Rizzetta & Company

Connerton West
Community Development District

Board of Supervisors'
Regular Meeting
August 4, 2025

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994.1001

www.connertonwestcdd.org

Professionals in Community Management

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

District Board of Supervisors	Daniel Novak	Chairman
	Chris Kawalec	Vice Chairman
	Tyson Krutsinger	Assistant Secretary
	Roger Smith	Assistant Secretary
	John Ngerem	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Grace Kobitter	Kilinski/Van Wyk
District Engineer	Greg Woodcock	Cardno

All cellular phones must be placed on mute 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 813-994-1001. 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 WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

July 31, 2025

Revised Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, August 4, 2025, at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. BUSINESS ITEMS
- **A.** Public Hearing on Fiscal Year 2025-2026 Final Budget ..... Tab 1
  1. Consideration of Resolution 2025-10 Adopting Fiscal Year 2025-2026 Final Budget ..... Tab 2
- **B.** Public Hearing on Fiscal Year 2025-2026 Assessments
  1. Consideration of Resolution 2025-11; Levying O&M Assessments for Fiscal Year 2025-2026 ..... Tab 3
- **C.** Consideration of Resolution 2025-12; Setting the Meeting Schedule for Fiscal Year 2025-2026 ..... Tab 4
- **D.** Consideration of 2025-2026 Goals & Objectives Report ..... Tab 5
- **E.** Consideration of Erosion Repair Proposals ..... Tab 6
- **F.** Consideration of LLS Tax Solutions Inc., Engagement Letter ..... Tab 7
- **G.** Presentation of the Fountain King Image Report ..... Tab 8
- **H.** Ratification of Yellowstone Landscaping Amendment to Landscape Services Agreement ..... Tab 9
- **I.** Consideration of Temporary Access Agreements for Pool Construction (9097 Bella Vita Cir. & 9047 Pleasant Woods Dr.) ..... Tab 10

4. STAFF REPORTS
- **A.** District Engineer ..... Tab 11
- **B.** Presentation of Police Reports ..... Tab 12
- **C.** Aquatics Maintenance
  1. Presentation of Aquatic Report ..... Tab 13
- **D.** Landscaping Inspection Report
  1. Presentation of Field Inspection Service Report ..... Tab 14
  2. Presentation of Yellowstone's Landscaping Response Report ..... Tab 15
  3. Consideration of Yellowstone's Hurricane Preparation Proposal ..... Tab 16
  4. Consideration of Yellowstone's Proposals ..... Tab 17
- **E.** Irrigation Report
  1. Presentation of Irrigation Report ..... Tab 18
- **F.** Presentation of Property Maintenance Report ..... Tab 19

G. District Counsel
H. District Manager
1. Presentation of District Manager Report & Contract Log & Monthly Financials Statement ..... Tab 20

5. BUSINESS ADMINISTRATION
A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on July 7, 2025..... Tab 21
B. Consideration of Operation and Maintenance Expenditures for June 2025 ..... Tab 22
6. SUPERVISOR REQUESTS
7. ADJOURNEMENT

I 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,
Daryl Adams
Daryl Adams
District Manager

Tab 1

Proposed Budget
Connerton West Community Development District
General Fund
Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2025/2026	Prior Actuals: Actual FY 22/23	Prior Actuals: Actual FY 23/24	Comments
1										
2	**ASSESSMENT REVENUES**									
3										
4	***Special Assessments***									
5	Tax Roll*	$ 1,839,892	$ 1,839,892	$ 1,825,049	$ 14,843	$ 1,950,486	$ 125,437	$ 1,672,990.00	$ 1,767,818.00	
6	Off Roll*	$ 81,432	$ 108,576	$ 81,431	$ 27,145	$ 97,261	$ 15,830	$ 85,771.00	$ 79,440.00	
7										
8	**Assessment Revenue Subtotal**	**$ 1,921,324**	**$ 1,948,468**	**$ 1,906,480**	**$ 41,988**	**$ 2,047,747**	**$ 141,267**	**$ 1,758,761.00**	**$ 1,847,258.00**	
9										
10	**OTHER REVENUES**									
11										
12	***Interest Earnings***									
13	Interest Earnings	$ 21,994	$ 29,325	$ -	$ 29,325	$ -	$ -	$ 1,656.00	$ 10,052.00	Interest earn was $1,634 and insurance proceeds was $10,000.
14										
15	**Other Revenue Subtotal**	**$ 21,994**	**$ 29,325**	**$ -**	**$ 29,325**	**$ -**	**$ -**	**$ 1,656.00**	**$ 10,052.00**	
16										
17	**TOTAL REVENUES**	**$ 1,943,318**	**$ 1,977,793**	**$ 1,906,480**	**$ 71,313**	**$ 2,047,747**	**$ 141,267**	**$ 1,760,417.00**	**$ 1,857,310.00**	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.									
19										
20	**EXPENDITURES - ADMINISTRATIVE**									
21										
22	***Legislative***									
23	Supervisor Fees	$ 9,800	$ 13,067	$ 13,000	$ (67)	$ 13,000	$ -	$ 10,800.00	$ 10,600.00	12 Mtgs + one workshop
24	***Financial & Administrative***									
25	Accounting Services	$ 16,830	$ 22,440	$ 22,440	$ -	$ 22,440	$ -	$ 22,440.00	$ 22,440.00	No increase
26	Administrative Services	$ 4,437	$ 5,916	$ 5,916	$ -	$ 5,916	$ -	$ 5,916.00	$ 5,916.00	No increase
27	Arbitrage Rebate Calculation	$ 1,700	$ 1,700	$ 2,500	$ 800	$ 2,500	$ -	$ 500.00	$ 1,000.00	Per contract
28	Assessment Roll	$ 5,355	$ 5,355	$ 5,355	$ -	$ 5,355	$ -	$ 5,355.00	$ 5,355.00	No increase
29	Auditing Services	$ 3,600	$ 3,600	$ 4,475	$ 875	$ 4,475	$ -	$ 3,400.00	$ 3,500.00	Per contract-Not to exceed
30	Disclosure Report	$ 6,000	$ 6,000	$ 8,000	$ 2,000	$ 8,000	$ -	$ 8,000.00	$ 8,000.00	No increase
31	District Engineer	$ 49,335	$ 65,780	$ 50,000	$ (15,780)	$ 50,000	$ -	$ 97,575.00	$ 48,013.00	
32	District Management	$ 27,322	$ 36,429	$ 36,429	$ (0)	$ 36,429	$ -	$ 35,983.00	$ 36,429.00	No increase
33	Dues, Licenses & Fees	$ 175	$ 233	$ 500	$ 267	$ 500	$ -	$ 525.00	$ 275.00	
34	Financial & Revenue Collections	$ 4,016	$ 5,355	$ 5,355	$ 0	$ 5,355	$ -	$ 5,355.00	$ 5,355.00	No increase
35	Legal Advertising	$ 139	$ 185	$ 2,000	$ 1,815	$ 2,500	$ 500	$ 1,511.00	$ 2,404.00	Based on last year's actuals.
36	Miscellaneous Mailings	$ -	$ -	$ 500	$ 500	$ 2,560	$ 2,060	$ -	$ 2,560.00	Board Direction
37	Public Officials Liability Insurance	$ 3,609	$ 3,609	$ 3,710	$ 101	$ 4,500	$ 790	$ 3,259.00	$ 3,373.00	Board Direction
38	Tax Collector /Property Appraiser Fees	$ 643	$ 643	$ 150	$ (493)	$ 150	$ -	$ 150.00	$ 150.00	
39	Trustees Fees	$ 15,198	$ 15,198	$ 16,000	$ 802	$ 16,000	$ -	$ 22,022.00	$ 12,279.00	
40	Website Hosting, Maintenance, Backup & Email	$ 2,953	$ 3,937	$ 4,540	$ 603	$ 3,938	$ (602)	$ 3,638.00	$ 3,937.00	Per contract
41	***Legal Counsel***									
42	District Counsel	$ 50,091	$ 66,788	$ 60,000	$ (6,788)	$ 57,000	$ (3,000)	$ 52,532.00	$ 53,873.00	The average of the last two years plus the trend is $56,879.
43										
44	**Administrative Subtotal**	**$ 201,203**	**$ 256,236**	**$ 240,870**	**$ (15,366)**	**$ 240,618**	**$ (252)**	**$ 278,961.00**	**$ 225,459.00**	
45										
46	**EXPENDITURES - FIELD OPERATIONS**									
47										
48	***Law Enforcement***									
49	Deputy	$ 8,852	$ 11,803	$ 21,600	$ 9,797	$ 21,600	$ -	$ 7,850.00	$ 12,600.00	
50	***Electric Utility Services***									
51	Street Lights - Collector Roads	$ 57,524	$ 76,699	$ 82,615	$ 5,916	$ 82,615	$ -	$ 78,743.00	$ 77,015.00	
52	Street Lights - Neighborhood Roads	$ 147,920	$ 197,227	$ 212,440	$ 15,213	$ 212,440	$ -	$ 202,489.00	$ 198,037.00	
53	Utility Services	$ 35,264	$ 47,019	$ 42,570	$ (4,449)	$ 43,800	$ 1,230	$ 43,914.00	$ 38,066.00	Based on trend
54	***Water-Sewer Combination Services***									
55	Utility Services	$ 1,686	$ 2,248	$ 10,500	$ 8,252	$ 10,500	$ -	$ 3,579.00	$ 7,014.00	
56	***Stormwater Control***									
57	Aquatic Maintenance	$ 46,026	$ 61,368	$ 61,368	$ -	$ 61,368	$ -	$ 61,114.00	$ 75,336.00	No increase

Proposed Budget
Connerton West Community Development District
General Fund
Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2025/2026	Prior Actuals: Actual FY 22/23	Prior Actuals: Actual FY 23/24	Comments
58	Mitigation Area Monitoring & Maintenance	$ 27,300	$ 36,400	$ 46,000	$ 9,600	$ 46,000	$ -	$ -	$ 46,661.00	Phase 1 is 16,400 for the year and Phase 2 is 30.000 for the year. Per contract
59	Stormwater Assessment	$ 91	$ 91	$ 100	$ 9	$ 100	$ -	$ 98.00	$ 92.00	
60	Stormwater System Maintenance	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ -	$ 8,400.00	
61	Water Quality Testing	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -	$ -	$ -	
62	Wetland Monitoring & Maintenance	$ 7,026	$ 9,368	$ 4,000	$ (5,368)	$ 4,000	$ -	$ 8,750.00	$ -	Per contract
63	***Other Physical Environment***									
64	Conservation Cutbacks	$ -	$ -	$ 7,500	$ 7,500	$ 7,500	$ -	$ -	$ 2,850.00	
65	Entry & Walls Maintenance	$ 22,232	$ 29,643	$ 4,000	$ (25,643)	$ 10,000	$ 6,000	$ -	$ 16,919.00	Board Direction
66	General Liability Insurance	$ 4,267	$ 4,267	$ 4,387	$ 120	$ 5,000	$ 613	$ 3,853.00	$ 3,988.00	Board Direction
67	Holiday Decorations	$ 10,000	$ 13,333	$ 10,000	$ (3,333)	$ 10,000	$ -	$ 10,000.00	$ 10,000.00	
68	Irrigation Filters	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	$ -	$ -	
69	Irrigation Maintenance	$ 87,484	$ 116,645	$ 131,250	$ 14,605	$ 131,250	$ -	$ 115,060.00	$ 119,455.00	
70	Irrigation Repairs	$ 51,580	$ 68,773	$ 62,000	$ (6,773)	$ 62,000	$ -	$ 52,119.00	$ 62,026.00	The average of the last two years plus the trend is $55,907
71	Landscape - Annuals	$ 24,957	$ 33,276	$ 52,000	$ 18,724	$ 52,000	$ -	$ 31,304.00	$ 63,179.00	Board Direction
72	Landscape - Mulch	$ -	$ -	$ 48,000	$ 48,000	$ 65,000	$ 17,000	$ 90,178.00	$ -	Board Direction
73	Landscape Inspection Services	$ 8,938	$ 11,917	$ 13,425	$ 1,508	$ 14,625	$ 1,200	$ 9,600.00	$ 12,550.00	This includes the increase plus the additional services during the busy growth season.
74	Landscape Maintenance	$ 401,764	$ 535,685	$ 550,000	$ 14,315	$ 650,000	$ 100,000	$ 439,120.00	$ 534,144.00	Board Direction
75	Landscape Replacement Plants, Shrubs, Trees	$ 40,293	$ 53,723	$ 22,400	$ (31,323)	$ 22,400	$ -	$ 15,944.00	$ 66,426.00	
76	Property Insurance	$ 11,874	$ 11,874	$ 12,741	$ 867	$ 15,000	$ 2,259	$ 8,476.00	$ 11,203.00	Board Direction
77	Street Light Deposit Bond	$ 5,042	$ 6,723	$ 7,400	$ 677	$ 7,500	$ 100	$ 6,003.00	$ 7,458.00	Based on last year actuals.
78	***Road & Street Facilities***									
79	Pressure Washing Sidewalks	$ 2,600	$ 3,467	$ 35,000	$ 31,533	$ 35,000	$ -	$ 10,494.00	$ 10,188.00	
80	Roadway Repair & Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -	$ -	$ 1,800.00	
81	Sidewalk Repair & Maintenance	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ -	$ 13,330.00	
82	Street Light Decorative Light Maintenance	$ 4,213	$ 5,617	$ 1,500	$ (4,117)	$ 1,500	$ -	$ -	$ -	
83	Street Sign Repair & Replacement	$ 10,805	$ 14,406	$ 5,000	$ (9,406)	$ 5,000	$ -	$ 659.00	$ 3,211.00	
84	***Parks & Recreation***									
85	Fountain Repairs	$ 1,271	$ 1,695	$ 500	$ (1,195)	$ 500	$ -	$ -	$ -	
86	Fountain Service Contract	$ 3,615	$ 4,820	$ 3,000	$ (1,820)	$ 5,330	$ 2,330	$ 2,750.00	$ 4,913.00	Per contract
87	Independent Banners Contract	$ 5,965	$ 7,953	$ 3,900	$ (4,053)	$ 3,900	$ -	$ -	$ -	Per contract
88	Management Contract	$ 78,454	$ 104,605	$ 101,314	$ (3,291)	$ 108,601	$ 7,287	$ 82,599.00	$ 97,786.00	Proposed contract
89	Miscellaneous Expense (storage/media room)	$ 19,121	$ 25,495	$ 2,000	$ (23,495)	$ 2,000	$ -	$ 6,035.00	$ 20,834.00	Includes wifi, tablet service for maintenance, and debit card
90	Pedestrian Bridge/Boardwalk Maintenance	$ 1,204	$ 1,605	$ 5,000	$ 3,395	$ 5,000	$ -	$ 4,200.00	$ -	
91	Playground Equipment and Maintenance	$ 11,910	$ 15,880	$ 2,500	$ (13,380)	$ 7,500	$ 5,000	$ 2,828.00	$ 3,610.00	Board Direction
92	Playground Mulch	$ -	$ -	$ 7,500	$ 7,500	$ 7,500	$ -	$ 1,100.00	$ 3,354.00	
93	Vehicle	$ 801	$ 1,068	$ 8,000	$ 6,932	$ 6,500	$ (1,500)	$ -	$ 23,380.00	Board Direction
94	Wildlife Management Services	$ 7,200	$ 9,600	$ 9,600	$ -	$ 9,600	$ -	$ 9,670.00	$ 9,600.00	Per contract
95	***Contingency***									
96	Miscellaneous Expense (storage/etc)	$ 23,154	$ 30,872	$ 30,000	$ (872)	$ 30,000	$ -	$ 33,007.00	$ 51,621.00	2 nameplates, Balance for the Freestanding Metal $7,265, and Lou Phillips Painting $12,266
97										
98	**Field Operations Subtotal**	**$ 1,170,433**	**$ 1,555,166**	**$ 1,665,610**	**$ 110,444**	**$ 1,807,129**	**$ 141,519**	**$ 1,341,536**	**$ 1,617,046**	
99										
100	**TOTAL EXPENDITURES**	**$ 1,371,636**	**$ 1,811,402**	**$ 1,906,480**	**$ 95,078**	**$ 2,047,747**	**$ 141,267**	**$ 1,620,497**	**$ 1,842,505**	
101										
102	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 571,682**	**$ 166,391**	**$ -**	**$ 166,391**	**$ -**	**$ -**	**$ 139,920**	**$ 14,805**	

Proposed Budget
Connerton West Community Development District
Reserve Fund
Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll*	$ 36,000	$ 36,000	$ 36,000	$ -	$ 50,000	$ 14,000	
6	Off Roll*	$ -	$ -	$ -	$ -	$ -	$ -	
7								
8	**Assessment Revenue Subtotal**	**$ 36,000**	**$ 36,000**	**$ 36,000**	**$ -**	**$ 50,000**	**$ 14,000**	
9								
10	**OTHER REVENUES**							
11								
12	Interest Earnings	$ 20,642	$ 27,523	$ -	$ 27,523	$ -	$ -	
13	Carry Forward Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	
14								
15	**Other Revenue Subtotal**	**$ 20,642**	**$ 27,523**	**$ -**	**$ 27,523**	**$ -**	**$ -**	
16								
17	**TOTAL REVENUES**	**$ 56,642**	**$ 63,523**	**$ 36,000**	**$ 27,523**	**$ 50,000**	**$ 14,000**	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
19								
20	**EXPENDITURES**							
21								
22	***Contingency***							
23	Capital Reserves	$ 329,838	$ 439,785	$ 36,000	$ (403,785)	$ 50,000	$ 14,000	
24								
25	**TOTAL EXPENDITURES**	**$ 329,838**	**$ 439,785**	**$ 36,000**	**$ (403,785)**	**$ 50,000**	**$ 14,000**	
26								
27	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ (273,196)**	**$ (376,262)**	**$ -**	**$ (376,262)**	**$ -**	**$ -**	
28								

Connerton West Community Development District
Debt Service
Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	Budget for 2025/2026
REVENUES					
Special Assessments					
Net Special Assessments [1]	$627,010.06	$292,753.44	$272,160.74	$134,159.00	$1,326,083.24
TOTAL REVENUES	**$627,010.06**	**$292,753.44**	**$272,160.74**	**$134,159.00**	**$1,326,083.24**
EXPENDITURES					
Administrative					
Debt Service Obligation	$627,010.06	$292,753.44	$272,160.74	$134,159.00	$1,326,083.24
Administrative Subtotal	**$627,010.06**	**$292,753.44**	**$272,160.74**	**$134,159.00**	**$1,326,083.24**
TOTAL EXPENDITURES	**$627,010.06**	**$292,753.44**	**$272,160.74**	**$134,159.00**	**$1,326,083.24**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$1,409,648.62**

Notes:

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

[1] Maximum Annual Debt Service less Prepaid Assessments received

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & STREET LIGHT ASSESSMENT TABLE

2025/2026 O&M Budget:		$2,097,747.00	**2024/2025 O&M Budget:**	$1,942,480.00
Collection Cost :	**2%**	$44,632.91	**2025/2026 O&M Budget:**	$2,097,747.00
Early Payment Discount :	**4%**	$89,265.83		
2025/2026 Total:		**$2,231,645.74**	**Total Difference:**	**$155,267.00**

COMMUNITY BREAKDOWN		FY 2024/2025 PER LOT ANNUAL ASSESSMENT			FY 2025/2026 PER LOT ANNUAL ASSESSMENT			PROPOSED INCREASE / DECREASE	
LOT SIZE	**UNITS**	**O&M**	**STREET LIGHT**	**TOTAL**	**O&M**	**STREET LIGHT**	**TOTAL**	**$**	**%**
Single Family 55	82	$980.45	$134.16	**$1,114.61**	$1,063.37	$134.16	**$1,197.53**	$82.92	7.44%
Single Family 65	82	$1,180.17	$161.49	**$1,341.66**	$1,279.98	$161.49	**$1,441.47**	$99.81	7.44%
Single Family 75	46	$1,343.57	$183.84	**$1,527.41**	$1,457.21	$183.84	**$1,641.05**	$113.64	7.44%
Single Family 90	54	$1,634.08	$223.60	**$1,857.68**	$1,772.29	$223.60	**$1,995.89**	$138.21	7.44%
Commercial [(1)]	21.75	$290.50	$0.00	**$290.50**	$315.08	$0.00	**$315.08**	$24.58	8.46%
Single Family 45	55	$817.04	$111.80	**$928.84**	$886.14	$111.80	**$997.94**	$69.10	7.44%
Single Family 55	255	$980.45	$134.16	**$1,114.61**	$1,063.37	$134.16	**$1,197.53**	$82.92	7.44%
Single Family 65	186	$1,180.17	$161.49	**$1,341.66**	$1,279.98	$161.49	**$1,441.47**	$99.81	7.44%
Single Family 75	68	$1,343.57	$183.84	**$1,527.41**	$1,457.21	$183.84	**$1,641.05**	$113.64	7.44%
Apartments	264	$363.13	$0.00	**$363.13**	$393.84	$0.00	**$393.84**	$30.71	8.46%
Single Family 45	26	$817.04	$111.80	**$928.84**	$886.14	$111.80	**$997.94**	$69.10	7.44%
Single Family 45	156	$817.04	$111.80	**$928.84**	$886.14	$111.80	**$997.94**	$69.10	7.44%
Single Family 55	15	$980.45	$134.16	**$1,114.61**	$1,063.37	$134.16	**$1,197.53**	$82.92	7.44%
Single Family 65	13	$1,180.17	$161.49	**$1,341.66**	$1,279.98	$161.49	**$1,441.47**	$99.81	7.44%
Single Family 75	36	$1,343.57	$183.84	**$1,527.41**	$1,457.21	$183.84	**$1,641.05**	$113.64	7.44%
Single Family 40	80	$726.26	$99.38	**$825.64**	$787.69	$99.38	**$887.07**	$61.43	7.44%
Single Family 50	66	$907.82	$124.22	**$1,032.04**	$984.60	$124.22	**$1,108.82**	$76.78	7.44%
Single Family 60	58	$1,089.39	$149.06	**$1,238.45**	$1,181.52	$149.06	**$1,330.58**	$92.13	7.44%
Single Family 70	55	$1,270.95	$173.91	**$1,444.86**	$1,378.45	$173.91	**$1,552.36**	$107.50	7.44%
Single Family 40	107	$726.26	$99.38	**$825.64**	$787.69	$99.38	**$887.07**	$61.43	7.44%
Single Family 50	106	$907.82	$124.22	**$1,032.04**	$984.60	$124.22	**$1,108.82**	$76.78	7.44%
Single Family 60	61	$1,089.39	$149.06	**$1,238.45**	$1,181.52	$149.06	**$1,330.58**	$92.13	7.44%
Total Platted	**1892.75**								
Commercial [(1)]	56.5	$1,533.26	$0.00	**$1,533.26**	$1,831.32	$0.00	**$1,831.32**	$298.06	19.44%
Total Unplatted	**56.5**								
Total Community	**1949.25**								

