mr. Peterson, with all in favor, The Board of Supervisors authorized the HOA to install signs at the guest parking areas, for the Connerton East Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Towing Agreement  
for Mail Kiosk Areas**

The Board authorized overnight towing between 10:00 p.m. and 6:00 a.m. for Mail Kiosk Areas.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the Tabby's Towing, LLC Towing Agreement for Mail Kiosk Areas from 10:00 p.m. to 6:00 a.m., for the Connerton East Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Solar Lighting  
Services Agreement**

On a Motion by Ms. Evans, seconded by Mr. Beckert, with all in favor, the Board of Supervisors approved the Solar Lighting Services Agreements as presented, for the Connerton Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**  
No Report

79 **B. District Engineer**  
80 No Report

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82 **C. Aquatic Report**  
83 The Board reviewed the Aquatic Report.

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85 **D. District Manager Report**  
86 Ms. Wallace presented the Website Compliance Report.

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88 Ms. Wallace reminded the Board of Supervisors that the next meeting is scheduled  
89 for December 12, 2023, at 5:00 p.m., at Residence Inn by Marriott Tampa at 2101  
90 Northpointe Parkway, Lutz, Florida 33588.

91  
92 Ms. Wallace stated that Egis has advised us that the board's public officials liability  
93 insurance may not cover a claim if counsel was not at the meeting when a matter  
94 was discussed.

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96 **NINTH ORDER OF BUSINESS**

**Supervisor Requests**

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98 Mr. Peterson requested compensation for attendance at CDD meetings after the  
99 adjournment of the meeting.

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101 There were no other supervisor requests.

102 **TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Evans, seconded by Ms. Campagna, the Board approved to adjourn the meeting at 9.21 a.m. for the Connerton East Community Development District.
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\_\_\_\_\_  
Assistant Secretary

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



## **Tab 2**

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

## Operation and Maintenance Expenditures October 2023 For Board Approval

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

The total items being presented:       **\$22,738.15**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Connerton East Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gig Fiber, LLC	100155	1929	Solar Light Lease 08/23	\$ 2,750.00
Gig Fiber, LLC	100161	1974	Solar Light Lease 09/23	\$ 2,750.00
Jayman Enterprises, LLC	100156	2724	Purchase and Install Mesh Metal Guard 09/23	\$ 375.00
Jayman Enterprises, LLC	100156	2729	Dog Park Maintenance 09/23	\$ 260.00
Jayman Enterprises, LLC	100156	2753	Electrical Troubleshooting 10/23	\$ 125.00
Lori Campagna	100154	LC080823-563	Board of Supervisors Meeting 08/08/23	\$ 200.00
Rizzetta & Company, Inc.	100152	INV0000084165	District Management Fees 10/23	\$ 4,100.00
Rizzetta & Company, Inc.	100153	INV0000084066	Assessment Roll Preparation FY 23/24	\$ 5,000.00
Sitex Aquatics, LLC	100162	7857B	Monthly Lake Management 09/23	\$ 945.00
Steadfast Contractors Alliance, LLC	100160	SM-10135	Irrigation Repairs 09/23	\$ 364.58
Steadfast Contractors Alliance, LLC	100163	SM-10098	Landscape Maintenance 10/23	\$ 4,899.00
Straley Robin Vericker	100157	23627	Legal Services 08/23	\$ 727.50
Times Publishing Company	100159	Ad #0000308599 09/27/23	Legal Advertising 09/27/23	\$ 112.00
Withlacoochee River Electric Cooperative, Inc.	100158	2221915 09/23	10129 Campanula CT 09/23	\$ 41.46
Withlacoochee River Electric Cooperative, Inc.	100158	2243217 09/23	9639 Flourish Dr - Reclaim Water 09/23	\$ 44.75
Withlacoochee River Electric Cooperative, Inc.	100158	2259463 09/23	21567 Violet Periwinkle Drive 09/23	<u>\$ 43.86</u>
Report Total				<u>\$ 22,738.15</u>

