



Rizzetta & Company

Connerton East Community Development District

ConnertonEastcdd.org

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

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Rizzetta & Company

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

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll*	\$ 721,586
Off Roll*	\$ 90,300
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.	
TOTAL REVENUES	\$ 811,886
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 4,200
District Management	\$ 21,000
District Engineer	\$ 15,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 5,000
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 3,600
Accounting Services	\$ 19,200
Auditing Services	\$ 4,275
Arbitrage Rebate Calculation	\$ 500
Miscellaneous Mailings	\$ 2,500
Public Officials Liability Insurance	\$ 3,500
Legal Advertising	\$ 5,000
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and Email)	\$ 4,500
Legal Counsel	
District Counsel	\$ 15,000
Administrative Subtotal	\$ 125,450
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 5,000
Street Lights	\$ 141,600
Utility-Irrigation	\$ 5,000
Water-Sewer Combination Services	
Utility - Reclaimed	\$ 5,000
Stormwater Control	
Aquatic Maintenance	\$ 21,216
Mitigation Area Monitoring & Maintenance	\$ 5,000
Other Physical Environment	
General Liability Insurance	\$ 3,500
Property Insurance	\$ 15,000
Entry & Walls Maintenance	\$ 5,000
Fence Maintenance	\$ 5,000
Landscape & Irrigation Maintenance	\$ 400,000
Irrigation Repairs	\$ 5,000
Landscape - Mulch	\$ 22,000
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Dog Waste Station Supply and Maintenance	\$ 3,120
Contingency	
Miscellaneous Contingency	\$ 40,000
Field Operations Subtotal	\$ 686,436
TOTAL EXPENDITURES	\$ 811,886
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Connerton East Community Development District

Debt Service

Fiscal Year 2023/2024

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

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

Gross assessments \$916,416.85

Notes:

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

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

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

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

2022/2023 O&M Budget	\$465,600.00
2023/2024 O&M Budget	\$811,886.00

Total Difference	<u><u>\$346,286.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%

PLATTED

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

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

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

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

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

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

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

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

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

UNPLATTED

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

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

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

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

(3) Annual assessment that will appear on November 2023 Pasco County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and will exclude the county collection costs and early payment discounts.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Landscape Mulch: Expenditures related to mulch replacement.

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

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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