[(1)] 1 commercial unit represents 1,000 square feet

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & STREETLIGHT ASSESSMENT SCHEDULE

Total O&M Budget		$2,097,747.00
Collection Costs	2%	$44,632.91
Early Payment Discount	4%	$89,265.83
Total O&M Assessment		$2,231,645.74

Total Admin Budget		$240,618.00
Collection Costs	2%	$5,119.53
Early Payment Discount	4%	$10,239.06
Total O&M Assessment	6.43%	$255,976.60

Platted Field		$1,549,659.00
Collection Costs	2%	$32,971.47
Early Payment Discount	4%	$65,942.94
Total O&M Assessment	6.43%	$1,648,573.40

Unplatted Field		$95,030.00
Collection Costs	2%	$2,021.91
Early Payment Discount	4%	$4,043.83
Total O&M Assessment	6.43%	$101,095.74

Parcel Streetlight		$212,440.00
Collection Costs	2%	$4,520.00
Early Payment Discount	4%	$9,040.00
Total Streetlight Assessment	6%	$226,000.00

UNITS ASSESSED						ALLOCATION OF ADMIN O&M ASSESSMENT			ALLOCATION OF PLATTED FIELD O&M ASSESSMENT			ALLOCATION OF UNPLATTED FIELD O&M ASSESSMENT			ALLOCATION OF PARCEL STREETLIGHT ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
LOT SIZE	EAU Factor	O&M	Total EAU's	STREET LIGHT	Total EAU's	% Total EAU's	Admin Per Product	Admin Per Lot	% Total EAU's	Field Per Product	Platted Field Per Lot	% Total EAU's	Field Per Product	Unplatted Field Per Lot	% Total EAU's	Parcel SL Per Product	Parcel SL Per Lot	O&M	STREET LIGHTS	TOTAL
Single Family 55	1.350	82	110.70	82	110.70	4.54%	$11,625.28	$141.77	4.58%	$75,571.28	$921.60	0.00%	$0.00	$0.00	4.87%	$11,000.88	$134.16	$1,063.37	$134.16	$1,197.53
Single Family 65	1.625	82	133.25	82	133.25	5.47%	$13,993.39	$170.65	5.52%	$90,965.43	$1,109.33	0.00%	$0.00	$0.00	5.86%	$13,241.80	$161.49	$1,279.98	$161.49	$1,441.47
Single Family 75	1.850	46	85.10	46	85.10	3.49%	$8,936.86	$194.28	3.52%	$58,094.99	$1,262.93	0.00%	$0.00	$0.00	3.74%	$8,456.86	$183.84	$1,457.21	$183.84	$1,641.05
Single Family 90	2.250	54	121.50	54	121.50	4.98%	$12,759.45	$236.29	5.03%	$82,944.08	$1,536.00	0.00%	$0.00	$0.00	5.34%	$12,074.14	$223.60	$1,772.29	$223.60	$1,995.89
Commercial [1]	0.400	21.75	8.70	0	0.00	0.36%	$913.64	$42.01	0.36%	$5,939.21	$273.07	0.00%	$0.00	$0.00	0.00%	$0.00	$0.00	$315.08	$0.00	$315.08
Single Family 45	1.125	55	61.88	55	61.88	2.54%	$6,497.87	$118.14	2.56%	$42,240.04	$768.00	0.00%	$0.00	$0.00	2.72%	$6,148.87	$111.80	$886.14	$111.80	$997.94
Single Family 55	1.350	255	344.25	255	344.25	14.12%	$36,151.77	$141.77	14.26%	$235,008.24	$921.60	0.00%	$0.00	$0.00	15.14%	$34,210.05	$134.16	$1,063.37	$134.16	$1,197.53
Single Family 65	1.625	186	302.25	186	302.25	12.40%	$31,741.10	$170.65	12.52%	$206,336.21	$1,109.33	0.00%	$0.00	$0.00	13.29%	$30,036.28	$161.49	$1,279.98	$161.49	$1,441.47
Single Family 75	1.850	68	125.80	68	125.80	5.16%	$13,211.02	$194.28	5.21%	$85,879.55	$1,262.93	0.00%	$0.00	$0.00	5.53%	$12,501.45	$183.84	$1,457.21	$183.84	$1,641.05
Apartments	0.500	264	132.00	0	0.00	5.42%	$13,862.12	$52.51	5.47%	$90,112.09	$341.33	0.00%	$0.00	$0.00	0.00%	$0.00	$0.00	$393.84	$0.00	$393.84
Single Family 45	1.125	26	29.25	26	29.25	1.20%	$3,071.72	$118.14	1.21%	$19,968.02	$768.00	0.00%	$0.00	$0.00	1.29%	$2,906.74	$111.80	$886.14	$111.80	$997.94
Single Family 45	1.125	156	175.50	156	175.50	7.20%	$18,430.31	$118.14	7.27%	$119,808.12	$768.00	0.00%	$0.00	$0.00	7.72%	$17,440.42	$111.80	$886.14	$111.80	$997.94
Single Family 55	1.350	15	20.25	15	20.25	0.83%	$2,126.57	$141.77	0.84%	$13,824.01	$921.60	0.00%	$0.00	$0.00	0.89%	$2,012.36	$134.16	$1,063.37	$134.16	$1,197.53
Single Family 65	1.625	13	21.13	13	21.13	0.87%	$2,218.46	$170.65	0.87%	$14,421.35	$1,109.33	0.00%	$0.00	$0.00	0.93%	$2,099.31	$161.49	$1,279.98	$161.49	$1,441.47
Single Family 75	1.850	36	66.60	36	66.60	2.73%	$6,994.07	$194.28	2.76%	$45,465.65	$1,262.93	0.00%	$0.00	$0.00	2.93%	$6,618.42	$183.84	$1,457.21	$183.84	$1,641.05
Single Family 40	1.000	80	80.00	80	80.00	3.28%	$8,401.28	$105.02	3.31%	$54,613.39	$682.67	0.00%	$0.00	$0.00	3.52%	$7,950.05	$99.38	$787.69	$99.38	$887.07
Single Family 50	1.250	66	82.50	66	82.50	3.38%	$8,663.82	$131.27	3.42%	$56,320.06	$853.33	0.00%	$0.00	$0.00	3.63%	$8,198.49	$124.22	$984.60	$124.22	$1,108.82
Single Family 60	1.500	58	87.00	58	87.00	3.57%	$9,136.40	$157.52	3.60%	$59,392.06	$1,024.00	0.00%	$0.00	$0.00	3.83%	$8,645.68	$149.06	$1,181.52	$149.06	$1,330.58
Single Family 70	1.750	55	96.25	55	96.25	3.95%	$10,107.79	$183.78	3.99%	$65,706.73	$1,194.67	0.00%	$0.00	$0.00	4.23%	$9,564.90	$173.91	$1,378.45	$173.91	$1,552.36
Single Family 40	1.000	107	107.00	107	107.00	4.39%	$11,236.72	$105.02	4.43%	$73,045.41	$682.67	0.00%	$0.00	$0.00	4.70%	$10,633.19	$99.38	$787.69	$99.38	$887.07
Single Family 50	1.250	106	132.50	106	132.50	5.44%	$13,914.63	$131.27	5.49%	$90,453.43	$853.33	0.00%	$0.00	$0.00	5.83%	$13,167.27	$124.22	$984.60	$124.22	$1,108.82
Single Family 60	1.500	61	91.50	61	91.50	3.75%	$9,608.97	$157.52	3.79%	$62,464.06	$1,024.00	0.00%	$0.00	$0.00	4.02%	$9,092.87	$149.06	$1,181.52	$149.06	$1,330.58
Total Platted		**1892.75**	**2414.90**	**1607.00**	**2274.20**	**99.07%**	**$253,603.23**		**100.00%**	**$1,648,573.40**		**0.00%**	**$0.00**		**100.00%**	**$226,000.00**				
Commercial [1]	0.400	56.5	22.60	0	0.00	0.93%	$2,373.36	$42.01	0.00%	$0.00	$0.00	100.00%	$101,095.74	$1,789.31	0.00%	$0.00	$0.00	$1,831.32	$0.00	$1,831.32
Total Unplatted		**56.5**	**22.60**	**0**	**0.00**	**0.93%**	**$2,373.36**		**0.00%**	**$0.00**		**100.00%**	**$101,095.74**		**0.00%**	**$0.00**				
Total Community		**1949.25**	**2437.50**	**1607.00**	**2274.20**	**100.00%**	**$255,976.60**		**100.00%**	**$1,648,573.40**		**100.00%**	**$101,095.74**		**100.00%**	**$226,000.00**				
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)							($15,358.60)			($98,914.40)			($6,065.74)			($13,560.00)				
Net Revenue to be Collected							**$240,618.00**			**$1,549,659.00**			**$95,030.00**			**$212,440.00**			

[1] **1 commercial unit represents 1,000 square feet**

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED					TOTAL DEBT SERVICE PER BOND SERIES				PER LOT ANNUAL ASSESSMENT				
	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	Series 2018 (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	
LOT SIZE	Debt Service [1]	Debt Service [1]	Debt Service [1]	Debt Service [1]	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service [2]	Debt Service [2]	Debt Service [2]	Debt Service [2]	TOTAL
Single Family 55	82	0	0	0	$53,307.38	$0.00	$0.00	$0.00	**$650.09**	$0.00	$0.00	$0.00	**$650.09**
Single Family 65	79	0	0	0	$61,819.08	$0.00	$0.00	$0.00	**$782.52**	$0.00	$0.00	$0.00	**$782.52**
Single Family 75	46	0	0	0	$40,979.56	$0.00	$0.00	$0.00	**$890.86**	$0.00	$0.00	$0.00	**$890.86**
Single Family 90	52	0	0	0	$56,340.96	$0.00	$0.00	$0.00	**$1,083.48**	$0.00	$0.00	$0.00	**$1,083.48**
Commercial	21.75	0	0	0	$15,710.68	$0.00	$0.00	$0.00	**$722.33**	$0.00	$0.00	$0.00	**$722.33**
Single Family 45	54	0	0	0	$32,923.80	$0.00	$0.00	$0.00	**$609.70**	$0.00	$0.00	$0.00	**$609.70**
Single Family 55	237	0	0	0	$173,398.68	$0.00	$0.00	$0.00	**$731.64**	$0.00	$0.00	$0.00	**$731.64**
Single Family 65	186	0	0	0	$163,806.48	$0.00	$0.00	$0.00	**$880.68**	$0.00	$0.00	$0.00	**$880.68**
Single Family 75	68	0	0	0	$68,178.16	$0.00	$0.00	$0.00	**$1,002.62**	$0.00	$0.00	$0.00	**$1,002.62**
Single Family 45	0	0	0	156	$0.00	$0.00	$0.00	$87,964.08	$0.00	$0.00	$0.00	**$563.87**	**$563.87**
Single Family 55	0	0	0	15	$0.00	$0.00	$0.00	$10,337.66	$0.00	$0.00	$0.00	**$689.18**	**$689.18**
Single Family 65	0	0	0	13	$0.00	$0.00	$0.00	$10,588.27	$0.00	$0.00	$0.00	**$814.48**	**$814.48**
Single Family 75	0	0	0	36	$0.00	$0.00	$0.00	$33,832.34	$0.00	$0.00	$0.00	**$939.79**	**$939.79**
Single Family 40	0	80	0	0	$0.00	$72,000.00	$0.00	$0.00	$0.00	**$900.00**	$0.00	$0.00	**$900.00**
Single Family 50	0	66	0	0	$0.00	$74,250.00	$0.00	$0.00	$0.00	**$1,125.00**	$0.00	$0.00	**$1,125.00**
Single Family 60	0	58	0	0	$0.00	$78,300.00	$0.00	$0.00	$0.00	**$1,350.00**	$0.00	$0.00	**$1,350.00**
Single Family 70	0	55	0	0	$0.00	$86,625.00	$0.00	$0.00	$0.00	**$1,575.00**	$0.00	$0.00	**$1,575.00**
Single Family 40	0	0	107	0	$0.00	$0.00	$87,526.00	$0.00	$0.00	$0.00	**$818.00**	$0.00	**$818.00**
Single Family 50	0	0	106	0	$0.00	$0.00	$108,438.00	$0.00	$0.00	$0.00	**$1,023.00**	$0.00	**$1,023.00**
Single Family 60	0	0	61	0	$0.00	$0.00	$74,847.00	$0.00	$0.00	$0.00	**$1,227.00**	$0.00	**$1,227.00**
Total Platted	**825.75**	**259**	**274**	**220**	**$666,464.78**	**$311,175.00**	**$270,811.00**	**$142,722.34**					
Commercial	0	0	56.5	0	$0.00	$0.00	$18,475.50	$0.00	$0.00	$0.00	**$327.00**	$0.00	**$327.00**
Total Unplatted	**0**	**0**	**56.5**	**0**	**$0.00**	**$0.00**	**$18,475.50**	**$0.00**					
Total Community	**825.75**	**259**	**330.5**	**220**	**$666,464.78**	**311,175.00**	**$289,286.50**	**$142,722.34**					
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)					**$39,454.71**	**$18,421.56**	**$17,125.76**	**$8,563.34**					
Net Revenue to be Collected					**$627,010.06**	**$292,753.44**	**$272,160.74**	**$134,159.00**					

[1] **Reflects the number of total lots with Series 2018A, 2018-1, 2006A-2, and 2025 debt outstanding.**

[2] **Annual debt service assessment per lot adopted in connection with the Series 2018A, 2018-1, 2006A-2, and 2025 bond issuances. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.**

Tab 2

RESOLUTION 2025-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Connerton West Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Connerton West Community Development District for the Fiscal Year Ending September 30, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE FUNDS	$_____
SERIES 2006A-2	$_____
SERIES 2018-1	$_____
SERIES 2018 (REFUNDING)	$_____
SERIES 2025 (REFUNDING)	$_____
CAPITAL PROJECTS FUNDS	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST 2025.

ATTEST:

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Tab 3

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A** and **B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST 2025.

ATTEST:

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Tab 4

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Connerton West Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2025.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

CHAIRMAN / VICE-CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 6, 2025

November 3, 2025

December 1, 2025

January 5, 2026

February 2, 2026

March 2, 2026

April 6, 2026

May 4, 2026

June 1, 2026

July 6, 2026

August 3, 2026

September 7, 2026 – (Labor Day)

All meetings will convene at 4:00 p.m., at the Connerton West Clubhouse, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Tab 5

CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

Goals and Objectives

Fiscal Year 2025-2026

Adopted: August 2025

Connerton West Community Development District

Goals, Objectives,
Performance Measures, & Annual Reporting

Fiscal Year 2025-2026

1. FINANCIAL AND ADMINISTRATIVE GOALS

Goal 1.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

Measurement: The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 1.2 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 2.1 Public Meetings Compliance

Objective: Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) regular board meetings were held during the fiscal year.

Achieved: Yes □ No □

Goal 2.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

3. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 3.1 District Infrastructure and Facilities Inspections

Objective: Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

Measurement: Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

Standard: Public Facilities Report finalized within the Fiscal Year.

Achieved: Yes □ No □

Goal 3.2 Reserve Study

Objective: Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

Measurement: A minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

Standard: A minimum of one (1) review by the Board of Supervisors.

Achieved: Yes No

Tab 6

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891

Braydon Woodcock

Bill to
Stantec
20215 Cortez Blvd
Brooksville, FL 34601

Ship to
Braydon Woodcock
20215 Cortez Blvd
Brooksville, FL 34601

Estimate details
Estimate no.: 1158
Estimate date: 06/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Location 1: Two areas of pond bank erosion. Erosion could be due to hydrant use. Recommend installing rip rap to expand a minimum of 5’ outside of the two eroded areas.	1	$9,900.00	$9,900.00
2.		**Service at**	Connerton CDD	1	$0.00	$0.00
				Total		**$9,900.00**

Accepted date **Accepted by**

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Connerton CDD
c/o Rizzetta

Ship to
Connerton CDD
c/o Rizzetta

Estimate details
Estimate no.: 2350
Estimate date: 06/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	Restore approximately 100 linear feet of pond bank with imported / reclaimed fill soils, geotextile liner, 6-12" limestone rip rap, and sod to match surroundings.	1	$17,400.00	$17,400.00

Total **$17,400.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

Tab 7

LLS Tax Solutions Inc.
1645 Sun City Center Plz., #5027
Sun City Center, Fl 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 26, 2025

Connerton West Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Connerton West Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $1,795,000 Connerton West Community Development District Capital Improvement Revenue Refunding Bond, Series 2025

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning May 7, 2025, through the period ending May 6, 2028, is $1,500, which is $500 each year. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.

- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).

- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: Linda L. Scott

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Connerton West Community Development District

By: _____

Print Name _____

Title _____

Date: _____

Tab 8

FountainKings
813-833-8610

Connerton CDD

July, 2025

Water Feature Refinish



After



Feature Running



After



After



Before



Before

Tab 9

AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT

THIS AMENDMENT ("**Amendment**") is made and entered into effective the 1st day of August 2025, by and between:

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established by rule of the Florida Land and Water Adjudicatory Commission and operating pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, and whose mailing address is c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "**District**"); and

YELLOWSTONE LANDSCAPE, INC., a Delaware corporation authorized to conduct business in the State of Florida, with an address of 3235 N. State Street, P.O. Box 849, Bunnell, Florida 32110 (the "**Contractor**," and together with District, the "**Parties**").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Landscape Maintenance Services Agreement*, dated August 1, 2023, ("**Agreement**"), which is incorporated herein by this reference; and

WHEREAS, pursuant to Section 6 of the Agreement, following the Initial Term, as defined in the Agreement, the Agreement may be renewed for three (3) additional one (1) year terms beginning each August 1; and

WHEREAS, pursuant to Section 25 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties desire to (a) acknowledge renewal of the Agreement for an additional one (1) year term; and (b) amend the compensation of the Landscape Maintenance Services, as defined in the Agreement; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Amendment.

SECTION 2. ACKNOWLEDGEMENT OF RENEWAL. The Parties acknowledge renewal of the Agreement for an additional one (1) year term expiring July 31, 2026.

SECTION 3. AMENDMENT OF THE AGREEMENT. Pursuant to Section 25 of the Agreement, the District and Contractor agree to amend the Agreement to increase the compensation for the Landscape Maintenance Services an additional One Hundred Ten Thousand Dollars ($110,000) per year from Five Hundred Thirty-Five Thousand, Six Hundred Eighty-Six Dollars ($535,686), for a new annual total not to exceed **Six Hundred Forty-Five Thousand, Six Hundred Eighty-Six Dollars ($645,686),** which shall be effective August 1, 2025, through July 31, 2026.

SECTION 4. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 3 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable except and limited to the terms amended herein.

SECTION 5. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 6. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have signed this Amendment to the Agreement effective the day and year first written above.

CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson/Vice Chairperson, Board of Supervisors
Date: 7-22-25

YELLOWSTONE LANDSCAPE, INC.,
a Delaware corporation

_____
By: _____
Its: _____
Date: _____

Tab 10

TEMPORARY ACCESS AGREEMENT

THIS TEMPORARY ACCESS AGREEMENT ("Agreement") is made and entered into this 18th day of July 2025 ("Effective Date"), by and between:

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established by rule of the Florida Land and Water Adjudicatory Commission and operating pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"), and

GARDENIA GLEN NEIGHBORHOOD ASSOCIATION INC., a Florida not-for-profit corporation, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "HOA"); and

MARK HOWARD AND PATRICIA DWYER-HOWARD, whose address is 9097 Bella Vita Circle, Land O' Lakes, Florida 34637 (together, the "Homeowner"); and

POOL PERFECTION LLC, a Florida limited liability company, with a mailing address of 9310 Ulmerton Road, Building 1, Suite 600, Largo, Florida 33771 (the "Pool Contractor").