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# 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 November 2023 For Board Approval

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

The total items being presented:       **\$24,787.70**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Connerton East Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charles Peterson	100177	PB111423-563	Board of Supervisors Meeting 11/14/23	\$ 200.00
Egis Insurance Advisors, LLC	100172	20358	Insurance Policy Renewal Acc#100123839 10/01/2023-10/01/2024	\$ 4,758.00
Florida Department of Commerce	100173	89451	Special District Fee FY 23/24	\$ 175.00
Gig Fiber, LLC	100178	2031	Solar Light Lease 10/23	\$ 2,750.00
Innersync Studio, Ltd	100179	21829	Website Services 11/23	\$ 1,515.00
Jayman Enterprises, LLC	100169	2780	Dog Park Maintenance 10/23	\$ 260.00
Kelly Evans	100174	KE101023-563	Board of Supervisors Meeting 10/10/23	\$ 200.00
Kelly Evans	100180	KE111423-563	Board of Supervisors Meeting 11/14/23	\$ 200.00
Lori Campagna	100175	LC101023-563	Board of Supervisors Meeting 10/10/23	\$ 200.00
Lori Campagna	100181	LC111423-563	Board of Supervisors Meeting 11/14/23	\$ 200.00
Lutz Hotel Management, LLC	100165	102323 Lutz	Board Meeting Room Rental 11/14/23	\$ 81.33
Paulo Beckert	100176	PB101023-563	Board of Supervisors Meeting 10/10/23	\$ 200.00
Paulo Beckert	100182	PB111423-563	Board of Supervisors Meeting 11/14/23	\$ 200.00
Rizzetta & Company, Inc.	100164	INV0000084958	District Management Fees 11/23	\$ 4,100.00
Sitex Aquatics, LLC	100166	7633B	Monthly Lake Management 11/23	\$ 2,219.00

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100167	SM-10220	Irrigation Repairs 10/23	\$ 245.00
Steadfast Contractors Alliance, LLC	100167	SM-10354	Landscape Maintenance 11/23	\$ 4,899.00
Straley Robin Vericker	100170	23787	Legal Services 10/23	\$ 2,255.00
Withlacoochee River Electric Cooperative, Inc.	100168	2221915 10/23	10129 Campanula CT 10/23	\$ 41.46
Withlacoochee River Electric Cooperative, Inc.	100168	2243217 10/23	9639 Flourish Dr - Reclaim Water 10/23	\$ 45.05
Withlacoochee River Electric Cooperative, Inc.	100168	2259463 10/23	21567 Violet Periwinkle Drive 10/23	<u>\$ 43.86</u>
<b>Report Total</b>				<b><u>\$ 24,787.70</u></b>

## **Tab 3**



**Connerton East Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Connerton East Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-24
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
MANAGEMENT LETTER	27-29



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Connerton East Community Development District  
Pasco County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Connerton East Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Connerton East Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Connerton East Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Connerton East Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated November 9, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Connerton East Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 9, 2023

**Connerton East Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

Management's discussion and analysis of Connerton East Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and physical environment.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Connerton East Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities or functions provided by the District. All assets of the District are reported in the **statement of net position**. All liabilities obligated but not paid by the District are included. The **statement of activities** transactions between the different functions of the District are eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District is also included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total liabilities exceeded total assets by \$(3,019), net position. Unrestricted net position was \$(3,019).
- ◆ Governmental activities revenues totaled \$131,027 while governmental activities expenses totaled \$134,046.

**Connerton East Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021*</b>
Current assets	\$ 21,317	\$ 14,699
Capital assets	433,952	-
Total Assets	455,269	14,699
Current liabilities	36,030	14,699
Non-current liabilities	422,258	-
Total Liabilities	458,288	14,699
Net Position		
Unrestricted	\$ (3,019)	\$ -

\*Unaudited

The increase in capital assets and total liabilities is related to the initiation of a lease payable for right-to-use leased infrastructure in the current year.