WITNESSETH

WHEREAS, the District was established by rule of the Florida Land and Water Adjudicatory Commission for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the HOA is the owner of certain lands in Pasco County, Florida, including Tract L-34 as identified on that certain plat known as Connerton Village Two Parcel 201, recorded in Plat Book 68, Pages 6 et seq. in the Official Records of Pasco County, Florida ("Property"); and

WHEREAS, the HOA and the District previously entered into that certain Landscape Easement Agreement, whereby the HOA granted the District an easement over certain property within the District, including the Property, for purposes including but not limited to repair and maintenance by the District of certain landscape and irrigation improvements ("Improvements"); and

WHEREAS, Homeowner owns a parcel of land located at 9097 Bella Vita Circle, Land O' Lakes, Florida 34637, and located within the boundaries of the District, which is also identifiable as Block 41, Lot 9 on the plat known as Connerton Village Two Parcel 201, recorded in Plat Book 68, Pages 6 et seq. in the Official Records of Pasco County, Florida; and

WHEREAS, Homeowner has requested the HOA and the District's permission to use a portion of the Property identified in **Exhibit A** attached hereto and incorporated herein by reference ("Access Route") for the limited purpose of gaining access to Homeowner's lot for the

construction of a pool, and the District and the HOA are agreeable to granting such temporary access on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. GRANT OF ACCESS. The District and the HOA hereby grant to Homeowner and Pool Contractor temporary, non-exclusive access over and across the Access Route, for the limited purpose of Homeowner and Pool Contractor accessing Homeowner's lot to construct a pool, and subject to the terms and conditions herein:

a. Homeowner and Pool Contractor agree and acknowledge that the District and the HOA make no representations or warranties that the Access Route is sufficiently wide or suitable for Homeowner and Pool Contractor's needs. Regardless, Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized of the Access Route, the Property or other lands not encompassed within the scope of this Agreement.

b. Homeowner and Pool Contractor acknowledge that the Improvements, drainage improvements and other improvements may be located on the Access Route or on nearby property, and that Homeowner and Pool Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Section 5 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures.

c. The grant of authority herein is limited to the Access Route and no other.

d. Homeowner and Pool Contractor acknowledge and agree that no part of the Property or Access Route may be used to stockpile materials or equipment associated with construction of the pool.

e. Homeowner shall ensure no lien attaches to the Property, any Improvements located on said Property, or the District's property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor.

3. TERM. Unless extended as hereinafter provided, this Agreement shall terminate upon the earlier of (i) three (3) months from the Effective Date; (ii) such time as construction of the pool is complete, or (iii) notice of termination from the District to Homeowner and/or Pool Contractor. Homeowner and Pool Contractor may use the Access Route until the termination of this Agreement. Homeowner and Pool Contractor acknowledge that the permission granted herein

is given as an accommodation and is revocable and terminable at any time, with or without cause, upon written notice to Homeowner and/or Pool Contractor.

4. INDEMNIFICATION.

a. Homeowner and Pool Contractor, jointly and severally, agree to indemnify, defend and hold the District and the HOA harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, Pool Contractor or their agents, employees or independent contractors.

b. Homeowner and Pool Contractor agree that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. REPAIR OF DAMAGE. In the event that Homeowner, Pool Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Property or any of the Improvements located thereon or cause damage to the District's property or any improvements located thereon, or damage to any other person's property or improvements located thereon (together, the "Damage"), Homeowner and Pool Contractor, at Homeowner and Pool Contractor's cost and expense, jointly and severally, agree to bear financial responsibility for the cost of repairing said Damage to the District's satisfaction and returning the impacted property and/or improvements to their original or better condition. Within ten (10) days of the District and HOA's receipt of written notice from Homeowner that the pool construction is complete, the District and the HOA, through their designated representatives, shall inspect the Property and the Improvements, respectively, for any Damage. Should such Damage occur at any point during the term of this Agreement, or be discovered at any time after the termination of this Agreement, Homeowner and Pool Contractor may elect one of two options:

a. Repair of Damage. Homeowner and Pool Contractor may elect to directly engage maintenance professionals to repair the Damage, at their own cost and expense, jointly and severally. If this option is selected, the District and the HOA shall have the right to inspect the repairs to ensure that the Property and/or Improvements have been restored to their original condition and that the repairs are otherwise satisfactory in the District's or the HOA's reasonable discretion, as applicable. Said repairs must be completed within fifteen (15) days after receiving written notice of the occurrence of any such Damage. Any maintenance professional engaged to perform work on any District property and/or improvements must satisfy the insurance requirements and agree to the indemnification provisions stated herein.

b. Payment of Costs for Repair. Alternatively, Homeowner and Pool Contractor may elect to pay the District or the HOA, as applicable, the costs and expenses necessary to repair the Damage. If this option is selected, payment shall be due within fifteen (15) days of an invoice from the District or the HOA, as applicable,

for the cost and expenses associated with the work. If no response is received to a written notification of Damage or if Damage has not been repaired to the District's or the HOA's reasonable satisfaction, as applicable, within fifteen (15) days after receiving written notice of the occurrence of any such Damage, unless such time is reduced or extended by the District or the HOA, as applicable, Homeowner and Pool Contractor shall be deemed to have consented to the District's or the HOA's repair of said Damage and the District or the HOA, as applicable, shall proceed with the necessary repairs and invoice Homeowner and Pool Contractor, jointly and severally, for the costs and expenses associated with the same.

6. DEPOSIT AND PAYMENT FOR DAMAGE. Prior to Homeowner or Pool Contractor exercising their rights under this Agreement, Homeowner shall pay a deposit of **Five Hundred Dollars** (**$500.00**) ("Deposit") payable to the District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Should any Damage to the Improvements be discovered during the District's inspection, the District shall have the right to use the Deposit for the purpose of repairing any Damage caused by the pool construction. If the cost to repair any Damage shall exceed the Deposit amount, Homeowner shall remain liable for any additional amounts that may be necessary to repair any Damage, or for repair of the Damage as described in Section 5 above. If the Improvements are free of Damage, the District shall return the Deposit in full.

7. SCHEDULE. Homeowner and Pool Contractor shall notify the District and the HOA at least forty-eight (48) hours in advance of each use of the Access Route. Any use for which the District and the HOA were not notified at least forty-eight (48) hours in advance shall be deemed trespassing, and the appropriate authorities shall be notified in the District's and the HOA's discretion.

8. INSURANCE. Pool Contractor and any other contractor engaged to perform any work, including repair of any Damage, on the Property shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Automobile Liability Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	$1,000,000

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Pool Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement. No certificate

shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. DEFAULT. A default by any party under this Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

10. ENFORCEMENT OF AGREEMENT. In the event that the District, the HOA, Pool Contractor or Homeowner seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the District:	Connerton West Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
With a copy to:	Kilinski | Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: Connerton West CDD, District Counsel
To the HOA:	Gardenia Glen Neighborhood Association Inc. c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn:_____
To Homeowner:	Mark and Patricia Dwyer-Howard 9097 Bella Vita Circle Land O' Lakes, Florida 34637

To Pool Contractor: Pool Perfection LLC
9310 Ulmerton Road
Building 1
Suite 600
Largo, Florida 33771

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District, counsel for the HOA, counsel for Homeowner, and counsel for Pool Contractor may deliver Notice on behalf of the District, the HOA, Homeowner, and Pool Contractor.

12. THIRD PARTIES. This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

13. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Agreement without the prior written consent of the other parties.

14. CONTROLLING LAW; VENUE. This Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in Pasco County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

15. PUBLIC RECORDS. The HOA, Homeowner and Pool Contractor understand and agree that all documents of any kind provided to the District or to District staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. BINDING EFFECT. This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

18. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this

Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all parties hereto.

20. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

21. JOINT AND SEVERAL LIABILITY. Homeowner and Pool Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Agreement, Homeowner and Pool Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

[*signatures on following page*]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

_____
Chair, Board of Supervisors

GARDENIA GLEN
NEIGHBORHOOD ASSOCIATION, INC.

_____
By: _____
Its: _____

MARK HOWARD, HOMEOWNER

_____
Mark Howard

PATRICIA DWYER-HOWARD, HOMEOWNER

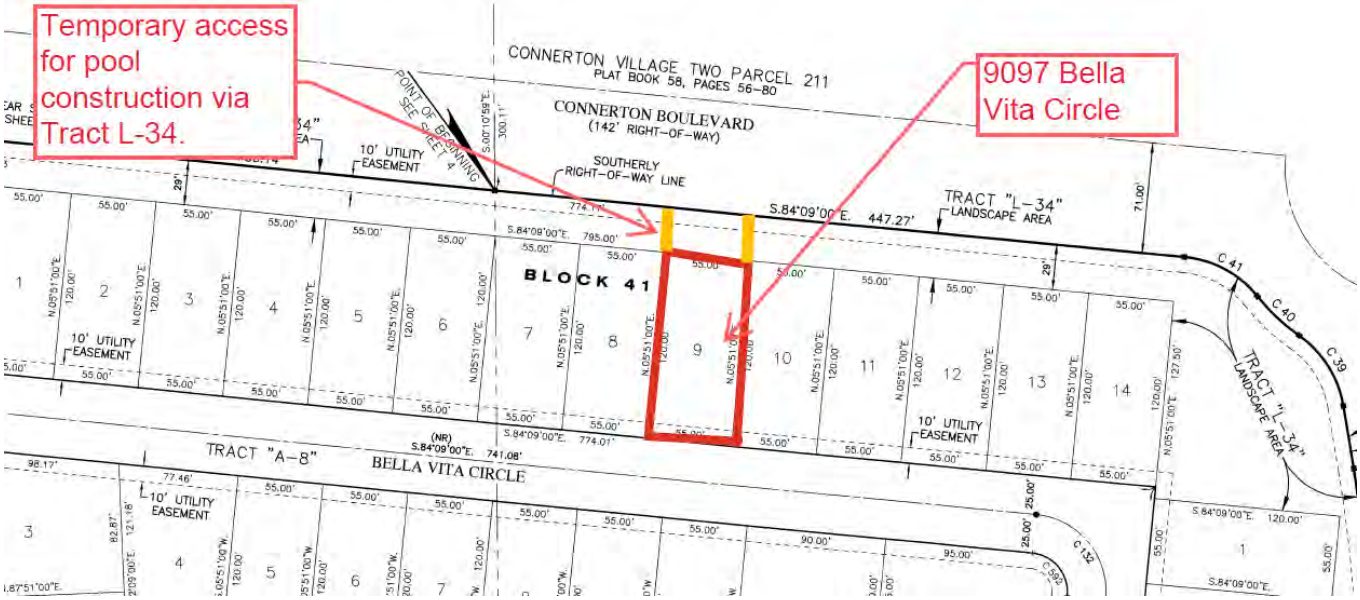
_____
Patricia Dwyer-Howard

POOL PERFECTION LLC,
a Florida limited liability company

_____
By: _____
Its: _____

Exhibit A: Access Route

Exhibit A:
Access Route



TEMPORARY ACCESS AGREEMENT

THIS TEMPORARY ACCESS AGREEMENT ("Agreement") is made and entered into this 18th day of July 2025 ("Effective Date"), by and between:

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established by rule of the Florida Land and Water Adjudicatory Commission and operating pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

IBZAN N. ORTIZ ALFONZO AND ANGIE M. RIVERA MORALES, whose address is 9047 Pleasant Woods Drive, Land O' Lakes, Florida 34637 (together, the "Homeowner"); and

CODY POOLS, INC., a Delaware corporation, with a mailing address of 6846 North Dale Mabry Highway, Tampa, Florida 33614 (the "Pool Contractor").

WITNESSETH

WHEREAS, the District was established by rule of the Florida Land and Water Adjudicatory Commission for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District is the owner of certain lands in Pasco County, Florida, including Tract L-56 as identified on that certain plat known as Connerton Village Two Parcel 218 Phases 1A & 2A, recorded in Plat Book 78, Pages 12 et seq. in the Official Records of Pasco County, Florida ("Property"); and

WHEREAS, Homeowner owns a parcel of land located at 9047 Pleasant Woods Drive, Land O' Lakes, Florida 34637, and located within the boundaries of the District, which is also identifiable as Block 64, Lot 4 on the plat known as Connerton Village Two Parcel 218 Phases 1A and 2A, recorded in Plat Book 78, Pages 12 et seq. in the Official Records of Pasco County, Florida; and

WHEREAS, Homeowner has requested the District's permission to use a portion of the Property identified in **Exhibit A** attached hereto and incorporated herein by reference ("Access Route") for the limited purpose of gaining access to Homeowner's lot for the construction of a pool, and the District is agreeable to granting such temporary access on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and Pool Contractor temporary, non-exclusive access over and across the Access Route, for the limited purpose of Homeowner and Pool Contractor accessing Homeowner's lot to construct a pool, and subject to the terms and conditions herein:

a. Homeowner and Pool Contractor agree and acknowledge that the District makes no representations or warranties that the Access Route is sufficiently wide or suitable for Homeowner and Pool Contractor's needs. Regardless, Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized of the Access Route, the Property or other lands not encompassed within the scope of this Agreement.

b. Homeowner and Pool Contractor acknowledge that drainage improvements and other improvements may be located on the Access Route or on nearby property, and that Homeowner and Pool Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Section 5 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures.

c. The grant of authority herein is limited to the Access Route and no other.

d. Homeowner and Pool Contractor acknowledge and agree that no part of the Property or Access Route may be used to stockpile materials or equipment associated with construction of the pool.

e. Homeowner shall ensure no lien attaches to the Property, any improvements located on said Property, or the District's other property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor.

3. TERM. Unless extended as hereinafter provided, this Agreement shall terminate upon the earlier of (i) three (3) months from the Effective Date; (ii) such time as construction of the pool is complete, or (iii) notice of termination from the District to Homeowner and/or Pool Contractor. Homeowner and Pool Contractor may use the Access Route until the termination of this Agreement. Homeowner and Pool Contractor acknowledge that the permission granted herein is given as an accommodation and is revocable and terminable at any time, with or without cause, upon written notice to Homeowner and/or Pool Contractor.

4. INDEMNIFICATION.

a. Homeowner and Pool Contractor, jointly and severally, agree to indemnify, defend and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such

damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, Pool Contractor or their agents, employees or independent contractors.

b. Homeowner and Pool Contractor agree that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. REPAIR OF DAMAGE. In the event that Homeowner, Pool Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Property or any of the improvements located thereon or cause damage to the District's other property or any improvements located thereon, or damage to any other person's property or improvements located thereon (together, the "Damage"), Homeowner and Pool Contractor, at Homeowner and Pool Contractor's cost and expense, jointly and severally, agree to bear financial responsibility for the cost of repairing said Damage to the District's satisfaction and returning the impacted property and/or improvements to their original or better condition. Within ten (10) days of the District's receipt of written notice from Homeowner that the pool construction is complete, the District, through its designated representatives, shall inspect the Property for any Damage. Should such Damage occur at any point during the term of this Agreement, or be discovered at any time after the termination of this Agreement, Homeowner and Pool Contractor may elect one of two options:

a. Repair of Damage. Homeowner and Pool Contractor may elect to directly engage maintenance professionals to repair the Damage, at their own cost and expense, jointly and severally. If this option is selected, the District shall have the right to inspect the repairs to ensure that the property and/or improvements have been restored to their original condition and that the repairs are otherwise satisfactory in the District's reasonable discretion. Said repairs must be completed within fifteen (15) days after receiving written notice of the occurrence of any such Damage. Any maintenance professional engaged to perform work on the District's property must satisfy the insurance requirements and agree to the indemnification provisions stated herein.

b. Payment of Costs for Repair. Alternatively, Homeowner and Pool Contractor may elect to pay the District the costs and expenses necessary to repair the Damage. If this option is selected, payment shall be due within fifteen (15) days of an invoice from the District for the cost and expenses associated with the work. If no response is received to a written notification of Damage or if Damage has not been repaired to the District's reasonable satisfaction within fifteen (15) days after receiving written notice of the occurrence of any such Damage, unless such time is reduced or extended by the District, Homeowner and Pool Contractor shall be deemed to have consented to the District's repair of said Damage and the District shall proceed with the necessary repairs and invoice the Homeowner and Pool Contractor, jointly and severally, for the costs and expenses associated with the same.

6. DEPOSIT AND PAYMENT FOR DAMAGE. Prior to Homeowner or Pool Contractor

exercising their rights under this Agreement, Homeowner shall pay a deposit of **Five Hundred Dollars** (**$500.00**) ("Deposit") via check payable the District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Should any damage to the Property be discovered during the District's inspection, the District shall have the right to use the Deposit for the purpose of repairing any damage caused by the pool construction. If the cost to repair any damage shall exceed the Deposit amount, Homeowner shall remain liable for any additional amounts that may be necessary to repair any damage, or for repair of the Damage as described in Section 5 above. If the Property is free of damage, the District shall return the Deposit in full.

7. SCHEDULE. Homeowner and Pool Contractor shall notify the District at least forty-eight (48) hours in advance of each use of the Access Route. Any use for which the District was not notified at least forty-eight (48) hours in advance shall be deemed trespassing, and the appropriate authorities shall be notified in the District's sole discretion.

8. INSURANCE. Pool Contractor and any other contractor engaged to perform any work, including repair of any Damage, on the Property shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Automobile Liability Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	$1,000,000

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Pool Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. DEFAULT. A default by any party under this Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

10. ENFORCEMENT OF AGREEMENT. In the event that the District, Pool Contractor or Homeowner seeks to enforce this Agreement by court proceedings or otherwise, then the

prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the District:	Connerton West Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
With a copy to:	Kilinski | Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: Connerton West CDD, District Counsel
To Homeowner:	Ibzan N. Ortiz Alfonzo and Angie M. Rivera Morales 9047 Pleasant Woods Drive Land O' Lakes, Florida 34637
To Pool Contractor:	Cody Pools, Inc. 6846 North Dale Mabry Highway Tampa, Florida 33614

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

12. THIRD PARTIES. This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

13. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Agreement without the prior written consent of the other parties.

14. CONTROLLING LAW; VENUE. This Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in Pasco County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

15. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. BINDING EFFECT. This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

18. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all parties hereto.

20. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

21. JOINT AND SEVERAL LIABILITY. Homeowner and Pool Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Agreement, Homeowner and Pool Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

[*signatures on following page*]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

_____
Chair, Board of Supervisors

IBZAN N. ORTIZ ALFONZO, HOMEOWNER

_____
Ibzan N. Ortiz Alfonzo

ANGIE M. RIVERA MORALES, HOMEOWNER

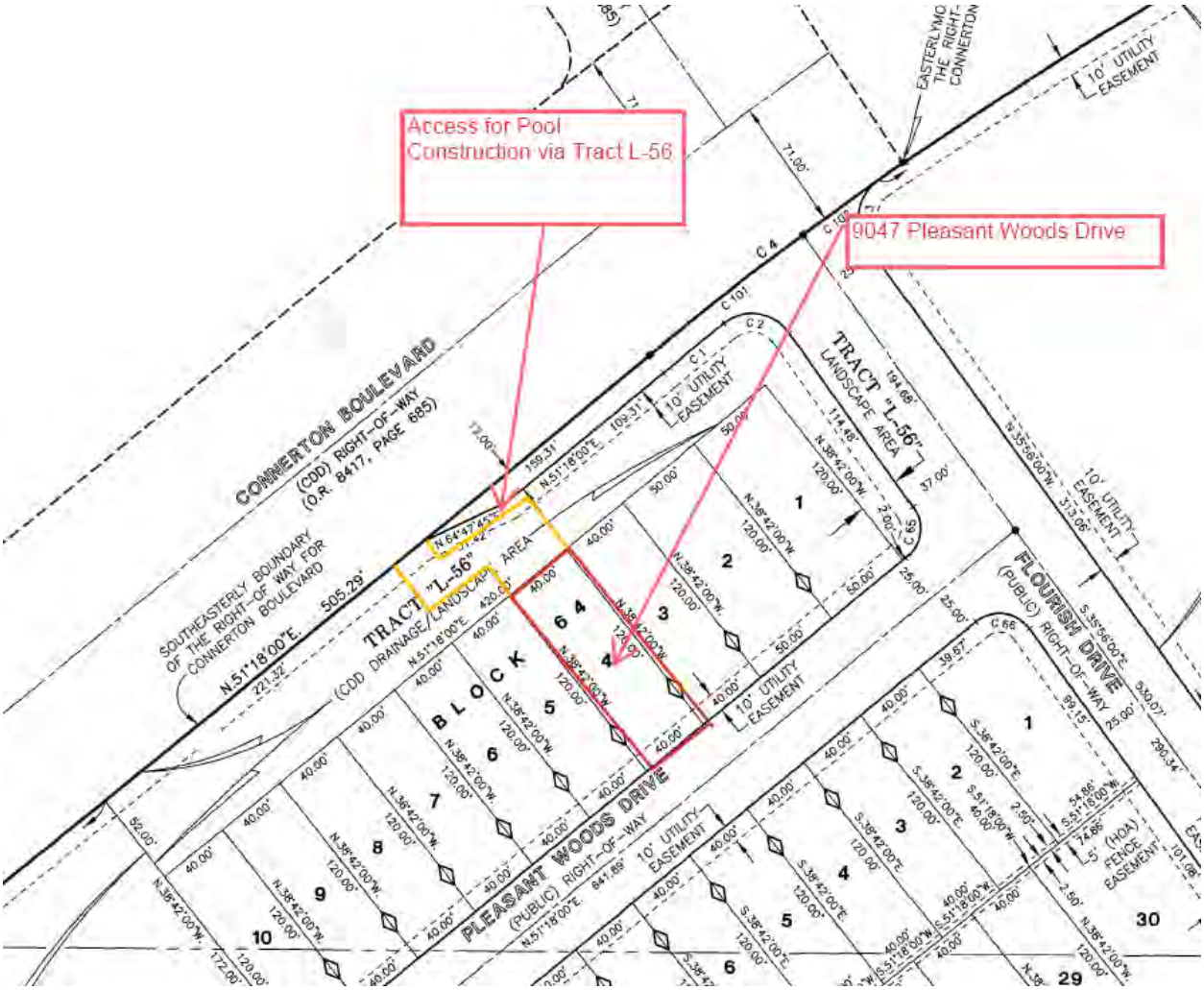
_____
Angie M. Rivera Morales

CODY POOLS, INC.