**Connerton East Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021*</b>
Program Revenues		
Operating grants and contributions	\$ 131,027	\$ 14,699
Expenses		
General government	80,421	14,435
Physical environment	45,824	264
Interest and other charges	7,801	-
Total Expenses	<u>134,046</u>	<u>14,699</u>
Change in Net Position	(3,019)	-
Net Position - Beginning of Year	<u>-</u>	<u>-</u>
Net Position - End of Year	<u><u>\$ (3,019)</u></u>	<u><u>\$ -</u></u>

\*Unaudited

The increase in operating grants and contributions, general government, and physical environment is due to the first full year of operations for the District.

**Connerton East Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Right-to-use leased infrastructure, net	\$ 433,952	\$ -

The activity for the year consisted of additions to right-to-use leased infrastructure of \$433,952.

**General Fund Budgetary Highlights**

The actual expenditures exceeded final budgeted expenditures primarily due to the initiation of a lease for a right-to-use leased asset.

The September 30, 2022 budget was not amended.

**Economic Factors and Next Year's Budget**

In February 2023, the District issued Series 2023 Special Assessment Bonds to finance a portion of the Series 2023 Project. Connerton East Community Development District does not anticipate economic factors to have any significant effect on financial position or results operations of the District in fiscal year 2023.

**Request for Information**

The financial report is designed to provide a general overview of Connerton East Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Connerton East Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Connerton East Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>Assets</b>	
<b>Current Assets</b>	
Cash	\$ 5,972
Due from developer	15,000
Deposits	345
<b>Total Current Assets</b>	<b>21,317</b>
<b>Non-Current Assets</b>	
<b>Capital Assets</b>	
Right-to-use leased infrastructure, net	433,952
<b>Total Assets</b>	<b>455,269</b>
 <b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts payable and accrued expenses	14,693
Unearned revenue	6,624
Leases payable	14,713
<b>Total Current Liabilities</b>	<b>36,030</b>
<b>Non-current Liabilities</b>	
Leases payable	422,258
<b>Total Liabilities</b>	<b>458,288</b>
 <b>Net Position</b>	
Unrestricted	<b>\$ (3,019)</b>

See accompanying notes to financial statements.

**Connerton East Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Operating Grants and Contributions</u>	<u>Net (Expenses) Revenues and Changes in Net Position</u>
			<u>Governmental Activities</u>
Governmental Activities			
General government	\$ (80,421)	\$ 91,535	\$ 11,114
Physical environment	(45,824)	39,492	(6,332)
Interest and other charges	(7,801)	-	(7,801)
Total Governmental Activities	<u>\$ (134,046)</u>	<u>\$ 131,027</u>	<u>(3,019)</u>
	Changes in Net Position		(3,019)
	Net Position - Beginning of Year		<u>-</u>
	Net Position - End of Year		<u>\$ (3,019)</u>

See accompanying notes to financial statements.

**Connerton East Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General
<b>Assets</b>	
Cash and cash equivalents	\$ 5,972
Due from developer	15,000
Deposits	345
Total Assets	\$ 21,317
 <b>Liabilities and Fund Balances</b>	
<b>Liabilities</b>	
Accounts payable and accrued expenses	\$ 14,693
Unearned revenue	6,624
Total Liabilities	21,317
 <b>Fund Balances</b>	
Nonspendable - deposits	345
Unassigned	(345)
Total Fund Balances	-
Total Liabilities and Fund Balances	\$ 21,317

See accompanying notes to financial statements.

**Connerton East Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$	-
Capital assets, right-to-use leased infrastructure, net, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.		433,952
Long-term liabilities, including leases payable, are not due and payable in the current period and therefore, are not reported at the fund level.		<u>(436,971)</u>
Net Position of Governmental Activities	\$	<u><u>(3,019)</u></u>

See accompanying notes to financial statements.

**Connerton East Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2022**

	General
Revenues	
Developer contributions	\$ 131,027
Expenditures	
Current	
General government	80,421
Physical environment	479,776
Debt service	
Principal	8,108
Interest	7,801
Total Expenditures	576,106
Excess of revenue over/(under) expenditures	(445,079)
Other Financing Sources/(Uses)	
Initiation of lease	445,079
Net Change in Fund Balances	-
Fund Balances - Beginning of Year	-
Fund Balances - End of Year	\$ -

See accompanying notes to financial statements.

**Connerton East Community Development District**  
**RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$	-
<p>Governmental funds report capital outlay as expenditures. In the Statement of Activities, the cost of these assets is allocated over their estimated useful lives as depreciation/amortization. This is the amount that depreciation/amortization, \$(11,127), was exceeded by right-to-use leased infrastructure, \$445,079, in the current year.</p>		
		433,952
<p>Proceeds from initiation of leases are recognized as an other financing source at the fund level, but increase liabilities at the government-wide level.</p>		
		(445,079)
<p>Repayments of principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position.</p>		
		<u>8,108</u>
Change in Net Position of Governmental Activities	\$	<u><u>(3,019)</u></u>

See accompanying notes to financial statements.



**Connerton East Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Developer contributions	\$ 285,000	\$ 285,000	\$ 131,027	\$ (153,973)
Expenditures				
Current				
General government	115,000	115,000	80,421	34,579
Physical environment	170,000	170,000	479,776	(309,776)
Debt Service				
Principal	-	-	8,108	(8,108)
Interest			7,801	
Total Expenditures	<u>285,000</u>	<u>285,000</u>	<u>576,106</u>	<u>(283,305)</u>
Excess of revenue over/(under) expenditures	-	-	(445,079)	(445,079)
Other Financing Sources/(Uses)				
Initiation of lease	-	-	445,079	445,079
Net Change in Fund Balances	-	-	-	-
Fund Balances - Beginning of year	-	-	-	-
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying notes to financial statements.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 25, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Pasco County Ordinance #21-18 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Connerton East Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Connerton East Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the District's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company. Assignments are often temporary and normally the same formal action need not be taken to remove the assignment.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due. No debt service assessments have been levied in the District.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Net Position**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted, or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's bond covenants and other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**c. Capital Assets**

Capital assets are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**e. Leases**

The District determines if an arrangement is a lease at inception. Lessee arrangements for governmental funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position, however, these leases are not reflected in the fund financial statements since they are not payable from available resources. Lessee arrangements for proprietary funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position.

Payment for short-term leases with a lease term of twelve months or less are recognized as expenses as incurred. The District has a \$25,000 threshold, for total lease payments, for leases subject to GASB 87. Short-term leases and leases under the threshold are not included as lease liabilities or right-to-use lease assets on the Statement of Net Position. The right-to-use assets are amortized on a straight-line basis over the terms of the related leases.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**e. Leases (Continued)**

**Governmental Accounting Standards Board Statement No. 87**

The District implemented GASB Statement No. 87, Leases, which changes the accounting and financial reporting for leases. GASB Statement No. 87 defines a lease as a contract that conveys the right to use another entity's nonfinancial asset as specified in the contract for a period of time in an exchange or exchange-like transaction. Under GASB Statement No. 87, leases other than short-term leases, defined as having a maximum possible term of twelve months or less, are required to be recognized on the Statement of Net Position in the financial statements of the District. A lessee should recognize a lease liability and an intangible right-to-use leased asset, and a lessor should recognize a lease receivable and a deferred inflow of resources.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and cash equivalents.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$6,211 and the carrying value was \$5,972. Exposure to custodial credit risk was as follows: The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District currently holds no investments.

**NOTE C – LEASES**

In September 2022, the District entered into an agreement to lease streetlights for twenty years. Monthly payments under this agreement range from \$2,214.88 to \$2,750.00. The agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of future minimum lease payments as of the date of inception. In addition, in accordance with the implementation of GASB 87, the District has recorded a right-to-use asset for streetlights. The lease liability was measured at a discount rate of 4.25%, which is the District's incremental borrowing rate.