_____
By: _____
Its: _____

Exhibit A: Access Route

Exhibit A:
Access Route



Tab 11

August 4, 2025

Connerton West Community Development District Engineer's Report:

Connerton Signage Request

- Coordination with District Attorney to reach out to the County for sign replacement responsibility.
- Created overall map showing maintenance entity for roads. Waiting on confirmation that signage maintenance follows roadway maintenance entity.
- Provided District cumulative list of signs the community currently has. Also created Google Earth .kmz file showing the locations.

Community Wide Sidewalk Flumes

- Received clarification of flume construction from District Council. Will provide an update at the meeting.

Connerton Shade Sails

- Deposit invoice issued by contractor. Project expected to be completed 60 days from received deposit.

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

Butterfly Kiss Erosion Repair

- Proposals attached

Orbital Repair

- Parts are expected to arrive on 8/6, with the expectation of repair being completed the following week.

Fishing Signs

- Awaiting production and installation update from contractor. Will provide an update on installation date when received.

Parcel 209 Turnover

- Stantec reviewing final punchlist item for ponding. Stantec will provide an update at the upcoming meeting

Parcel 218 Turnover

- Stantec reviewing final punchlist and are preparing updated reports. Reports will be submitted prior to the meeting.

Tab 12

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
7432 Little Road
New Port Richey, FL 34654

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/9/2025

Deputy:	**ZIMMERMAN, JASON (7603)**
Position:	COMMUNITY (SECURITY)
Scheduled Time	4:00PM - 8:00PM
Actual Time	4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2025402348
Who did you contact upon arrival?	Made in person contact with office staff
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	no
Please document a detailed Narrative of events that took place during your detail:	I parked my marked patrol vehicle in front of the community center for high visibility of law enforcement presence and walked the recreation center / pool area on foot as a crime deterrent interacting with the citizens. I drove my marked patrol vehicle around the community conducting patrols of the neighborhood showing a high law enforcement presence.

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
7432 Little Road
New Port Richey, FL 34654

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/20/2025

Deputy:	**SMITH, HAILEY (6959)**
Position:	COMMUNITY (SECURITY)
Scheduled Time	6:00PM - 10:00PM
Actual Time	6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2025426050
Who did you contact upon arrival?	I attempted to contact Darryl Adams and Natasha Betancourt at the listed phone numbers, but the 1st number was out of service, and the 2nd one was to the clubhouse. The clubhouse could not be reached because it was non-business hours.
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	NA
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I attempted to contact Darryl Adams and Natasha Betancourt at the listed phone numbers, but was unable to reach them. Throughout this shift, I patrolled the streets of the community in my marked agency Tahoe. I also frequented the water park/tennis court area, and created a law enforcement presence there. I did not observe any criminal activity, and did not observe any suspicious people/vehicles in the area. I was not advised of any issues, and did not observe any calls for service in the community during my shift. There was not many vehicles driving on the roadways; however, as I was patrolling, I located 1 vehicle parked on the roadway. Due to it obstructing traffic, I asked the owner/driver of the truck to move it from this location. No other safety concerns were identified.

Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
7432 Little Road
New Port Richey, FL 34654

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/25/2025

Deputy:	**RAPP, MICHAEL (3130)**
Position:	COMMUNITY (SECURITY)
Scheduled Time	2:00PM - 6:00PM
Actual Time	2:00PM - 6:00PM

Display Text	Answer Text1
Event Number:	2025436749
Who did you contact upon arrival?	Darryl Adams
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	At start of detail I called the provided number for Darryl Adams, and left a message. I patrolled the entire community. I did not observe any criminal activity, nor did I see/hear any dirt bikes being operated in the area. Several juveniles were riding electrically-assisted bicycles, but they were not causing any issues. I monitored traffic on Pleasant Plains during the afternoon rush to quell any speeding or other traffic violations. No problems were reported or observed.

Tab 13

Aquatic Weed Control, Inc.

Your CLEAR Choice Since 1992
407-859-2020 of 800-543-6694
www.aquaticweedcontrol.net
Orlando -Tampa - Ft. Myers -Daytona Beach

Newsletter

July 2025

The Rainy Season is here!

Orlando had a deficit of rainfall this spring, like the rest of the state. This left water in ponds at an extremely low level. But—all of that is about to change.

- Rain: We are now in the rainy season. Day by day we will start to see an increase in afternoon storms.

- Training: Our staff is trained to know which plants to spray so that undesirable vegetation doesn't take off.

- Landscapers Notes: Please let your landscapers know 2 important things; 1) If you feel the need to fertilize the grass, we recommend you use a phosphorus-free variety and DO NOT fertilize within 10-15 feet of the shoreline. The rains will wash fertilizer into the water and feed unwanted growth, including algae. Just a handful of fertilizer can feed a 3 acre lake. 2) When using a weed eater by the shoreline make sure to rotate it backwards. This will allow the clippings stay in the grass and not fall into the water.

- Algae: This is one of the plants that can spring up overnight and double in 4 hours. Rains bring unwanted nutrients into ponds and stimulate algae growth. Rain followed by warm days is a recipe for algae.

Knowing what to expect and what to do can lead to a full and happy pond this rainy season. This is where AWC can help....







FUN FACTS about the 4th!

The United States declared legal separation from Great Britain on July 2, 1776 but the U.S. celebrates Independence Day on July 4, the date shown on the Declaration of Independence. This is also the date that the Declaration of Independence was approved by the Continental Congress.

The first recorded use of the name Independence Day was in 1791.

Calvin Coolidge, the 30th President, is so far the only President to be born on July 4th (1872).

Three Presidents passed away on July 4th. John Adams and Thomas Jefferson, who were both signers of the Declaration of Independence passed away the same day in 1826. James Monroe passed away in 1831.

The U.S. Military Academy opened in West Point, NY on July 4, 1802.

The people of France offered the Statue of Liberty to the people of the U.S. July 4, 1886.

Happy 4th of July!



Together we can develop a maintenance plan to rid your bank of weeds and with your continued help gain better control over the algae that is sure to come.

Give AWC a call!

AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Alex

Date: 07/25/2025 Time: 12:01 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
3			x						

The shelf on pond 3 has been treated for invasive. Batcteria blocks were added to pond. Weeds around the pond were sprayed and anything in between the beneficial was treated as well. Water levels are up allowing for a treatment with the boat during the next visit to treat the grasses and weeds further out

CLARITY
- ☒ < I'
- ☐ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☐ None
- ☐ Slight
- ☒ Visible

METHOD
- ☐ ATV
- ☐ Airboat
- ☒ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☒ High
- ☐ Normal
- ☐ Low

WEATHER
- ☐ Clear
- ☒ Cloudy
- ☒ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☐ Ibis	☒ Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☒ Arrowhead	☐ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☒ Gulf Spikerush
☐ Blue Flag Iris	☐ Cordgrass	☐ Lily

Beneficial Vegetation Notes:

☐ Naiad	☐ _____
☒ Pickerelweed	
☐ Soft Rush	☐ _____









Tab 14

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



July 15, 2025

Rizzetta & Company
Amiee Brodeen– Landscape Specialist
Landscape Inspection Specialist

Rizzetta & Company
Professionals in Community Management

Summary & Flourish Dr (Dead End)

Summary, General Updates, Recent & Upcoming Maintenance Events

- **Please be advised that many of the annual beds are heavily infested with weeds, including nut sedge, spotted spurge, and creeping woodsorrel, among others. These need to be treated with the appropriate herbicide.**

- **You'll see additional details in my report regarding mulch application, but please note that per the scope of service, mulch should be applied at a maximum depth of 3 inches total.**

The following are action items for Yellowstone Landscaping or Ballenger & Co., (B&C) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. At the north end of Flourish Dr, there is about a 20-ft strip of turf growing in the gutter. Instead of cutting it, please remove the turf entirely from the gutter area, and clean out any accumulated debris to restore proper drainage.. (Pic 1a, 1b)





2. Please clean the gutter for the same issue on the other side of the street. I did see more turf growing in the gutter.

3. Please inspect the trees along Flourish Dr (and surrounding streets) for any loose, broken, or unnecessary support straps. Any straps that are no longer providing support should be either removed or re-staked as needed to ensure proper tree health and safety.

4. There is noticeable turf dieback along Flourish Dr. Based on visual signs, this appears to be caused by pests—potentially chinch bugs or mole crickets. Please inspect the area to confirm the cause and proceed with the appropriate treatment. (Pic 4)



Flourish Dr, Connerton Blvd

5. Flourish Dr on west side of street, we have some dieback in the Blue Daze bed, just under the Oak. I suggest replacing the ones we have lost and checking the irrigation for adequate watering. (Pic 5a, 5b)





6. Several areas of turf have been uplifted due to hog activity. These areas will need to be tamped down and re-leveled. In some spots, the disturbed turf has been pushed into the streets and walkways, creating both aesthetic and safety concerns. Please address accordingly.

7. Western entrance of Connerton Blvd, lots of weedy growth in the beds and viny growth on the shrubs. Please remove by hand and continue detail work throughout the beds. I am also seeing dieback in the median beds, diagnose and treat accordingly.
(Pic 7a>, 7b>)

8. These dwarf holly shrubs are showing signs of stress. I recommend to trim just the tops to help lateral growth, and to cut back the dead wood. By early spring start a slow-release fertilizer. (Pic 8)







Connerton Blvd, Westerland Dr, Pleasant Plains Pkwy

9. During my inspection I did see 2 vehicles parked on the turf, on the northside on Connerton Blvd and west of the first roundabout. Please checked the irrigation for any damaged or broken sprinkler heads.

10. Several tree rings throughout the property have excessive mulch piled against the trunks. In some cases, even after kicking the mulch back, the root flare is still not visible. This practice can lead to long-term damage, including rot and girdling roots. Please ensure all trees are properly mulched (3" of mulch in total), keeping mulch away from direct contact with the trunk and exposing the root flare.

11. Walking around pond 1000, according to the maintenance map, the mow crew did not mow the entirety of the pond. (Pic 11)



12. According to the report for last month, I am still seeing the crape myrtles not being trimmed and cleaned up. This will reduce the plant's energy efficiency and value. These 2 crapes are already showing signs of distress. (Pic 12>)

13. On Westerland Dr, the same photo (Pic 12>), the star jasmine needs pruned on top to help the lateral growth. Also, a very tall cogongrass growing behind the shrubs, please detail these beds and surrounding beds.

14. Tire tracks in multiple areas of the Rows driving south on Westerland Dr. Please keep in mind that after periods of heavy rainfall, the turf becomes too soft to support mower traffic. If damage does occur, be sure to tamp down the ruts immediately to help the area recover more quickly.

15. The shrubs along Westerland Dr. appear to have been neglected for some time. Ensure these are trimmed during the next mowing cycle, as maintaining these hedges is part of the contracted scope of service. (Pic 15)



16. The median bed at Pleasant Plains Pkwy. and Westerland Dr. is currently overrun with various types of weeds. At this stage, the area requires hand-pulling of the weedy material, followed by appropriate herbicide treatment to prevent regrowth. (Pic 16a>, 16b>)



Westerland Dr, Pleasant Plain Pkwy, Magnolia Park

17. The median shown below had over 4” of mulch, which is excessive and was spilling into the roadway. Mulch should be applied at a proper depth (2–3”) to avoid runoff, suffocation of plant roots. (Pic 17)







18. It looks like the Sandhill Cranes are trying their hand at landscaping, too bad we can’t train them to plant the annuals instead! On the next visit, please replant any annuals that have been pulled out, if they haven’t already been addressed.(Pic 18)



19. Please ensure grass clippings are blown back into the turf areas, not into the annual beds. Additionally, when mulching, please dig a shallow trench along the edge of the beds. Especially near sidewalks, to help prevent standing water and improve drainage.

20. In Magnolia Park, please lift the lower branches of the crape myrtles. Several branches are hanging approx. 4 feet from the ground and encroaching into the walkway near the pavilion. (Pic 20)



Magnolia Park, Connerton Blvd

21. Throughout the gravel and brick paver ring in Magnolia Park, there is a significant presence of weed growth. Treat this area thoroughly with appropriate herbicide. (Pic 21)



22. The repeated mowing patterns in this area are beginning to thin out the turf. To encourage healthier and denser growth, I recommend the mowing crew alternate their mowing patterns moving forward. Rotating directions will reduce soil compaction and promote turf recovery.(Pic 22)



23. Throughout the mulched areas in Magnolia Park, there is a noticeable lack of defined bed edges. As seen in the photo, it appears mulch is being spread directly onto the turf, which creates an unkempt appearance. Please establish clean, defined edges to enhance the presentation and give the beds a more professional, finished look.(pic 23a>, 23b>)

24. There is a struggling magnolia on the north side of Connerton Blvd (heading east). I recommend pruning the lower branches and applying nitrogen-based fertilizer after September to support healthy growth. (Pic 24)







Connerton Blvd, Blue Mist Pkwy, Pleasant Plains Pkwy

25. All along Connerton Blvd just east of Shady Pavillion Court, has large patchy areas of declining turf. Yellowstone, please identify the cause and treat accordingly. (Pic 25)



26. Around pond 387 B (15), according to the maintenance map, please remove all gator bags and straps as these cypress trees are well established. (Pic 26)





27. You do not need my permission to get rid of these dead oleanders, please remove next visit. They are located along Connerton Blvd just west of the Blue Mist Pkwy roundabout (Pic 27)



28. **<u>During my inspection, I observed a noticeable decline in multiple Shumard oaks throughout the property. I recommend we closely monitor their condition moving forward and consider future action. In the future I would like to propose: 1.) Removing all declining Shumard oaks at once and replacing them in a single project, or 2.) Removing them gradually as needed, based on health and safety concerns. This should be revisited in upcoming inspections to determine the most effective course of action. (Pic 28)</u>**



Blue Mist Pkwy, Pleasant Plains Pkwy

29. In the roundabout of Blue Mist Pkwy and Pleasant Plains Pkwy, the bed is full of mostly nut sedge and a few other weedy material, please treat accordingly. Also, the loropetalum did not get trimmed with the most recent mowing event. Please pay attention to this bed the next visit. (Pic 29)



30. In the same roundabout, there was quite a bit of palm debris. Most likely due to the most recent storm, please pick up at the next visit.

31. Edging needs attention. Throughout the recently mowed areas, the edging appears below our expected standards. Yellowstone, please ensure proper edging is performed during each visit and that the blades are sharpened regularly to maintain a clean, professional cut. (Pic 31)



32. Along Pleasant Plains Pkwy, just east of Forget Me Not Ct, there is a patch of dying or dead low-growing juniper. This area should be cut back and evaluated to determine the cause of decline. Once diagnosed, a proposal for removal and/or replacement may be necessary, depending on the findings. (Pic 32)



33. Dead and dying junipers, please diagnose the issue with these plants, depending on warranty we may need to replace. (Pic 33a, 33b)





Pleasant Plains Pkwy, Wonderment Way, Dog Park

34. In the median on Pleasant Plains Pkwy, the bed is full of mostly 2ft tall nut sedge and a few other weedy material, please hand pull accordingly. Please continue checking down the entire median for additional weeds reaching 2 feet or taller, and address them accordingly. (Pic 34a, 34b, 34c)







35. Around the fencing at the dog park, several Walter Viburnums are showing signs of dieback. On the next visit, I recommend making rejuvenation cuts to encourage new growth. If there is no improvement following this effort, we will reassess the condition and consider proposing replacements as needed. (Pic 35a, 35b)





36. On the west side of the dog park, two sections of the concrete slabs are covered with runoff soil and debris. Please inspect the nearby irrigation system for any broken or misaligned heads that may be contributing to the issue and clean the affected areas accordingly. (Pic 36>)

Dog Park

37. Yellowstone just completed mowing and edging in this area, but the results highlight ongoing concerns. As previously mentioned, the edging quality needs to improve, and at this stage, unwanted creeping grass and weeds should be hand-pulled to properly clean up the beds and maintain standards.. (Pic 37)



38. The last few photos highlight significant weedy growth that was completely missed during service. Several tree saplings have grown to over 6 feet tall, indicating extended neglect. This level of overgrowth is unacceptable—we need to improve consistency and attention to detail moving forward.(Pic 38a>, 38b>, 38c>)







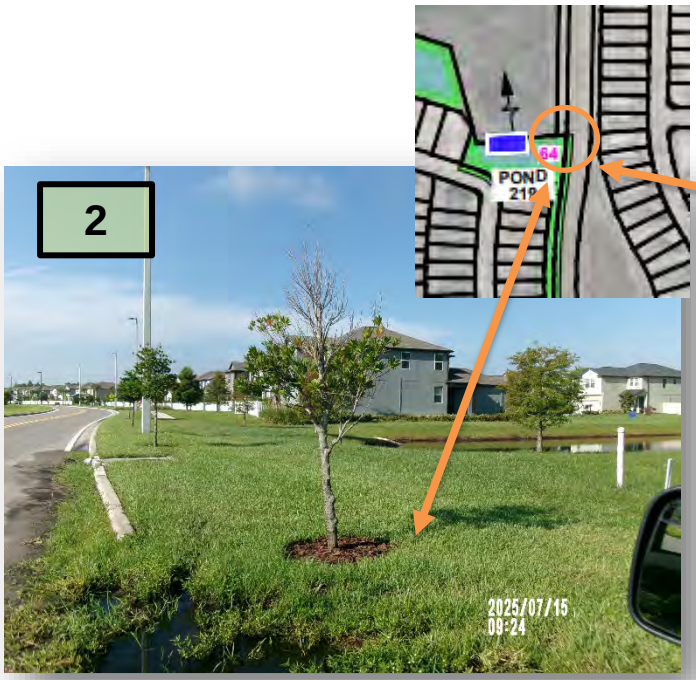


Proposals

1. In the bed along Pleasant Plains Pkwy and Westerland Dr., please propose the removal of the declining tree. I recommend replacing it with a cluster of Simpson Stoppers to introduce layered planting and enhance visual interest with varied heights and textures. (Pic 1)



2. At the North end of Flourish Dr, there is a struggling Loblloly Bay. May have been planted too deep and now showing signs of decline. I propose for removal and a new tree replacement of a Live Oak to match the other Live Oaks planted along this Dr. (Pic 1)



3. I propose to remove this dead variegated Euonymus and replace with 2 - 3-gal pots of same cultivar. I ask the Yellowstone staff to look over the plans to find out the exact cultivar. (Pic 3)



4. There is a dead pine tree located along the north edge of Pond 219 (as labeled on the maintenance map). Please provide a proposal for removal. (Pic 1)



Proposals

5. I would like to propose one of two things; either 1.) Remove this dying southern magnolia and root ball, fill with soil, and sod with St. Augustine turf. Or, 2.) Replace with another southern magnolia with a 3” caliper. (Pic 5)



6. I would like to propose one of two things; either 1.) Remove this dead Shumard oak and root ball, fill with soil, and sod with St. Augustine turf. Or, 2.) Replace with another Shumard oak with a 3” caliper.(Pic 6)



Tab 15



Connerton Response 7/7/25

Sunday, July 6, 2025

26 Issues Identified



Item #1
Crew trimmed back the crepe myrtles off the wall. Will work on removing the moss



Item #3
Weeds removed



Item #5
Team will clean juniper beds



Item #6
Weeds removed. Will cut back the blue daze this week



Item #9/10
Sycamore trees lifted up, will spray the weeds this week



Item #9/10
Sycamore trees lifted up, will spray the weeds this week



Item #11
Does the board want to attempt to straighten or replace it? We can try to straighten it using stakes



Item #12
Will look into the decline of the coontie palms this week. Will reply with answer to treatment



Item #13
Vines have been pulled off pine tree



Item #14
Will cut back these flax lillies this week



Item #15/16
Will see what is going on with the decline of the St Augustine on Flourish Dr/mail kiosk area in Sagewood



Item #15/16
Will see what is going on with the decline of the St Augustine on Flourish Dr/mail kiosk area in Sagewood



Item #17
Weeds will be hand pulled



Item #18
Corner oak tree lifted



Item #19



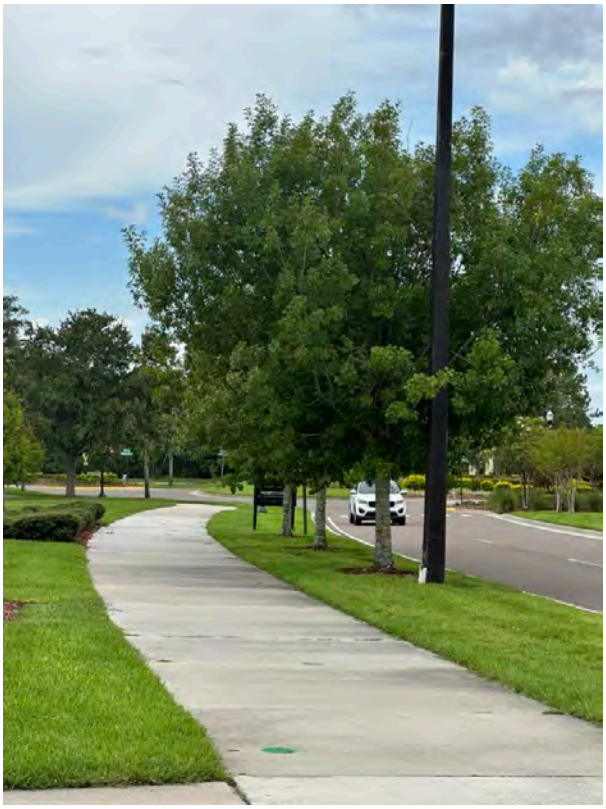
Item #20
We will target this area this upcoming week