**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – LEASES (CONTINUED)**

The future minimum payments under this lease agreement and the present value of the minimum payments as of September 30, 2022, are as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2023	\$ 14,713	\$ 18,287
2024	15,351	17,649
2025	16,016	16,984
2026	16,710	16,290
2027	17,434	15,566
Thereafter	356,747	121,753
Totals	<u>\$ 436,971</u>	<u>\$ 206,529</u>

The District recorded a right-to-use leased asset for streetlights. Right-to-use asset activity for the year ended September 30, 2022, was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities</u>				
Right-to-use assets				
Streetlights	\$ -	\$ 445,079	\$ -	\$ 445,079
Less: accumulated amortization:				
Streetlights	-	(11,127)	-	(11,127)
Right-to-use Assets, Net	<u>\$ -</u>	<u>\$ 433,952</u>	<u>\$ -</u>	<u>\$ 433,952</u>

**NOTE D – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage since inception.

**NOTE E – ECONOMIC DEPENDENCY**

A substantial portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a materially adverse effect on the District. At September 30, 2022, all board members were employed by the Developer.

**Connerton East Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – SUBSEQUENT EVENT**

In February 2023, the District issued \$12,915,000 Special Assessment Bonds, Series 2023 to finance a portion of the Series 2023 Project.

In August 2023, the District accepted conveyances of certain tracts.



# Berger, Toombs, Elam, Gaines & Frank

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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Connerton East Community Development District  
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Connerton East Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 9, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Connerton East Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Connerton East Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Connerton East Community Development District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Connerton East Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Connerton East Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 9, 2023



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Connerton East Community Development District  
Pasco County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Connerton East Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated November 9, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated November 9, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Connerton East Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Connerton East Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Connerton East Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Connerton East Community Development District. It is management's responsibility to monitor the Connerton East Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Connerton East Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: N/A
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$88,939
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Connerton East Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The District was funded by developer contributions in the current year.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$0.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: No outstanding bonds.

To the Board of Supervisors  
Connerton East Community Development District

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 9, 2023

# Tab 4



# Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com  
www.jaymanenterprises.com

# Estimate

Date	Estimate #
12/12/2023	952

Name / Address
Connerton East CDD C/O Rizzetta & Co. 5844 Old Pasco Rd Wesley Chapel, FL. 33544

			Project
Description	Qty	Rate	Total
Monthly maintenance of additional Dog stations Located  2 at Connerton Blvd and Flourish Dr 1 at Firefly Trail 1 Behind the Mail kiosk at Greenbriar along the trail 1 in Greenleaf along the sidewalk on Flourish Dr extension  This will be in addition to Bellflower dog park section bringing the monthly cost to \$550.00  Any additional Dog Stations will be a cost of 60 per month.  Vendor includes all waste bags and doggie bags in pricing as the community will never need to purchase any materials to maintain Dog stations.		290.00	290.00
Client Signature		<b>Total</b>	\$290.00

# Tab 5

## CONNERTON EAST 219 AMENDMENT TO SOLAR LIGHTING EQUIPMENT LEASE

THIS AMENDMENT TO SOLAR LIGHTING EQUIPMENT LEASE (this “Amendment”), executed this 27th day of November, 2023 (the “Effective Date”), by and between **GIG FIBER, LLC**, a Delaware limited liability company (“Company”), whose address is 2502 N Rocky Point Drive, Ste. 1050, Tampa, FL 33607 and **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (“Customer”), whose address is 4600 West Cypress Street, Suite 200, Tampa, FL 33607.

### RECITALS

**WHEREAS**, Company and Customer entered into that certain Outdoor Solar Lighting Equipment Lease (the “Equipment Lease”), dated as of November 16, 2021, whereby Customer leased the Street Lights (as defined in the Equipment Lease) from Company;

**WHEREAS**, the Equipment Lease contemplated that Customer would lease **Fifty Nine (59)** Street Lights from Company; and

**WHEREAS**, Company and Customer wish to amend the Equipment Lease to memorialize the removal of **Ten (10)** Street Lights.

### AGREEMENTS

In consideration of the foregoing recitals, and for other good and valuable consideration, the receipt, sufficiency, and fairness of which are hereby acknowledged, and intending to be legally bound, the parties to this Amendment hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are expressly incorporated into this Amendment.

2. Lease of Street Lights. Section 1 of the Equipment Lease is hereby amended and restated as follows:

In consideration of the mutual covenants contained herein, Company agrees to lease to Customer, and Customer agrees to lease from Company, the **Forty Nine (49)** LED Solar Street Lights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures (all of which, together with accessories, attachments, and replacement parts, shall be referred to collectively herein as the “Street Lights” and individually as a “Street Light”), according to design, installation and construction plans and specifications prepared by Company and approved by Customer.

3. Additional Terms. Company and Customer acknowledge and agree that the Equipment Lease is in full force and effect and without modification, except as amended by this Amendment and any amendment previous hereto. The Equipment Lease in its original form is specifically incorporated by reference herein and made a part hereof.

4. Entire Agreement. Company and Customer acknowledge that this Amendment contains the entire agreement between the parties with respect to the modification of the Equipment Lease and supersedes and replaces any prior agreement and understandings between the parties, either oral or written, concerning this Amendment.

5. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of Company and Customer, and their respective successors and assigns.

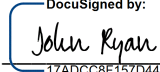
6. Counterpart Execution. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be delivered via facsimile, electronic mail or other transmission method, and may bear signatures affixed through .pdf or other software including without limitation any electronic signature platform complying with the U.S. federal ESIGN Act of 2000 (e.g., [www.docusign.com](http://www.docusign.com)); any counterpart so delivered shall be deemed to have been duly and validly executed and delivered and shall be valid and effective for all purposes.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their authorized representatives, as of the Effective Date.

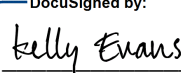
COMPANY:

**GIG FIBER, LLC,**  
a Delaware limited liability company

By:   
Name: John M. Ryan  
Title: Manager

CUSTOMER:

**CONNERTON EAST COMMUNITY  
DEVELOPMENT DISTRICT,**  
a local unit of special purpose government

By:   
Name: Kelly Evans  
Title: Director of Community Mgmt

## **Tab 6**



# MONTHLY REPORT

DECEMBER, 2023



**CONNERTON EAST CDD**

CAMPANULA CT  
LAND O LAKES, FL  
10 PONDS



219N

195

219S

Bellflower Townhomes

Little Bluestem Dr

Rivemile Creek

Connerton Elementary School

Google Earth

Image © 2023 Maxar Technologies



1000 ft



Prepared for: Debby Bayne Wallace

Prepared By: Devon Craig

## SUMMARY:

Cooler air temps will definitely slow growth down. Generally speaking water levels are still low.

Preventative treatments are still taking place as a result of the lack of summer rainfall. Overall ponds are looking good heading into December. Merry Christmas

November 16, 2023 at 8:44:47 AM



November 16, 2023 at 9:02:19 AM



November 16, 2023 at 8:56:00 AM



Pond #195 Treated for Algae and Shoreline Vegetation.

Pond #219N Treated for Algae and Shoreline Vegetation.

Pond #219S Treated for Algae and Shoreline Vegetation.

November 16, 2023 at 9:31:59 AM



November 16, 2023 at 9:28:28 AM



November 16, 2023 at 9:26:30 AM



Pond # Treated for Shoreline Vegetation.

Pond # Treated for Shoreline Vegetation.

Pond # Treated for Algae and Shoreline Vegetation.

November 16, 2023 at 9:21:28 AM



November 16, 2023 at 9:45:04 AM



November 16, 2023 at 10:56:54 AM



Pond # Treated for Algae and Shoreline Vegetation.