Item #21
We will get these
replaced Monday July 7th



Item #21
We will get these
replaced Monday July 7th



Item #23
Trees will be lifted up



Item #24
Will spray this upcoming week! It’s been soaked to spray



Item #25
We will lift these oak trees this upcoming week



Item #28
Crepe suckers will continue to be cut off



Item #29
Sprayed, we'll remove the dead this upcoming week



Item #30
Trimmed the bushy plant in the front, well trim down the anyse by the sign this upcoming week



Item #31
This oak tree will be lifted up this week as well as trimmed



Item #33
Crepes clean of suckers

Carlos Garcia
Yellowstone Landscape

Tab 16

Proposal #: 576379
Date: 7/3/2025
From: Carlos Garcia

Landscape Enhancement Proposal for
Connerton West CDD

Jason Liggett
Rizzetta & Company, Inc.
5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544
jliggett@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Connerton Hurricane Preparation 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	200	$85.00	$17,000.00
Chainsaw Chains	3	$65.00	$195.00

DNE Do Not Exceed

This hurricane preparation will cover clean up to any tree limbs covering roads, tree debris, fallen over plant material and any sort of cutting. This will NOT include any tree staking or lifting up plant materials. This is a plan to be ahead of any hurricane cleanup needed onto the property.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Connerton West CDD

Subtotal	**$17,195.00**
Sales Tax	**$0.00**
Proposal Total	**$17,195.00**

THIS IS NOT AN INVOICE

Tab 17

Proposal #: 575446
Date: 7/3/2025
From: Carlos Garcia

Landscape Enhancement Proposal for
Connerton West CDD

Jason Liggett
Rizzetta & Company, Inc.
5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544
jliggett@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Dead Live Oak/Dead Sweet Gum removal and replacement by Verona

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	12	$70.00	$840.00
Excavator	1	$1,460.00	$1,460.00
Topsoil (per yard)	1	$50.00	$50.00
7 inch Live Oak	1	$4,000.00	$4,000.00
6 inch caliber Sweet Gum tree	1	$3,100.00	$3,100.00
Install	1	$550.00	$550.00



- The crew will safely cut down and remove the root ball of the dead live oak tree and sweet gum tree located before the Verona entrance

- We will fill in the holes of the old trees to make a better fit for the new trees
- Tree crew will install a 7 inch caliber Live Oak tree and a 6 inch caliber Sweet Gum tree in their places
- The new trees will come with stakes and a new mulch tree ring
- We will clean any leftover debris

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Connerton West CDD

Subtotal	**$10,000.00**
Sales Tax	**$0.00**
Proposal Total	**$10,000.00**

THIS IS NOT AN INVOICE

Tab 18

BALLENGER LANDCARE

Enhancing landscape with water-conscious techniques

July 25, 2025

Connerton West CDD – Land O' Lakes - July Irrigation Report

Routine Maintenance was conducted throughout the month and all alarms were addressed as quickly as possible.

In addition to routine maintenance, the following issues were addressed, completed or proposed:

- #404 D controller expansion module replacement complete
- #405 E controller expansion module replacement complete
- Water Use Permit #347.09 meter readings were updated with Southwest Florida Water Management District (SWFWMD). Report is attached.
    - Quote # 213 EP2 Filter Assembly Repalcement parts on back order and awaiting delivery for completion

The following are proposals that have been submitted and awaiting approval. They are attached

#418 D controller decoder and solenoid Replacements
#426 E controller decoder and solenoid replacements

The summer rains have now began, and we will continue to adjust the irrigation accordingly. ET and solar sync sensors have been checked and are all working properly.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

Brian Brown

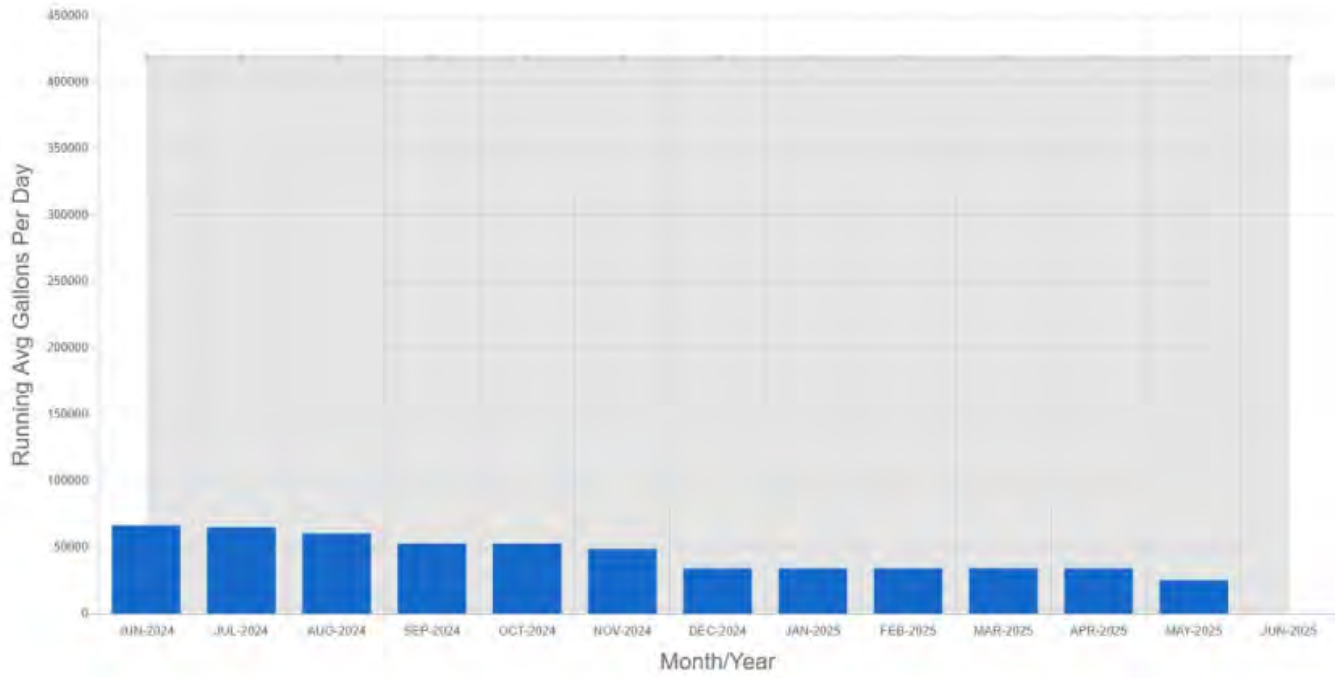
Brian Brown
Account Manager

3840 68th Ave. N.
Pinellas Park, FL 33781
727-520-1082

PUMPAGE REPORT – 06/2024 to 06/2025

Project Name: **Connerton Villages 1-4, Town Center & Employment Center**
Permit#: **347**
Permittee: **Pasco Investment Land, LLC / Attn: Ashley Becker**

Record Month-Year	Pumped(GPD)	Permitted(GPD)	Percentage Over Pumpage
JUN-2024	66,429	419,000	0%
JUL-2024	65,023	419,000	0%
AUG-2024	60,291	419,000	0%
SEP-2024	52,777	419,000	0%
OCT-2024	52,698	419,000	0%
NOV-2024	48,591	419,000	0%
DEC-2024	34,048	419,000	0%
JAN-2025	34,047	419,000	0%
FEB-2025	34,028	419,000	0%
MAR-2025	34,121	419,000	0%
APR-2025	34,047	419,000	0%
MAY-2025	25,143	419,000	0%
JUN-2025	18	419,000	0%



Tab 19

Connerton West
COMMUNITY DEVELOPMENT DISTRICT

Nicholas Bowen
Cddpropertycare@gmail.com

Maintenance report

Normal Operations - (N/O)

Trash pickup, poop stations, blow off debris, clip low-hanging branches, maintain playgrounds, dog parks, soccer field, trails, remove moss danglers and pond trash as necessary and now even lighting and electrical to a degree. Clean, repair, and maintain all issues and problems as they arise. Daily N/O takes 3-5 hours to complete.

Shop

Break down and prep for the day's activities (loading and unloading of materials, prefab, and building for inhouse and property repairs, locating materials and completing check list) which can happen multiple times a day. Stock, inventory, organizing, paperwork, emails, research, pricing, training and follow up's. As well as if needed cover from the elements.

July 26

- **Shop**
- **Did some research for Buda because i did not like the answers and pricing of what they were saying was needed. And the cost associated with it, in my opinion. If you say it needs this, and it needs that, you better be able to back it up for the reasons why, and it needs to make sense which in this case it did not. So, i will do what does. Now I'm waiting for the requote of the things that were justified. Good chance we'll have him back by the end of the week**
- **N/O**
-

July 27

- **Shop**
- **N/O + today, i just took it slow and steady and after finishing the first half i thought it would be a good idea to run all of ppp side backwards to get a different view than what I'm use to**
- **I also went around and picked up some of the signs and things the city or vendors have left behind that we have just been holding on to since I've been here and dropped it off in the nice stack I've made at the front of Connerton so when they are done up there they can take all that crap with them. For instance, the big sign behind the Willow sign wall that's been leaning up against it forever. That thing ain't there no mo!!**
- **Worked a little on fill station**

July 28

- **Shop**
-

July 29

-

July 30

-

July 31

- **Off / on call**

August 1

- **Off / on call**

August 2

-

August 3

-

August 4

-

–

August 5

–

August 6

–

August 7

– **Off / on call**

August 8

– **Off / on call**

Tab 20

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 8, 2025 at 4:00 pm
- **2024 Voter Registration: 3,110**
- **Total Community: 1,949.25**

District Manager's Report

August 4

2025

CONNERTON WEST

FINANCIAL SUMMARY	6/30/2025
General Fund Cash & Investment Balance:	$869,360
Reserve Fund Cash & Investment Balance:	$832,508
Debt Service Fund & Investment Balance:	$1,089,382
Total Cash and Investment Balances:	**$2,791,250**
General Fund Expense Variance: $33,802	**Over Budget**

Connerton West Community Development District (updated 10.28.24)

Contract Type	Vendor	Contract Start Date	Contract End Date
Professional Services			
Amenity Services	**Rizzetta & Company, Inc.**	10/1/2024	09/30/24
District Management	**Rizzetta & Company, Inc.**	10/1/2024	09/30/24
Administrative Services	**Rizzetta & Company, Inc.**	10/1/2024	09/30/24
Assessment Roll	**Rizzetta & Company, Inc.**	10/1/2024	09/30/24
Financial Revenue & Collections	**Rizzetta & Company, Inc.**	10/1/2024	09/30/24
Accounting Services	**Rizzetta & Company, Inc.**	10/1/2024	09/30/24
Rizzetta Technology	**Rizzetta Technology Services**	8/26/2019	09/30/24
Rizzetta Field Services	**Rizzetta & Company, Inc.**	10/01/18	09/30/24
Dissemination Services	**Rizzetta & Company, Inc.**	8/1/2018	09/30/24
District Counsel	**KE Law Group**	08/02/21	Auto renews
District Engineer	**Stantec**	07/06/20	Auto renews
Service Agreements			
Arbitrage Calculations S2006	**LLS Tax Solutions**	04/04/22	09/30/25
Arbitrage Calculations S2018	**LLS Tax Solutions**	08/01/22	08/07/25
Arbitrage Calculations S2015	**LLS Tax Solutions**	05/01/17	08/07/25
Auditor	**Grau**	08/08/21	09/30/27
Landscape Maintenance	**Yellowstone**	10/1/2023	Auto renews
Irrigation Village I Maint	**Ballenger & Company**	10/1/2024	09/30/25
Irrigation 212 L-30 Maint	**Ballenger & Company**	10/1/2024	09/30/25
Irrigation Pump Station Maint	**Ballenger & Company**	10/1/2024	09/30/25
Village II Irrigation Maint	**Ballenger & Company**	10/1/2024	09/30/25
Village II Parcel 218 Maint	**Ballenger & Company**	10/1/2024	09/30/25
Pond Maintenance	**AWC**	10/1/2024	09/30/25
Mitigation/Wetland Area Maint	**Stantec**	03/06/17	Auto Renews
Website Services	**Campus Suite**	10/7/2019	Auto Renews
Fountain Maintenance and Cleaning	**Fountain Kings**	8/6/2024	Auto Renews
Banners	**American Power Washing**	3/5/2024	Auto Renews

Rizzetta & Company

Connerton West
Community Development District

Financial Statements
(Unaudited)

May 31, 2025

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 05/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	154,345	(33,935)	0	0	120,410	0	0
Investments	848,607	864,038	1,079,341	76,237	2,868,223	0	0
Accounts Receivable	25,021	0	7,694	0	32,715	0	0
Prepaid Expenses	4,020	0	0	0	4,020	0	0
Refundable Deposits	25,965	0	0	0	25,965	0	0
Fixed Assets	0	0	0	0	0	47,164,153	0
Amount Available in Debt Service	0	0	0	0	0	0	1,087,035
Amount To Be Provided Debt Service	0	0	0	0	0	0	12,262,965
Total Assets	1,057,958	830,103	1,087,035	76,237	3,051,333	47,164,153	13,350,000
Liabilities							
Accounts Payable	93,287	0	0	0	93,287	0	0
Accrued Expenses	4,812	0	0	0	4,812	0	0
Due To Other	555	0	0	0	555	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,350,000
Total Liabilities	98,654	0	0	0	98,654	0	13,350,000
Fund Equity & Other Credits							
Beginning Fund Balance	332,408	925,645	1,162,901	74,690	2,495,643	0	0
Investment In General Fixed Assets	0	0	0	0	0	47,164,153	0
Net Change in Fund Balance	626,896	(95,542)	(75,866)	1,547	457,036	0	0
Total Fund Equity & Other Credits	959,304	830,103	1,087,035	76,237	2,952,679	47,164,153	0
Total Liabilities & Fund Equity	1,057,958	830,103	1,087,035	76,237	3,051,333	47,164,153	13,350,000

415 General Fund

Connerton West Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,753	7,753
Special Assessments				
Off Roll	81,431	81,431	81,431	0
Tax Roll	1,825,049	1,825,049	1,835,714	10,665
Other Misc. Revenues				
Insurance Proceeds	0	0	12,000	12,000
Total Revenues	1,906,480	1,906,480	1,936,898	30,418
Expenditures				
Legislative				
Supervisor Fees	13,000	8,667	8,800	(133)
Total Legislative	13,000	8,667	8,800	(133)
Financial & Administrative				
Accounting Services	22,440	14,960	14,960	0
Administrative Services	5,916	3,944	3,944	0
Arbitrage Rebate Calculation	2,500	1,000	1,200	(200)
Assessment Roll	5,355	5,355	5,355	0
Auditing Services	4,475	3,600	3,600	0
Disclosure Report	8,000	5,333	5,333	0
District Engineer	50,000	37,619	40,543	(2,923)
District Management	36,429	24,286	24,286	0
Dues, Licenses & Fees	500	382	175	206
Financial & Revenue Collections	5,355	3,570	3,570	0
Legal Advertising	2,000	1,333	138	1,195
Miscellaneous Mailings	500	334	0	333
Public Officials Liability Insurance	3,710	3,710	3,609	101
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	16,000	13,400	15,197	(1,797)
Website Hosting, Maintenance, Backup & E	4,540	3,026	2,754	274
Total Financial & Administrative	167,870	122,002	124,814	(2,811)
Legal Counsel				
District Counsel	60,000	40,000	45,091	(5,092)
Total Legal Counsel	60,000	40,000	45,091	(5,092)
Law Enforcement				
Off Duty Deputy	21,600	14,400	7,924	6,476
Total Law Enforcement	21,600	14,400	7,924	6,476
Electric Utility Services				
Utility - Street Lights-Collector Roads	82,615	55,077	50,736	4,341
Utility - Street Lights-Neighborhood Roa	212,440	141,627	130,464	11,163
Utility Services	42,570	28,380	31,630	(3,250)
Total Electric Utility Services	337,625	225,084	212,830	12,254
Water-Sewer Combination Services				

Connerton West Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	10,500	7,000	1,032	5,968
Total Water-Sewer Combination Services	10,500	7,000	1,032	5,968
Stormwater Control				
Aquatic Maintenance	61,368	40,912	40,912	0
Mitigation Area Monitoring & Maintenance	46,000	30,666	15,700	14,967
Stormwater Assessments	100	92	91	0
Stormwater System Maintenance	15,000	10,000	0	10,000
Water Quality Monitoring & Testing	2,500	1,667	0	1,667
Wetland Monitoring & Maintenance	4,000	4,000	7,026	(3,026)
Total Stormwater Control	128,968	87,337	63,729	23,608
Other Physical Environment				
Conservation Cutbacks	7,500	5,000	0	5,000
Entry & Walls Maintenance & Repair	4,000	4,000	5,502	(1,502)
General Liability Insurance	4,387	4,387	4,267	120
Holiday Decorations	10,000	10,000	10,000	0
Irrigation Filters	2,000	1,333	0	1,333
Irrigation Maintenance	131,250	87,500	78,193	9,307
Irrigation Repair	62,000	41,333	50,829	(9,496)
Landscape - Annuals/Flowers	52,000	34,667	24,957	9,710
Landscape - Mulch	48,000	32,000	0	32,000
Landscape Inspection Services	13,425	8,950	8,038	912
Landscape Maintenance	550,000	366,667	357,124	9,543
Landscape Replacement Plants, Shrubs, Tr	22,400	14,933	129,683	(114,750)
Property Insurance	12,741	12,741	11,874	867
Street Light Deposit Bond	7,400	5,033	5,042	(9)
Total Other Physical Environment	927,103	628,544	685,509	(56,965)
Road & Street Facilities				
Pressure Washing Sidewalks	35,000	23,334	2,600	20,733
Roadway Repair & Maintenance	10,000	6,666	0	6,667
Sidewalk Maintenance & Repair	15,000	10,000	0	10,000
Street Light/Decorative Light Maintenanc	1,500	1,500	4,213	(2,712)
Street Sign Repair & Replacement	5,000	3,334	1,705	1,628
Total Road & Street Facilities	66,500	44,834	8,518	36,316
Parks & Recreation				
Fountain Repairs	500	500	1,271	(771)
Fountain Service Repair & Maintenance	3,000	2,000	1,975	25
Independent Contractor Services	3,900	3,900	5,965	(2,065)
Management Contract	101,314	67,542	70,159	(2,616)
Miscellaneous Expense	2,000	2,000	17,649	(15,649)
Pedestrian Bridge/Boardwalk Maintenance	5,000	3,334	1,204	2,129
Playground Equipment & Maintenance	2,500	2,500	10,909	(8,409)
Playground Mulch	7,500	5,000	0	5,000
Vehicle Maintenance	8,000	5,333	802	4,531
Wildlife Management Services	9,600	6,400	6,400	0

415 General Fund

Connerton West Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Parks & Recreation	143,314	98,509	116,334	(17,825)
Contingency				
Miscellaneous Contingency	30,000	20,000	35,421	(15,421)
Total Contingency	30,000	20,000	35,421	(15,421)
Total Expenditures	1,906,480	1,296,377	1,310,002	(13,625)
Total Excess of Revenues Over(Under) Expenditures	0	610,103	626,896	16,793
Fund Balance, Beginning of Period	0	0	332,408	332,408
Total Fund Balance, End of Period	0	610,103	959,304	349,201

415 Reserve Fund

Connerton West Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,236	18,236
Special Assessments				
Tax Roll	36,000	36,000	36,000	0
Total Revenues	36,000	36,000	54,236	18,236
Expenditures				
Contingency				
Capital Reserve	36,000	36,000	149,778	(113,778)
Total Contingency	36,000	36,000	149,778	(113,778)
Total Expenditures	36,000	36,000	149,778	(113,778)
Total Excess of Revenues Over(Under) Expenditures	0	0	(95,542)	(95,542)
Fund Balance, Beginning of Period	0	0	925,645	925,645
Total Fund Balance, End of Period	0	0	830,103	830,103

415 Debt Service Fund S2018A

Connerton West Community Development District
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,520	17,520
Special Assessments				
Prepayments	0	0	8,209	8,209
Tax Roll	628,029	628,029	631,544	3,515
Total Revenues	628,029	628,029	657,273	29,244
Expenditures				
Debt Service				
Interest	223,029	223,029	210,366	12,663
Principal	405,000	405,000	400,000	5,000
Total Debt Service	628,029	628,029	610,366	17,663
Total Expenditures	628,029	628,029	610,366	17,663
Total Excess of Revenues Over(Under) Expenditures	0	0	46,907	46,907
Fund Balance, Beginning of Period	0	0	389,548	389,548
Total Fund Balance, End of Period	0	0	436,455	436,455

Connerton West Community Development District

415 Debt Service Fund S06A-2\S18-1 Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,768	20,768
Special Assessments				
Off Roll	17,382	17,382	17,382	0
Tax Roll	547,532	547,532	550,596	3,064
Total Revenues	564,914	564,914	588,746	23,832
Expenditures				
Debt Service				
Interest	354,914	354,914	349,665	5,250
Principal	210,000	210,000	220,000	(10,000)
Total Debt Service	564,914	564,914	569,665	(4,750)
Total Expenditures	564,914	564,914	569,665	(4,750)
Total Excess of Revenues Over(Under) Expenditures	0	0	19,081	19,082
Fund Balance, Beginning of Period	0	0	591,990	591,989
Total Fund Balance, End of Period	0	0	611,071	611,071

Connerton West Community Development District

415 Debt Service Fund S2015/S2025 Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,562	6,562
Special Assessments				
Tax Roll	160,736	160,736	161,636	900
Total Revenues	160,736	160,736	168,198	7,462
Expenditures				
Financial & Administrative				
District Management	0	0	4,000	(4,000)
Placement Agent Fee	0	0	34,281	(34,280)
Special Assessment Allocation Report	0	0	16,000	(16,000)
Trustees Fees	0	0	7,750	(7,750)
Verification Agent	0	0	2,000	(2,000)
Total Financial & Administrative	0	0	64,031	(64,030)
Legal Counsel				
Bank Counsel	0	0	15,000	(15,000)
Bond Counsel	0	0	30,000	(30,000)
District Counsel	0	0	25,000	(25,000)
Trustee Counsel	0	0	6,250	(6,250)
Total Legal Counsel	0	0	76,250	(76,250)
Debt Service				
Interest	115,736	115,736	113,987	1,748
Principal	45,000	45,000	45,000	0
Total Debt Service	160,736	160,736	158,987	1,748
Total Expenditures	160,736	160,736	299,268	(138,532)
Total Excess of Revenues Over(Under) Expenditures	0	0	(131,070)	(131,070)
Total Other Financing Sources(Uses)				
Other Costs				
Bond Retirement	0	0	(1,805,784)	(1,805,784)
Debt Proceeds				
Bond Proceeds	0	0	1,795,000	1,795,000
Total Debt Proceeds	0	0	1,795,000	1,795,000
Total Other Financing Sources(Uses)	0	0	(10,784)	(10,784)
Fund Balance, Beginning of Period	0	0	181,363	181,363
Total Fund Balance, End of Period	0	0	39,509	39,509

415 Capital Projects Fund S2018A**Connerton West Community Development District**
Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,080	2,080
Total Revenues	0	0	2,080	2,080
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	519	(519)
Total Other Physical Environment	0	0	519	(519)
Total Expenditures	0	0	519	(519)
Total Excess of Revenues Over(Under) Expenditures	0	0	1,561	1,561
Fund Balance, Beginning of Period	0	0	74,085	74,085
Total Fund Balance, End of Period	0	0	75,646	75,646

Connerton West Community Development District

415 Capital Projects Fund S06A-2\S18-1 Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16	16
Total Revenues	0	0	16	16
Total Excess of Revenues Over(Under) Expenditures	0	0	16	16
Fund Balance, Beginning of Period	0	0	575	575
Total Fund Balance, End of Period	0	0	591	591

Connerton West Community Development District

415 Capital Projects Fund S2015/S2025 Statement of Revenues and Expenditures
As of 05/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	0	0	1	1
Total Excess of Revenues Over(Under) Expenditures	0	0	1	1
Total Other Financing Sources(Uses)				
Debt Proceeds				
Bond Retirement	0	0	(32)	(32)
Total Debt Proceeds	0	0	(32)	(32)
Total Other Financing Sources(Uses)	0	0	(32)	(32)
Fund Balance, Beginning of Period	0	0	31	31
Total Fund Balance, End of Period	0	0	0	0

Connerton West CDD
Investment Summary
May 31, 2025

Account	Investment		Balance as of May 31, 2025
Valley National Bank	Governmental Checking/ICS	$	848,607
	Total General Fund Investments	**$**	**848,607**
Valley National Bank	Governmental Checking/ICS	$	864,038
	Total Reserve Fund Investments	**$**	**864,038**
US Bank Series 2006A Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	$	134,413
US Bank Series 2006A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		43,688
US Bank Series 2006A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		3,922
US Bank Series 2015A Revenue	US Bank Money Market GCTS 0490		1,796
US Bank Series 2015A-1 Prepayment	US Bank Money Market GCTS 0490		4
US Bank Series 2018-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		275,620
US Bank Series 2018-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		147,710
US Bank Series 2018A-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		230,662
US Bank Series 2018A-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		123,153
US Bank Series 2018A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		65,994
US Bank Series 2018A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		8,209
US Bank Series 2018A-1 Excess Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		6,864
US Bank Series 2025 Interest	US Bank Money Market GCTS 0490		37,306
	Total Debt Service Fund Investments	**$**	**1,079,341**
US Bank Series 2018-1 Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	$	591
US Bank Series 2018A Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801		75,646
	Total Capital Projects Fund Investments	**$**	**76,237**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Connerton West Community Development District
Summary A/R Ledger
From 05/01/2025 to 05/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
415, 2480							
	415-001	415 General Fund	Lennar Homes LLC	AR00002449	12109	10/01/2024	20,357.80
	415-001	415 General Fund	Pasco County Tax Collector	AR00002236	12110	10/01/2024	4,663.63
Sum for 415, 2480							**25,021.43**
415, 2482							
	415-200	415 Debt Service Fund S2018A	Pasco County Tax Collector	AR00002236	12110	10/01/2024	1,573.78
Sum for 415, 2482							**1,573.78**
415, 2483							
	415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00002449	12109	10/01/2024	4,345.41
	415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00002236	12110	10/01/2024	1,372.05
Sum for 415, 2483							**5,717.46**
415, 2485							
	415-203	415 Debt Service Fund S2015/S2025	Pasco County Tax Collector	AR00002236	12110	10/01/2024	402.78
Sum for 415, 2485							**402.78**
Sum for 415							**32,715.45**
Sum Total							**32,715.45**

Connerton West Community Development District
Summary A/P Ledger
From 05/01/2025 to 05/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480						
	415 General Fund	05/31/2025	Ballenger Landcare, LLC	178	Irrigation Repair 05/25	905.99
	415 General Fund	05/31/2025	Ballenger Landcare, LLC	150	Irrigation Repair 05/25	1,296.86
	415 General Fund	05/31/2025	Ballenger Landcare, LLC	151	Irrigation Repair 05/25	725.72
	415 General Fund	05/31/2025	Ballenger Landcare, LLC	152	Irrigation Repair 05/25	742.33
	415 General Fund	05/31/2025	Kennedy Electric	18655 Balance	Balance for Adding Lighting by Mailbox 04/25	2,142.45
	415 General Fund	05/31/2025	Pasco County Utilities	Monthly Summary 05/25 415	Water Services 05/25	419.31
	415 General Fund	05/31/2025	Pasco County Utilities	22477701	0980245-01362420 Water Services 05/25	6.48
	415 General Fund	05/31/2025	Pasco Sheriffs Office	I-20256-11850	Off Duty Detail 05/25	928.00
	415 General Fund	05/23/2025	Rizzetta & Company, Inc.	INV0000099623	Personnel Reimburse-ment 05/25	3,528.77
	415 General Fund	05/31/2025	Rizzetta & Company, Inc.	INV0000099805	Cell Phone and Auto Mileage & Travel 05/25	161.60
	415 General Fund	05/31/2025	Stantec Consulting Services, Inc.	2405993	Engineering Services 05/25	4,107.56
	415 General Fund	05/23/2025	U.S. Bank	7762700	Trustee Fees Series 2018A 05/01/25-04/30/26	2,514.17
	415 General Fund	05/23/2025	U.S. Bank	7762700	Trustee Fees Series 2018A 05/01/25-04/30/26	1,795.83
	415 General Fund	05/31/2025	Valley National Bank	Valley CC 05.25 ACH	Credit Card Expenses 05/25	105.63
	415 General Fund	05/31/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 05/25 ACH	Electric Summary 05/25	5,021.73
	415 General Fund	05/31/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 05/25 ACH	Electric Summary 05/25	6,788.32
	415 General Fund	05/31/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 05/25 ACH	Electric Summary 05/25	17,455.68
	415 General Fund	05/01/2025	Yellowstone Land-scape	899424	Monthly Landscape Maintenance 05/25	44,640.50
Sum for 415, 2480						**93,286.93**
Sum for 415						**93,286.93**
Sum Total						**93,286.93**

Connerton West Community Development District
Notes to Unaudited Financial Statements
May 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 05/31/2025.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 21

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 WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, July 7, 2025, at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice Chairman
Roger Smith	Board Supervisor, Assistant Secretary
John Ngerem	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also, present were:

Darryl Adams	District Manager, Rizzetta
Jason Liggett	Landscape Inspection Manager, Rizzetta
Alex Solano	Aquatic Weed Control (Via Conference Call)
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Greg Woodcock	District Engineer, Stantec
Nicholas Bowen	District Maintenance Manager
Brian Brown	Ballenger Irrigation
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Adams opened the regular CDD Meeting at 4:04 p.m. and confirmed a quorum.

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

On a motion from Mr. Kawalec, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approved a Temporary Licensing Agreement for 9097 Bella Vita Circle, for the Connerton West Community Development District.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of 2025-2026 Budget

The Board discussed the FY 2025-2026 Budget.

B. Discussion of FY 2024-2025 Goals & Objectives Report

DRAFT

The Board has decided to table this item and revisit it at the next scheduled meeting.

C. Ratification of Down and Dirty Pressure Washing Playground Cleaning Agreement

> On a motion from Mr. Kawalec, and seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the Down and Dirty Pressure Washing Playground Cleaning Agreement, for the Connerton West Community Development District.

D. Ratification of Notice of Lien of Special Assessments – Refunding 2025 Bonds

> On a motion from Mr. Kawalec, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors ratified the Notice of Lein of Special Assessments Refunding 2025 Bonds, for the Connerton West Community Development District.

E. Discussion of RFP Landscaping Services

The Board has decided to table this item.

> On a motion from Mr. Ngerem, and seconded by Mr. Novak, with all in favor, the Board of Supervisors accepted the Yellowstone Landscaping renewal agreement for an additional one-year term, from August 1, 2025, to July 31, 2026, at a cost of $645,000. There are no changes to the scope of service or renewal terms. District Counsel will draft the agreement, for the Connerton West Community Development District.

F. Discussion of Police Reports

The Board requested that law enforcement presence be focused on CDD areas and not at the clubhouse.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer

1. Presentation of District Engineer Report

Mr. Woodcock presented the District Engineer Report. He will complete a punch list and review the sidewalk. He will also update the map and send it to the Board and District Counsel for approval.

B. Review of the Aquatics Report

1. Presentation of the Aquatics Report

The Board requested Mr. Solano to give special attention to Pond 3 and to provide an update at the next meeting.

C. Review of Field Inspection Report

1. Presentation of Field Inspection Service Report

Mr. Liggett reviewed his report.
Carlos Garcia has been assigned as the new Account Manager for the District, and Brian Alexander is the new Production Manager.

> On a motion from Mr. Novak, and seconded by Mr. Kawalec, with all in favor, the Board

of Supervisors approved the Yellowstone Landscape Enhancement Proposal for $6,575, for the Connerton West Community Development District.

D. Review of Irrigation Report

1. Presentation of the Irrigation Report

Mr. Brown reviewed the Irrigation report.

E. Presentation of Property Maintenance Report

Mr. Bowen reviewed the Property Maintenance Report.

Mr. Bowen discussed researching options for renting a lift. The Board approved up to 20 hours of overtime for Mr. Bowen to work on the banner.

F. District Counsel

Ms. Rinaldi discussed Traffic Operations and noted that she is continuing to work with the county.

G. District Manager

1. Review of District Manager Report & Monthly Financials

Mr. Adams presented the District Manager report and monthly financials.

SIXTH ORDER OF BUSINESS **BUSINESS ADMINISTRATION**

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 2, 2025

On a motion from Mr. Novak, and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on June 2, 2025, for the Connerton West Community Development District.

B. Consideration of Operation and Maintenance Expenditures for April 2025

On a motion from Mr. Ngerem, and seconded by Mr. Novak, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for April 2025 ($112,853.17) for the Connerton West Community Development District.

C. Consideration of Operation and Maintenance Expenditures for May 2025

On a motion from Mr. Novak, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for May 2025 ($264,380.83) for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Ngerem requested an update on the status of direct deposit.

EIGHTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Smith and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors adjourned the meeting at 6:05 p.m. for the Connerton West Community Development District.

DRAFT

Assistant Secretary Chairman / Vice-Chairman

DRAFT

Tab 22

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
June 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$144,595.69**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300139	109960	Pond/Lake Maintenance 06/25	$ 5,114.00
Ballenger Landcare, LLC	300140	147	Irrigation Contract Maintenance 06/25	$ 9,291.00
Ballenger Landcare, LLC	300140	150	Irrigation Repair 05/25	$ 1,296.86
Ballenger Landcare, LLC	300140	151	Irrigation Repair 05/25	$ 725.72
Ballenger Landcare, LLC	300140	152	Irrigation Repair 05/25	$ 742.33
Ballenger Landcare, LLC	300140	178	Irrigation Repair 05/25	$ 905.99
Ballenger Landcare, LLC	300140	183	Irrigation Repair 06/25	$ 750.39
Christopher Kawalec	062325-3	CK060225 ACH	Board of Supervisors Meeting 06/02/25	$ 200.00
Daniel Novak	062325-1	DN060225 ACH	Board of Supervisors Meeting 06/02/25	$ 200.00
Down and Dirty Pressure Washing	300148	INV-000062	Playground Equipment Cleaning & Disinfecting 06/25	$ 1,000.00
Florida Brothers Maintenance & Repair, LLC	300132	1298 Deposit	Deposit - Sign Installation 06/25	$ 9,098.87

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Fountain Kings, Inc.	300149	INV-0748	Water Feature Maintenance 03/25	$ 410.00
Fountain Kings, Inc.	300149	INV-0749	Water Feature Maintenance 04/25	$ 410.00
Fountain Kings, Inc.	300149	INV-0750	Water Feature Maintenance 05/25	$ 410.00
Jerry Richardson Trapper	300141	2036	Monthly Hog Removal Service 06/25	$ 800.00
John Ngerem	300133	JN060225	Board of Supervisors Meeting 06/02/25	$ 200.00
Kennedy Electric	300130	18655 Balance	Balance for Adding Lighting by Mailbox 04/25	$ 2,142.45
Kilinski | Van Wyk, PLLC	300142	12472	Legal Services 05/25	$ 4,812.46
LLS Tax Solutions, Inc.	300143	003783	Arbitrage Rebate Calculation 2018A-1 & 2018A-2 04/02/25	$ 500.00
Pasco County Tax Collector	300144	2024 Postage Assessment 415	2024 Postage Assessment	$ 493.48
Pasco County Utilities	300145	22477701	0980245-01362420 Water Services 05/25	$ 6.48
Pasco County Utilities	300145	Monthly Summary 05/25 415	Water Services 05/25	$ 419.31

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco Sheriff's Office	300146	I-20256-11850	Off Duty Detail 05/25	$ 928.00
Rizzetta & Company, Inc.	300137	INV0000099623	Personnel Reimbursement 05/25	$ 3,528.77
Rizzetta & Company, Inc.	300129	INV0000099676	District Management Fees 06/25	$ 7,611.67
Rizzetta & Company, Inc.	300136	INV0000099781	Personnel Reimbursement, Amenity Management & Oversight 06/25	$ 4,512.04
Rizzetta & Company, Inc.	300135	INV0000099805	Cell Phone and Auto Mileage & Travel 05/25	$ 161.60
Rizzetta & Company, Inc.	300138	INV0000100261	Personnel Reimbursement 06/25	$ 3,701.94
Roger H Smith	062325-2	RS060225 ACH	Board of Supervisors Meeting 06/02/25	$ 200.00
Southern Equipment Corporation	300150	1125002301	Backflow Pipe Replacement 06/25	$ 1,392.91
Stantec Consulting Services, Inc.	300147	2405993	Engineering Services 05/25	$ 4,107.56
Tyson Krutsinger	300134	TK060225	Board of Supervisors Meeting 06/02/25	$ 200.00
U.S. Bank	300131	7762700	Trustee Fees Series 2018A 05/01/25-04/30/26	$ 4,310.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	062625-01	CC053125-415	Credit Card Expenses 05/25	$ 105.63
Withlacoochee River Electric Cooperative, Inc.	062025-01	Monthly Summary 05/25 ACH	Electric Summary 05/25	$ 29,265.73
Yellowstone Landscape	060425-1	899424	Monthly Landscape Maintenance 05/25	$ 44,640.50
Report Total				**$ 144,595.69**

Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
6/1/2025	109960

Bill To
Connerton West CDD 3434 Colwell Ave Suite 200 Tampa, Fl 33614

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/1/2025

Description	Amount
Monthly waterway service for (65) ponds/lakes at Connerton West CDD for the month this invoice is dated.	5,114.00

RECEIVED
06-02-2025

Thank you for your business.

Total	$5,114.00
Payments/Credits	$0.00
Balance Due	$5,114.00

BALLENGER LANDCARE

Invoice 147

Date	PO#
06/01/25	
Sales Rep	**Terms**
Mark A Ballenger II	Due on Receipt

3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#193 - Irrigation Maintenance Agreement 24/25 June 2025				**$9,291.00**
Monthly Maintenance - 05/05/2025				$0.00
Monthly Maintenance - 05/30/2025				$0.00
Meter Readings - 05/26/2025				$0.00

Subtotal	$9,291.00
Sales Tax	$0.00
Total	**$9,291.00**
Credits/Payments	($0.00)
Balance Due	**$9,291.00**

RECEIVED
06-04-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$19,969.14	$0.00	$0.00	$0.00

BALLENGER
LANDCARE

Invoice 150

Date	PO#
06/01/25	
Sales Rep	**Terms**
Brian Brown	Due on Receipt

3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Butterfly Kiss Drive Park Irrigation Issues

The following includes all labor and material to resolve irrigation issues found at Butterfly Kiss Park, These items found following warranty plant material being installed at park. Zone #1 from the battery operated controller found stuck on causing pressure issues highlighted in landscape report dated 4-28-2025. Upon inspection of stuck valve tech found the battery operated controller is not operating properly, Ballenger recommends replacing the controller, tech has been manually watering all areas in the park.





Irrigation Repair - 05/28/2025	$1,296.86

RECEIVED
06-04-2025

Subtotal	$1,296.86
Sales Tax	$0.00
Total	**$1,296.86**
Credits/Payments	($0.00)
Balance Due	**$1,296.86**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$19,969.14	$0.00	$0.00	$0.00

BALLENGER LANDCARE

Proposal #302

Date: 5/13/2025

Customer:
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property:
Connerton West CDD Land O' Lakes, FL

Butterfly Kiss Drive Park Irrigation Issues

The following includes all labor and material to resolve irrigation issues found at Butterfly Kiss Park, These items found following warranty plant material being installed at park. Zone #1 from the battery operated controller found stuck on causing pressure issues highlighted in landscape report dated 4-28-2025. Upon inspection of stuck valve tech found the battery operated controller is not operating properly, Ballenger recommends replacing the controller, tech has been manually watering all areas in the park.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price:	**$1,296.86**

Subtotal	$1,296.86
Estimated Tax	$0.00
Total	**$1,296.86**

Terms & Conditions

By	Brian Brown	**By**	Darryl Adams
	Brian Brown		
Date	5/13/2025	**Date**	5-19-25
	Ballenger Landcare Inc		**Connerton West CDD**

BALLENGER LANDCARE

Invoice 151

Date	PO#
06/01/25	
Sales Rep	**Terms**
Brian Brown	Due on Receipt

3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Butterfly Kiss Round About Inoperable Valve

The following includes all labor and material to replace zone #3 valve located at the Battery Operated controller at Butterfly Kiss round about.



Irrigation Repair - 05/22/2025	$725.72

Subtotal	$725.72
Sales Tax	$0.00
Total	**$725.72**
Credits/Payments	($0.00)
Balance Due	**$725.72**

RECEIVED
06-04-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$19,969.14	$0.00	$0.00	$0.00

BALLENGER LANDCARE

Proposal #303

Date: 5/13/2025

Customer:
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property:
Connerton West CDD Land O' Lakes, FL

Butterfly Kiss Round About Inoperable Valve

The following includes all labor and material to replace zone #3 valve located at the Battery Operated controller at Butterfly Kiss round about.



irrigation repair

Irrigation Repair

Irrigation Repair Price:	**$725.72**

Subtotal	$725.72
Estimated Tax	$0.00
Total	**$725.72**

Terms & Conditions

By Brian Brown

Brian Brown

Date 5/13/2025

Ballenger Landcare Inc

By Darryl Adams

Date 5-19-25

Connerton West CDD

Invoice 152

Date	PO#
06/01/25	
Sales Rep	**Terms**
Brian Brown	Due on Receipt

BALLENGER LANDCARE

3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Clock E zone 47 stuck valve

The following includes all labor and material to replace the valve for Clock E zone 47, valve found stuck open, located in the center island of PPP right before Blue Mist round about, will require a 1 1/2" ICV Valve filter sentry.