Pond # Treated for Algae and Shoreline Vegetation.

Pond # Treated for Algae and Shoreline Vegetation.

November 16, 2023 at 9:52:27 AM



Pond # Treated for Shoreline Vegetation.

# Tab 7



Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 13, 2024 @ 9:00am

# District Manager's Report

January 9

# 2024

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2023</u>
General Fund Cash & Investment Balance:	\$327,663
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	\$764,236
<b>Total Cash and Investment Balances:</b>	<b>\$1,091,899</b>
<b>General Fund Expense Variance:</b>	<b>\$104,382 Under Budget</b>

12/14/2023 DM Site Visit Report attached.

Hi Kelly/Chris,

Below are pictures and notes from my recent site visit. Overall, the trees, plants and sod are well maintained. **There is a very large ant hill to the left of the sidewalk as you walk to the dog park from the parking lot.**

Please let me know if you have any questions.

Thank you.

Debby

**Debby Wallace**

Regional Manager

813.933.5571 Ext: 8814

[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)

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

**Board Of Supervisors: In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the Management Office at (813) 933-5571.**

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.



Rizzetta & Company

Professionals in Community Management



New pet waste stations in Green Brian – Jeremy has started services.



Green Briar mail kiosk almost complete. Waiting for electric.



Green Briar path.





Along Little Bluestem Dr





Along Flourish Dr.









Bellflower entry well maintained. Jeremy recently repaired the entryway lighting.



Ponds and pond banks well maintained.



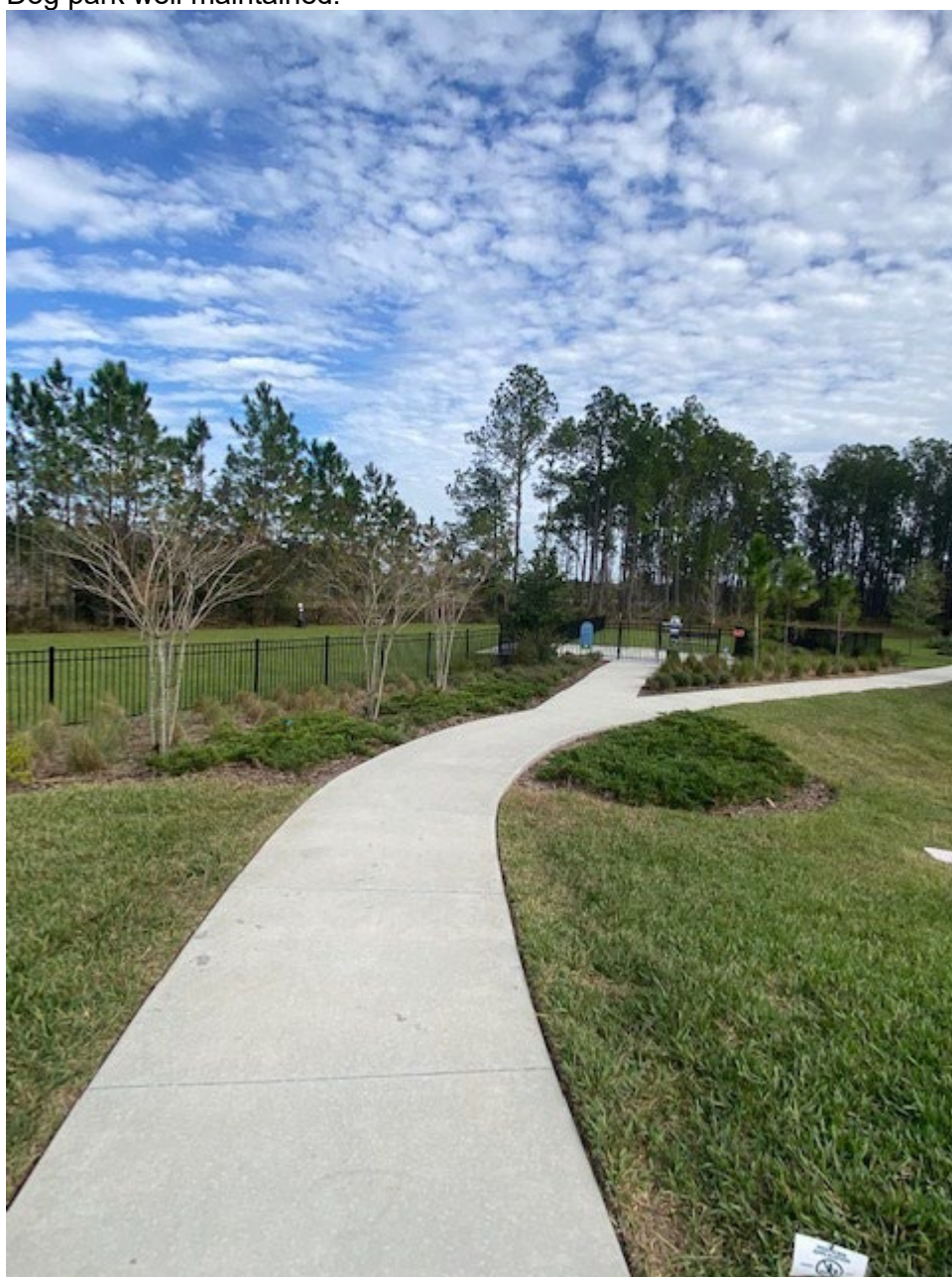
Mail kiosk pocket park along Violet Periwinkle Dr.