Irrigation Repair - 05/22/2025 $742.33

Subtotal	$742.33
Sales Tax	$0.00
Total	**$742.33**
Credits/Payments	($0.00)
Balance Due	**$742.33**

RECEIVED
06-04-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$19,969.14	$0.00	$0.00	$0.00

BALLENGER LANDCARE

Proposal #321

Date: 5/16/2025

Customer:
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property:
Connerton West CDD Land O' Lakes, FL

Clock E zone 47 stuck valve

The following includes all labor and material to replace the valve for Clock E zone 47, valve found stuck open, located in the center island of PPP right before Blue Mist round about, will require a 1 1/2" ICV Valve filter sentry.



irrigation repair

Irrigation Repair

Irrigation Repair Price:	**$742.33**

Subtotal	$742.33
Estimated Tax	$0.00
Total	**$742.33**

Terms & Conditions

By Brian Brown

Brian Brown

Date 5/16/2025

Ballenger Landcare Inc

By Darryl Adams

Date 5-19-25

Connerton West CDD

BALLENGER LANDCARE

Invoice 178

Date	PO#
06/04/25	
Sales Rep	**Terms**
Brian Brown	Due on Receipt

3840 68th Ave N
Pinellas Park, FL 33781

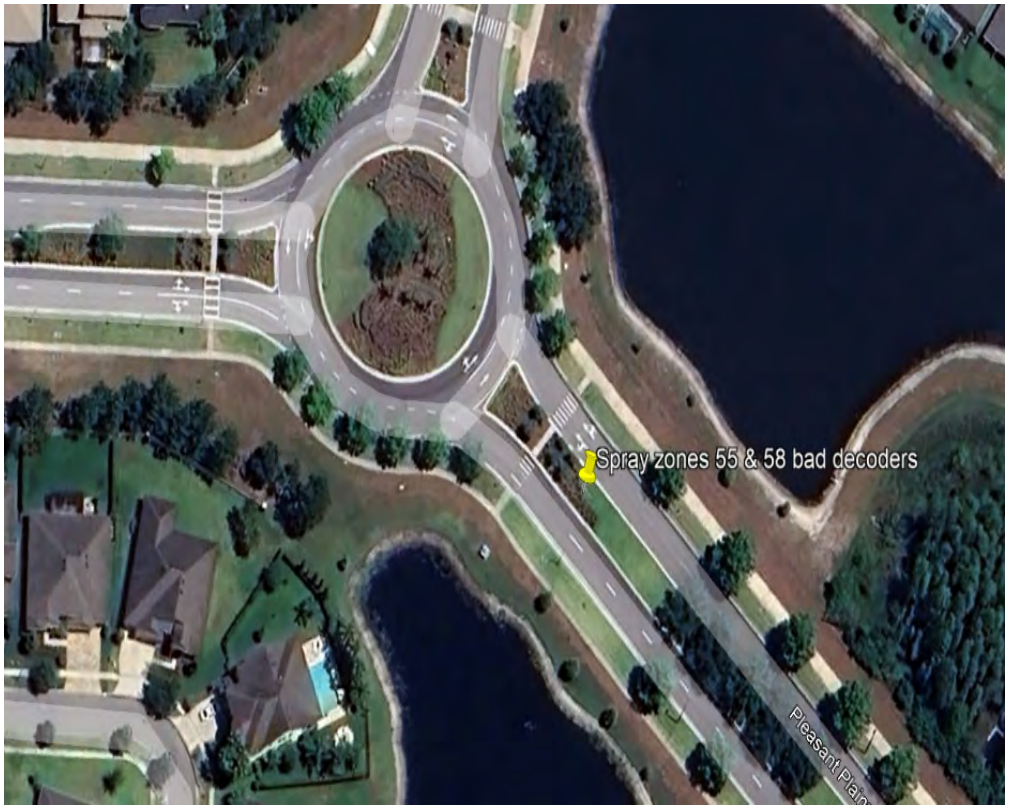
Bill To
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Clock E Zones 55 and 58 Bad Decoder Replacements

The following includes all labor and material to replace (2) bad decoders found for clock E zones 55 and 58, these bad decoders were found following the approved wire tracking for clock E. opportunity #267. These decoders were the issue with clock E that knocked out zones 50-69.



Irrigation Repair - 05/22/2025	$905.99

Subtotal	$905.99
Sales Tax	$0.00
Total	**$905.99**
Credits/Payments	($0.00)
Balance Due	**$905.99**

RECEIVED
06-04-2025

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$905.99	$19,969.14	$0.00	$0.00	$0.00

BALLENGER LANDCARE

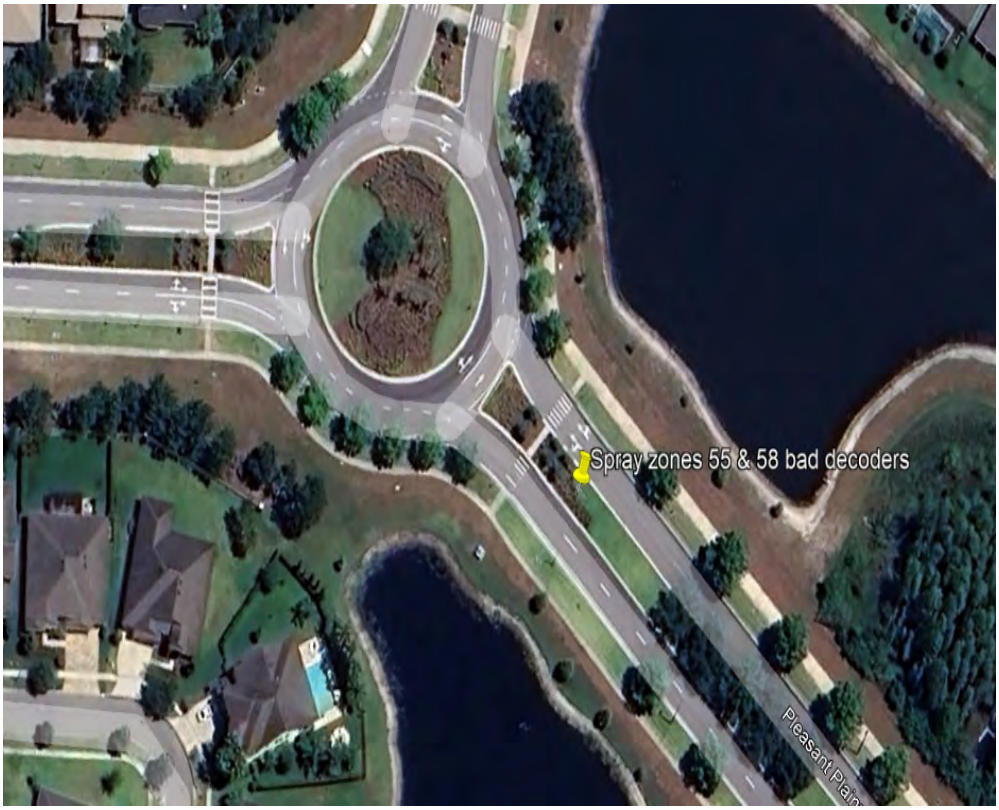
Proposal #300

Date: 5/13/2025

Customer:	Property:
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614	Connerton West CDD Land O' Lakes, FL

Clock E Zones 55 and 58 Bad Decoder Replacements

The following includes all labor and material to replace (2) bad decoders found for clock E zones 55 and 58, these bad decoders were found following the approved wire tracking for clock E. opportunity #267. These decoders were the issue with clock E that knocked out zones 50-69.



Irrigation Repairs

Irrigation Repair

Irrigation Repair Price:	**$905.99**

Subtotal	$905.99
Estimated Tax	$0.00
Total	**$905.99**

Terms & Conditions

By Brian Brown

Brian Brown

Date 5/13/2025

Ballenger Landcare Inc

By Darryl Adams

Date 5-19-25

Connerton West CDD

Invoice 183

Date	PO#
06/04/25	
Sales Rep	**Terms**
Brian Brown	Due on Receipt

3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Connerton West CDD C/O Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount

Clock V Zone 25 Valve Replacement

The following includes all labor and material to replace a 1 1/2" ICV valve for zone 25 from controller V, this zone is located at Shadyside Lane and Pleasant Woods Drive. During wet check techs found zone to be stuck on and inspected valve and found this valve to be stuck open and flooding streets.



Irrigation Repair - 06/04/2025	$750.39

RECEIVED
06-04-2025

Subtotal	$750.39
Sales Tax	$0.00
Total	**$750.39**
Credits/Payments	($0.00)
Balance Due	**$750.39**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,656.38	$19,969.14	$0.00	$0.00	$0.00

Connerton West CDD BOS Meeting
Meeting Date: June 2, 2025

SUPERVISOR PAY REQUEST

RECEIVED
06-20-2025

Name of Board Supervisor	Check if paid
Roger Smith	Yes
Daniel Novak	Yes
Chris Kawalec	Yes
Tyson Krutsinger	Yes
John Ngerem	Yes
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00pm
Meeting End Time:	6:17pm
Total Meeting Time:	2.17
Time Over ____ (3) Hours:	
Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at $175 per Hour:	$0.00

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: Daryl Adams



INVOICE

INV-000062

Date Issued:	Jun 09, 2025
Date Due:	Due on Receipt
Overdue by:	15 days
Type:	Final Payment
Check Payable To:	Down and Dirty Pressure Washing of Florida LLC
Balance Due:	**$1,000.00**

FROM:
Down and Dirty Pressure Washing of Florida LLC
13042 Terrace Springs Dr
Tampa, FL, 33637
Email: downanddirtypressurewashing19@yahoo.com
Phone: (813) 957-5243

TO:
Connerton West
Attn: Darryl Adams
3434 colwell ave
200
Tampa, FL, 33614

JOB LOCATION:
Connerton West
3434 colwell ave, 200
Tampa, FL, 33614

JOB:
playground equipment cleaning

#	Services	Qty	Price	Discount	Tax	Total
1	playground equipment cleaning and disinfecting	4.00	$250.00	$0.00	No Tax	$1,000.00
	twice a year cleaning @ 250.00 each visit a playground dates to be determined for cleaning					

Subtotal	$1,000.00
Grand Total ($)	**$1,000.00**

RECEIVED
06-24-2025

Accepted payment methods
Credit Card, Check, Cash, Zelle

Message
Thank you, I appreciate your business. Please leave me a review on Google. Thank you again.

Terms
1.) The services will be completed in accordance with the agreed upon schedule.

2.) Changes in the specifications, quantities, schedule or other aspects of the services that are requested or

approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

3.) You will be responsible for payment of all applicable federal, state and local taxes.

4.) All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

5.) Commercial customers. Unless notified in writing of a 30-day payment option payment will be due within 10 days of completion and invoice received or a 10% late fee of balance owed will be applied each month until payment is received.

6.) All deposits are non-refundable.

7.) If legal action is required customer is responsible for all legal fees.

8.) We abide to all of the statements stated on this invoice - Service Terms and Conditions.

9.) Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

The accepted forms of payment are listed on this invoice.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service!

****Down and Dirty Pressure Washing shall not be held responsible for any loss or damage to property, materials or individuals caused by the personal actions of the customer or other household members or guests before, during or after such work has been carried out. ****.

Business powered by Markate.com

DEPOSIT INVOICE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933

Bill to
Connerton West CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614 USA

Invoice details
Invoice no.: 1298
Terms: Net 30
Invoice date: 06/04/2025
Due date: 07/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Deposit**	Deposit for: The materials/supplies & installation deposit for (35) Large No Trespassing Signs w/ U-Channel posts for each. (5) Small No Trespassing Sign w/ U-Channel posts for each. (70) NO FISHING Signs w/ U-Channel posts for each. (30) NO FISHING behind home Signs w/ U-Channel posts for each. Cost associated here is only for the supplies needed for this installation. All signs (140 total signs overall) are made with High Intensity Sheeting on .080 gauge aluminum material. This includes all hardware needed to install signage on posts as well. See imaging attached for the review of each signage to be made.	1	$9,098.87	$9,098.87

Total **$9,098.87**

Ways to pay

Payment checks can be mailed to our business address. We do also except Credit Cards (Visa, Mastercard, Discover, American Express or Apple Pay). A 3.9% fee applies + $0.50 per transaction for credit card.

RECEIVED
06-04-2025

Note to customer

This invoice is to tied with approved estimate # 1451.

Following this invoice deposit and project is completed - Invoice 1297 will follow for the remaining amount of $2,220.60. See attached signed estimate for this project.

Customer is tax exempt.

View and pay

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933

Bill to
Connerton West CDD
3434 Colwell Ave
Suite 200
Wesley Chapel, FL 33614 USA

Estimate details
Estimate no.: 1451
Estimate date: 06/02/2025
Expiration date: 07/19/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Supplies**	This estimate is to install; (35) Large No Trespassing Signs w/ U-Channel posts for each. (5) Small No Trespassing Sign w/ U-Channel posts for each. (70) NO FISHING Signs w/ U-Channel posts for each. (30) NO FISHING behind home Signs w/ U-Channel posts for each. Cost associated here is only for the supplies needed for this installation. All signs (140 total signs overall) are made with High Intensity Sheeting on .080 gauge aluminum material. This includes all hardware needed to install signage on posts as well. See imaging attached for the review of each signage to be made.	1	$9,098.87	$9,098.87
2.	**Labor**	Labor charge per Hour for (x2) laborers to install all signage shared above. (18.5hrs per each worker)	37	$60.00	$2,220.00

Total **$11,318.87**

Expiry date 07/19/2025

Note to customer

Thank you for your business opportunity.

This estimate is to install specific Custom signage in Connerton CDD community and attached are the images of what and the areas of where to be installed within the community. If estimate is agreed upon by signature, we do ask that all supplies deposit amount be covered

INVOICE

Connerton West CDD
Attention: C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Ste 200
TAMPA FL 33614
USA

Invoice Date
Jun 23, 2025

Invoice Number
INV-0748

Reference
WaterFeatureMaintenance

Delivery Address
21100 Fountain Garden Way
LAND O LAKES FL 34637
USA

Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFM	March 2025 Water Feature Maintenance: On site 3/13/2025 and 3/31/2025	2.00	205.00	410.00
			Subtotal	410.00
			TOTAL TAX	0.00
			TOTAL USD	**410.00**

RECEIVED
06-23-2024

Due Date: Jul 23, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%

View and pay online now

INVOICE

Connerton West CDD
Attention: C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Ste 200
TAMPA FL 33614
USA

Invoice Date
Jun 23, 2025

Invoice Number
INV-0749

Reference
WaterFeatureMaintenance

Delivery Address
21100 Fountain Garden Way
LAND O LAKES FL 34637
USA

Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFM	April 2025 Water Feature Maintenance: On site 4/17/2025 and 4/30/2025	2.00	205.00	410.00
			Subtotal	410.00
			TOTAL TAX	0.00
			TOTAL USD	**410.00**

RECEIVED
06-23-2025

Due Date: Jul 23, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%

View and pay online now

INVOICE

Connerton West CDD
Attention: C/O Rizzetta & Company, Inc.
3434 Colwell Ave, Ste 200
TAMPA FL 33614
USA

Invoice Date
Jun 23, 2025

Invoice Number
INV-0750

Reference
WaterFeatureMaintenance

Delivery Address
21100 Fountain Garden Way
LAND O LAKES FL 34637
USA

Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFM	May 2025 Water Feature Maintenance: On site 5/12/2025 and 5/28/2025	2.00	205.00	410.00
			Subtotal	410.00
			TOTAL TAX	0.00
			TOTAL USD	**410.00**

RECEIVED
06-23-2025

Due Date: Jul 23, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%

View and pay online now

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603 US
trapperjerry@gmail.com

INVOICE

BILL TO
Connerton West CDD
5844 Old Pasco Road, Ste 100
Wesley Chapel, Florida 33544

INVOICE # 2036
DATE 06/16/2025
DUE DATE 07/01/2025
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service for June 2025	1	800.00	800.00

5 Traps/5 cameras are currently in use.

LTD: Hogs Removed: 288
YTD: Hogs Removed: 15
MTD: Hogs Removed: 2

Notes:
We are doing everything possible in order to eliminate the hog population on this property.

Make all checks payable to: Jerry Richardson
Thank you for doing business with us.

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact: Jerry Richardson
Phone 813-390-9578
email - trapperjerry@gmail.com

A 30-day notice is required to terminate trapping service in writing. Termination fees may apply.

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	**$800.00**

RECEIVED
06/16/2025



Kennedy Electric

License #: EC13011268

1160 Ponce De Leon Blvd
Brooksville, Florida 34601

(352)592-9866

www.kennedyelectricfl.com

office@kennedyelectricfl.com

Kennedy Electric Invoice 18655

INVOICED

CONNERTON WEST COMMUNITY

(813) 551-7808

Service Address:

8927 Pleasant Woods Drive
Land O' Lakes, Florida 34637

Billing address:

3434 Colwell Avenue
STE:200
Tampa, Florida 33614

Job Location: Main Location

Job Location Address: 8927 Pleasant Woods Drive Land O' Lakes, Florida 34637

Invoiced Date: Apr 30, 2025

Due Date: May 1, 2025

Status: Invoiced

Option 1

(OPTION 1): INSTALL NEW 60AMP SERVICE ON NEW CONCRETE POST FOR MAILBOX AREA. SERVICE TO INCLUDE (1) 4' LED FIXTURE, (1) DUPLEX OUTLET BELOW METER & (1) DUPLEX OUTLET ON METAL POST. LIGHT TO BE DUSK-TIL-DAWN WITH OCCUPANCY SENSOR & OUTLET FOR EASY REPLACEMENT.
*PERMIT FEE INCLUDED

**PLEASE NOTE: CUSTOMER MUST APPLY WITH POWER COMPANY FOR NEW SERVICE.

Item	Quantity	Amount
CUSTOM INSTALL	1	$4,140.00
UPFRONT DEPOSIT 50% DEPOSIT FOR ESTIMATE #18522 CK#300044	1	$-2,070.00
SURCHARGE 3.5% SURCHARGE- Applies to credit/debit card, ACH, and bank transfer payments only. Payments made by cash or check may deduct surcharge fee.	1	$72.45

Thank you for your business!

Subtotal	**$2,142.45**
Total	**$2,142.45**
Amount Paid	**$0.00**
Amount Due	**$2,142.45**

RECEIVED
06-02-2025

Contract

Terms & Conditions

Kennedy Electric (K.E.) requires a 50% Deposit for all estimates over $1,000 and services with the balance due upon completion. Deposits must be received prior to scheduling. Deposits are subject to a 50% Cancellation Fee. All electrical services performed by K.E. will be in compliance with current N.E.C. regulations. When required, permit must be displayed in plain view for the inspector and remain onsite until the inspection is complete. A one year manufacturer warranty is available on materials purchased by K.E. Estimates are only valid for 30 days from the date sent to the customer. By accepting this estimate, the Customer/Agent agrees to the following disclaimers: In the event K.E. is required to move customer belongings/personal property, household materials, appliances, furniture, etc. K.E. is not responsible for any damage to flooring, walls, furniture, personal belongings, etc. The Customer/Agent should provide clear access to the job site area and electrical source(s). Any attic access required to perform the agreed upon electrical work is at the Customer/Agent's risk; damage incurred is the Customer/Agent's responsibility to have repaired. If trenching or digging is necessary to perform the agreed upon electrical work, it is the Customer/Agent's responsibility to have all underground services such as pipes, sprinkler lines, cables and/or utilities marked before the project begins. If any damage is sustained to unmarked underground services by K.E., it is the Customer/Agent's responsibility to have repaired. K.E. cannot be held liable for drywall damage that may occur during the installation of service panels, receptacles, devices etc.; it is the Customer/Agent's responsibility to have repaired. All leftover materials are the property of K3 Technologies Inc. DBA Kennedy Electric (K.E.).

ALL Payments must be made in full upon completion of services rendered. A surcharge of 3.5% will be imposed on payments made with a credit/debit card and/or ACH payment. Customer will be responsible for all legal fees and court cost incurred for collection of unpaid balances; unpaid balances are subject to annual interest rate of 18%.