Roundabout at the dog park.



Dog park well maintained.



One large ant hill to the left as you walk to the dog park.









# Tab 8

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida (813) 944-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[Connertoneastcdd.org](http://Connertoneastcdd.org)

December 1, 2023

Homeowner  
22218 Storybrook Cabin Way  
Land O Lakes, FL 34637

RE: Connerton East Damage to District Property

Dear Homeowner:

Please remove the debris and repair the sod from your pool installation within thirty (30) days or the District shall hold you accountable for all costs associated with the removal of debris and sod repair, including any legal fees and costs incurred by the District.

If desired, you may contact the District Manager, Debby Wallace via phone at (813) 933-5571, or via email at [dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com) to discuss this matter further.

Sincerely,

*Debby Wallace*

Debby Wallace  
District Manager

cc: John Vericker, District Counsel  
Kelly Evans, Chairman

**From:** Debby Bayne-Wallace  
**Sent:** Monday, December 18, 2023 12:08 PM  
**To:** 'Family Abdo' <[familyabdo@icloud.com](mailto:familyabdo@icloud.com)>  
**Subject:** RE: [EXTERNAL]Fwd: 22218 Storybook Cabin Way

Hi Family,

Attached are photos. The report came to me on 11/30 from a vendor who was on site and found Jimenez Pools drove a truck down the walking path, doing damage to it and the sod. They were driving from your property. He tried to talk to the crew on site and was told off.

Can you please confirm that your vendor will not longer use CDD property as an access point to your yard?

Thank you.

**Debby Wallace**  
Regional Manager

813.933.5571 Ext: 8814  
[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)

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

**From:** Family Abdo <[familyabdo@icloud.com](mailto:familyabdo@icloud.com)>

**Subject:** RE: 22218 Storybook Cabin Way

**Date:** December 5, 2023 at 2:42:23 PM EST

**To:** [dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)

**Cc:** Roy Abdo <[royabdo@mac.com](mailto:royabdo@mac.com)>

Hi Debby,

We received a letter yesterday stating we had debris and damaged sod from our pool installation and that debris and sod needs to be replaced.

Can we get more clarification? Any work and equipment that is being used is within our property. We are just confused if we're to replace the sod prior to the pool being completed?

Please advise- Attached are pictures of our back yard.....

Thank you.

Family Abdo