Signature

Date

INVOICE

Invoice # 12472
Date: 06/14/2025
Due On: 07/14/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Connerton West CDD
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

CONNERTON WEST CDD - GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	05/01/2025	Prepare revised Resolution Approving Fiscal Year 2026 Budget regarding proposed increase, confer with District Manager regarding the same; confer with Pasco County attorney regarding maintenance responsibilities for roadway signage.	0.60	$310.00	$186.00
Service	GK	05/02/2025	Confer with A. Becker regarding Parcel 218, status of punchlist repairs; review agenda materials, including staff reports, vendor proposals, March meeting minutes, proposed Fiscal Year 2026 Budget.	1.10	$310.00	$341.00
Service	GK	05/05/2025	Confer with G. Woodcock regarding responsibility for sidewalk maintenance within the District; finalize Response to Notice to Owner regarding painting project; confer with G. Woodcock regarding claim related to shade sail pole, review materials regarding the same.	6.20	$310.00	$1,922.00
Service	MH	05/05/2025	Confer with District staff regarding agenda items and review documents and correspondence related to claims.	0.50	$350.00	$175.00
Expense	KB	05/05/2025	Travel: Mileage - GR.	38.00	$0.67	$25.46
Service	GK	05/06/2025	Confer with A. Becker regarding status of deed for conveyance of Parcel 218; confer with Assistant	0.20	$310.00	$62.00

			County Attorney regarding County review of roadway and signage maintenance responsibilities.			
Service	MH	05/07/2025	Conference call with District staff regarding status of claims.	0.40	$350.00	$140.00
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	$290.00	$58.00
Service	GK	05/09/2025	Review Egis Insurance site visit notes; review updated budget.	0.60	$310.00	$186.00
Service	MH	05/13/2025	Confer with District staff regarding status of ongoing projects and Board meeting matters.	0.10	$350.00	$35.00
Service	GK	05/20/2025	Confer with District engineering team regarding roadway ownership and maintenance responsibility, map regarding the same; prepare agreement with Lou Phillips Painting regarding additional painting services; prepare additional services order with Yellowstone Landscape regarding plant removal from designated walls.	1.60	$310.00	$496.00
Service	GK	05/21/2025	Confer with A. Becker regarding conveyance of Parcel 218, confer with Charter School regarding status of repair work for Parcel 218; review tentative agenda.	0.40	$310.00	$124.00
Service	GK	05/23/2025	Prepare mailed and published notices for Fiscal Year 2026 budget and O&M assessment public hearings, affidavit of mailing for the same.	0.70	$310.00	$217.00
Service	GK	05/27/2025	Confer with District engineering team regarding Ownership and Maintenance Map for the District.	0.30	$310.00	$93.00
Service	GK	05/28/2025	Confer with G. Woodcock regarding maintenance responsibility for sidewalk on Swiss Chard Circle, Sequester Loop; confer with County attorney regarding roadway signage and maintenance responsibilities; confer with Charter School regarding status of repairs for Parcel 218.	0.90	$310.00	$279.00
Service	GK	05/29/2025	Review agenda materials, including staff and vendor reports, May meeting minutes.	0.60	$310.00	$186.00
Service	MH	05/30/2025	Confer with District staff regarding	0.20	$350.00	$70.00

			landscape vendor performance and contract matters.			
Service	GK	05/30/2025	Confer with District Manager regarding agenda items; prepare Annual Assessment and Appropriation Resolutions.	0.70	$310.00	$217.00

Total **$4,812.46**



Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12472	07/14/2025	$4,812.46	$0.00	$4,812.46
			Outstanding Balance	**$4,812.46**
			Total Amount Outstanding	**$4,812.46**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
+18507540311
liscott@llstax.com

INVOICE

BILL TO
Connerton West
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 003783
DATE 06/12/2025
DUE DATE 07/12/2025
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Connerton West Community Development District (Pasco County, Florida) $6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and $1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien) – Rebatable Arbitrage Calculation for the period ended April 2, 2025.	500.00

BALANCE DUE **$500.00**

RECEIVED
06/12/2025

Thank You For Your Business

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Connerton West CDD
Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

Re: Connerton West CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for $493.48 for the cost of collection of Connerton West CDD Postage Assessment for the 2024 Tax Year.

RECEIVED
06/17/2025

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON VILLAGE II PARCEL 213

Service Address: **21379 SOUTHERN CHARM DR**
Bill Number: 22477701
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0980245	01362420

Please use the 15-digit number below when making a payment through your bank

098024501362420

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399008	4/17/2025	2169	5/16/2025	2177	29	8

Usage History

Water

May 2025	8
April 2025	20
March 2025	20
February 2025	38
January 2025	0
December 2024	35
November 2024	45
October 2024	37
September 2024	21
August 2024	23
July 2024	17
June 2024	17

Transactions

Previous Bill		16.20
Payment 05/16/25		-16.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	8 Thousand Gals X $0.81	6.48
Total Current Transactions		6.48
TOTAL BALANCE DUE		**$6.48**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0980245
Customer #	01362420
Balance Forward	0.00
Current Transactions	6.48
Total Balance Due	**$6.48**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $6.48

☐ Check this box to participate in Round-Up.

CONNERTON VILLAGE II PARCEL 213
21379 SOUTHERN CHARM DR
LAND O LAKES FL 34637

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

Pasco County Utilities Services							
Connerton West CDD							
Water Summary 05/25							
04/17/25 to 05/16/25							
Account #	**Customer #**	**Amount**	**Bill Date**	**Due Date**	**Service Address**	**GL Code**	**Object Code**
0325440	01044338	$38.26	6/4/2025	6/23/2025	00000 Connerton Blvd	53600	4301
0939485	01044338	$23.66	6/4/2025	6/23/2025	21736 Billowy Jaunt	53600	4301
0945935	01044338	$8.10	6/4/2025	6/23/2025	8114 Swiss Chard Cir	53600	4301
0980230	01044338	$19.44	6/4/2025	6/23/2025	21852 Briske Morning Ave	53600	4301
0980235	01044338	$29.97	6/4/2025	6/23/2025	21318 Wistful Yearn Dr	53600	4301
0980240	01044338	$34.83	6/4/2025	6/23/2025	21212 Wistful Yearn Dr	53600	4301
0980250	01044338	$18.63	6/4/2025	6/23/2025	21915 Butterfly Kiss Dr	53600	4301
0986210	01044338	$35.64	6/4/2025	6/23/2025	21990 Butterfly Kiss Dr	53600	4301
1004720	01044338	$2.43	6/4/2025	6/23/2025	21922 Butterfly Kiss Dr	53600	4301
1022185	01044338	$0.00	6/4/2025	6/23/2025	8775 Birchleaf	53600	4301
1022195	01044338	$19.44	6/4/2025	6/23/2025	22018 Emory Oak	53600	4301
1022205	01044338	$0.00	6/4/2025	6/23/2025	8583 Gibbon Grove	53600	4301
1022230	01044338	$46.17	6/4/2025	6/23/2025	8788 white Sage	53600	4301
1022320	01044338	$0.00	6/4/2025	6/23/2025	8611 Acadia Reclaim	53600	4301
1146145	01044338	$142.74	6/4/2025	6/23/2025	Connerton Pond#1 Reclaim	53600	4301
1146150	01044338	$0.00	6/4/2025	6/23/2025	Connerton Pond#2 Reclaim	53600	4301
Total		**$419.31**					
Grand Total		**$419.31**	**001-53600-4301**				

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **0 CONNERTON BOULEVARD**
Bill Number: 22473482
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0325440	01044338

Please use the 15-digit number below when making a payment through your bank

032544001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	07354825	4/17/2025	118	5/16/2025	123	29	5

Usage History

	Water	Irrigation
May 2025		5
April 2025		6
March 2025		6
February 2025		4
January 2025		4
December 2024		7
November 2024		14
October 2024		0
September 2024		0
August 2024		0
July 2024		0
June 2024		0

Transactions

Previous Bill		41.60
Payment 05/16/25		-41.60 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		21.56
Water Tier 1	5.0 Thousand Gals X $3.34	16.70
Total Current Transactions		38.26
TOTAL BALANCE DUE		**$38.26**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0325440
Customer #	01044338
Balance Forward	0.00
Current Transactions	38.26
Total Balance Due	**$38.26**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $38.26

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21736 BILLOWY JAUNT DR**
Bill Number: 22477004
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0939485	01044338

Please use the 15-digit number below when making a payment through your bank

093948501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13594970	4/17/2025	78	5/16/2025	79	29	1

Usage History

	Water
May 2025	1
April 2025	1
March 2025	0
February 2025	1
January 2025	0
December 2024	1
November 2024	1
October 2024	2
September 2024	5
August 2024	1
July 2024	1
June 2024	1

Transactions

Previous Bill		23.66
Payment 05/16/25		-23.66 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		21.56
Water Tier 1	1.0 Thousand Gals X $2.10	2.10
Total Current Transactions		23.66
TOTAL BALANCE DUE		**$23.66**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0939485
Customer #	01044338
Balance Forward	0.00
Current Transactions	23.66
Total Balance Due	**$23.66**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $23.66

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **8114 SWISS CHARD CIRCLE**
Bill Number: 22477084
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0945935	01044338

Please use the 15-digit number below when making a payment through your bank

094593501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020289	4/17/2025	1262	5/16/2025	1272	29	10

Usage History

Water

May 2025	10
April 2025	5
March 2025	5
February 2025	1
January 2025	11
December 2024	14
November 2024	13
October 2024	10
September 2024	0
August 2024	1
July 2024	7
June 2024	10

Transactions

Previous Bill		4.05
Payment 05/16/25		-4.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	10 Thousand Gals X $0.81	8.10
Total Current Transactions		8.10
TOTAL BALANCE DUE		**$8.10**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0945935
Customer #	01044338
Balance Forward	0.00
Current Transactions	8.10
Total Balance Due	**$8.10**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $8.10

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21852 BRISKE MORNING AVENUE**
Bill Number: 22477698
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0980230	01044338

Please use the 15-digit number below when making a payment through your bank

098023001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858990	4/17/2025	141	5/16/2025	165	29	24

Usage History

Water

May 2025	24
April 2025	10
March 2025	12
February 2025	11
January 2025	22
December 2024	21
November 2024	26
October 2024	19
September 2024	19
August 2024	24
July 2024	18
June 2024	15

Transactions

Previous Bill		8.10
Payment 05/16/25		-8.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	24 Thousand Gals X $0.81	19.44
Total Current Transactions		19.44
TOTAL BALANCE DUE		**$19.44**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0980230
Customer #	01044338
Balance Forward	0.00
Current Transactions	19.44
Total Balance Due	**$19.44**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $19.44

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21318 WISTFUL YEARN DR**
Bill Number: 22477699
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0980235	01044338

Please use the 15-digit number below when making a payment through your bank

098023501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020279	4/17/2025	1993	5/16/2025	2030	29	37

Usage History

Water

May 2025	37
April 2025	17
March 2025	20
February 2025	11
January 2025	20
December 2024	19
November 2024	22
October 2024	25
September 2024	33
August 2024	37
July 2024	27
June 2024	28

Transactions

Previous Bill		13.77
Payment 05/16/25		-13.77 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	37 Thousand Gals X $0.81	29.97
Total Current Transactions		29.97
TOTAL BALANCE DUE		**$29.97**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0980235
Customer #	01044338
Balance Forward	0.00
Current Transactions	29.97
Total Balance Due	**$29.97**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $29.97

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21212 WISTFUL YEARN DR**
Bill Number: 22477700
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0980240	01044338

Please use the 15-digit number below when making a payment through your bank

098024001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020286	4/17/2025	3668	5/16/2025	3711	29	43

Usage History

Water

May 2025	43
April 2025	25
March 2025	32
February 2025	19
January 2025	27
December 2024	32
November 2024	22
October 2024	37
September 2024	45
August 2024	48
July 2024	37
June 2024	25

Transactions

Previous Bill		20.25
Payment 05/16/25		-20.25 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	43 Thousand Gals X $0.81	34.83
Total Current Transactions		34.83
TOTAL BALANCE DUE		**$34.83**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0980240
Customer #	01044338
Balance Forward	0.00
Current Transactions	34.83
Total Balance Due	**$34.83**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $34.83

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21915 BUTTERFLY KISS DR**
Bill Number: 22477702
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0980250	01044338

Please use the 15-digit number below when making a payment through your bank

098025001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020285	4/17/2025	2262	5/16/2025	2285	29	23

Usage History

Water

May 2025	23
April 2025	35
March 2025	64
February 2025	29
January 2025	114
December 2024	44
November 2024	44
October 2024	25
September 2024	27
August 2024	26
July 2024	19
June 2024	19

Transactions

Previous Bill		28.35
Payment 05/16/25		-28.35 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	23 Thousand Gals X $0.81	18.63
Total Current Transactions		18.63
TOTAL BALANCE DUE		**$18.63**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0980250
Customer #	01044338
Balance Forward	0.00
Current Transactions	18.63
Total Balance Due	**$18.63**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $18.63

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21990 BUTTERFLY KISS DR**
Bill Number: 22477842
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
0986210	01044338

Please use the 15-digit number below when making a payment through your bank

098621001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399011	4/17/2025	1506	5/16/2025	1550	29	44

Usage History

Water

May 2025	44
April 2025	20
March 2025	19
February 2025	10
January 2025	17
December 2024	24
November 2024	34
October 2024	18
September 2024	16
August 2024	19
July 2024	14
June 2024	16

Transactions

Previous Bill		16.20
Payment 05/16/25		-16.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	44 Thousand Gals X $0.81	35.64
Total Current Transactions		35.64
TOTAL BALANCE DUE		**$35.64**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0986210
Customer #	01044338
Balance Forward	0.00
Current Transactions	35.64
Total Balance Due	**$35.64**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $35.64

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **21922 BUTTERFLY KISS RECLAIM DR**
Bill Number: 22478192
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1004720	01044338

Please use the 15-digit number below when making a payment through your bank

100472001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580271	4/17/2025	2530	5/16/2025	2533	29	3

Usage History

Water

May 2025	3
April 2025	0
March 2025	8
February 2025	16
January 2025	26
December 2024	29
November 2024	32
October 2024	25
September 2024	26
August 2024	31
July 2024	24
June 2024	19

Transactions

Current Transactions
Reclaimed
Reclaimed 3 Thousand Gals X $0.81 2.43
Total Current Transactions 2.43

TOTAL BALANCE DUE **$2.43**

RECEIVED
06-06-2025

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account #	1004720
Customer #	01044338
Balance Forward	0.00
Current Transactions	2.43
Total Balance Due	**$2.43**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $2.43

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **8775 BIRCHLEAF RECLAIM CT**
Bill Number: 22478527
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1022185	01044338

Please use the 15-digit number below when making a payment through your bank

102218501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809644	4/17/2025	786	5/16/2025	800	29	14

Usage History

Water

May 2025	14
April 2025	13
March 2025	11
February 2025	8
January 2025	12
December 2024	17
November 2024	14
October 2024	6
September 2024	9
August 2024	8
July 2024	12
June 2024	17

Transactions

Previous Bill		-31.47 CR
Balance Forward		-31.47 CR
Current Transactions		
Reclaimed		
Reclaimed	14 Thousand Gals X $0.81	11.34
Total Current Transactions		11.34
TOTAL BALANCE DUE		**-$20.13 CR**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1022185
Customer #	01044338
Balance Forward	-31.47 CR
Current Transactions	11.34
Total Balance Due	**-$20.13 CR**

CREDIT - DO NOT PAY

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **22018 EMORY OAK RECLAIM PLACE**
Bill Number: 22478528
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1022195	01044338

Please use the 15-digit number below when making a payment through your bank

102219501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180234810	4/17/2025	1001	5/16/2025	1025	29	24

Usage History

Water

May 2025	24
April 2025	20
March 2025	15
February 2025	9
January 2025	15
December 2024	0
November 2024	2
October 2024	6
September 2024	9
August 2024	8
July 2024	9
June 2024	18

Transactions

Previous Bill		5.69
Payment 05/16/25		-5.69 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	24 Thousand Gals X $0.81	19.44
Total Current Transactions		19.44
TOTAL BALANCE DUE		**$19.44**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1022195
Customer #	01044338
Balance Forward	0.00
Current Transactions	19.44
Total Balance Due	**$19.44**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $19.44

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **8583 GIBBONS GROVE LOOP**
Bill Number: 22478529
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1022205	01044338

Please use the 15-digit number below when making a payment through your bank

102220501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292543	4/17/2025	555	5/16/2025	566	29	11

Usage History

Water

May 2025	11
April 2025	8
March 2025	8
February 2025	4
January 2025	8
December 2024	9
November 2024	9
October 2024	5
September 2024	8
August 2024	7
July 2024	5
June 2024	6

Transactions

Previous Bill		-92.94 CR
Balance Forward		-92.94 CR
Current Transactions		
Reclaimed		
Reclaimed	11 Thousand Gals X $0.81	8.91
Total Current Transactions		8.91
TOTAL BALANCE DUE		**-$84.03 CR**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1022205
Customer #	01044338
Balance Forward	-92.94 CR
Current Transactions	8.91
Total Balance Due	**-$84.03 CR**

CREDIT - DO NOT PAY

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **8788 WHITE SAGE RECLAIM WAY**
Bill Number: 22478531
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1022230	01044338

Please use the 15-digit number below when making a payment through your bank

102223001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18142596	4/17/2025	3009	5/16/2025	3066	29	57

Usage History

Water

May 2025	57
April 2025	36
March 2025	27
February 2025	21
January 2025	21
December 2024	29
November 2024	75
October 2024	38
September 2024	38
August 2024	13
July 2024	22
June 2024	49

Transactions

Previous Bill		29.16
Payment 05/16/25		-29.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	57 Thousand Gals X $0.81	46.17
Total Current Transactions		46.17
TOTAL BALANCE DUE		**$46.17**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1022230
Customer #	01044338
Balance Forward	0.00
Current Transactions	46.17
Total Balance Due	**$46.17**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $46.17

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **8611 ACADIA RECLAIM LOOP**
Bill Number: 22478532
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1022320	01044338

Please use the 15-digit number below when making a payment through your bank

102232001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	19044408	4/17/2025	483	5/16/2025	489	29	6

Usage History

Water	
May 2025	6
April 2025	6
March 2025	4
February 2025	3
January 2025	5
December 2024	8
November 2024	6
October 2024	5
September 2024	3
August 2024	3
July 2024	5
June 2024	6

Transactions

Previous Bill		-110.55 CR
Balance Forward		-110.55 CR
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X $0.81	4.86
Total Current Transactions		4.86
TOTAL BALANCE DUE		**-$105.69 CR**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1022320
Customer #	01044338
Balance Forward	-110.55 CR
Current Transactions	4.86
Total Balance Due	**-$105.69 CR**

CREDIT - DO NOT PAY

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **CONNERTON POND#1 RECLAIM**
Bill Number: 22479441
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1146145	01044338

Please use the 15-digit number below when making a payment through your bank

114614501044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	20811513	4/17/2025	31571	5/16/2025	31937	29	366

Usage History

Water

May 2025	366
April 2025	853
March 2025	236
February 2025	1
January 2025	1572
December 2024	6185
November 2024	629
October 2024	0
September 2024	1
August 2024	0
July 2024	0
June 2024	0

Transactions

Previous Bill		332.67
Payment 05/16/25		-332.67 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	366 Thousand Gals X $0.39	142.74
Total Current Transactions		142.74
TOTAL BALANCE DUE		**$142.74**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1146145
Customer #	01044338
Balance Forward	0.00
Current Transactions	142.74
Total Balance Due	**$142.74**
Due Date	**6/23/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed $142.74

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
22-65062

CONNERTON WEST CDD

Service Address: **CONNERTON POND#2 RECLAIM**
Bill Number: 22479443
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

Account #	Customer #
1146150	01044338

Please use the 15-digit number below when making a payment through your bank

114615001044338

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13124975	4/17/2025	9242	5/16/2025	9242	29	0

Usage History

	Water
May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0

Transactions

0.00

TOTAL BALANCE DUE **$0.00**

RECEIVED
06-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1146150
Customer #	01044338
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	**$0.00**
Due Date	**6/23/2025**

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

Invoice: I-20256-11850
Service Total: $928.00
Payments Total:

Amount Due: $928.00
Invoice Date: 6/1/2025
Sent Date: 6/2/2025

Pasco Sheriff's Office
ATTN: Extra Duty
7432 Little Road
New Port Richey, FL 34654

CONNERTON WEST CDD
3434 COLWELL AVENUE
5844 OLD PASCO ROAD SUITE 100
TAMPA, FL 33614

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
5/3/2025	HORENSTEIN, RANDY - 7296	SECURITY @ CONNERTON WEST COMMUNITY	8:00 AM	4.00	$58.00	$232.00
5/7/2025	ZIMMERMAN, JASON - 7603	SECURITY @ CONNERTON WEST COMMUNITY	5:30 PM	4.00	$58.00	$232.00
5/12/2025	BROCK, ASHLEY - 6508	SECURITY @ CONNERTON WEST COMMUNITY	8:00 AM	4.00	$58.00	$232.00
5/24/2025	LUQUIS ORTIZ, FRANCISCO - 7472	SECURITY @ CONNERTON WEST COMMUNITY	5:30 AM	4.00	$58.00	$232.00
					Total:	$928.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

RECEIVED
06-02-2025

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:

Pasco Sheriff's Office

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

Invoice #: I-20256-11850
Invoice Total: $928.00
Invoice For: CONNERTON WEST CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

7432 Little Road New Port Richey, Florida 34654

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit https://allpaid.com/plc/a005v9.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/23/2025	INV0000099623

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00057

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$3,528.77	$3,528.77

RECEIVED
06/09/2025

Subtotal	$3,528.77
Total	$3,528.77

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099676

Bill To:

CONNERTON WEST CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00415

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,870.00	$1,870.00
Administrative Services	1.00	$493.00	$493.00
Dissemination Services	1.00	$666.67	$666.67
Email Accounts, Admin & Maintenance	5.00	$20.00	$100.00
Financial & Revenue Collections	1.00	$446.25	$446.25
Landscape Consulting Services	1.00	$900.00	$900.00
Management Services	1.00	$3,035.75	$3,035.75
Website Compliance & Management	1.00	$100.00	$100.00

RECEIVED
05-28-2025

Subtotal	$7,611.67
Total	$7,611.67

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/6/2025	INV0000099781

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00057

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$940.00	$940.00
Personnel Reimbursement	1.00	$3,572.04	$3,572.04

RECEIVED
06-06-2025

Subtotal	$4,512.04
Total	$4,512.04

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2025	INV0000099805

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00057

Description	Qty	Rate	Amount
Cell Phone	100.00	$1.00	$100.00
Auto Mileage & Travel	61.60	$1.00	$61.60

RECEIVED
06/12/2025

Subtotal	$161.60
Total	$161.60

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/20/2025	INV0000100261

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00057

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$3,701.94	$3,701.94

RECEIVED
06-20-2025

Subtotal	$3,701.94
Total	$3,701.94

Southern Equipment Corporation
1401 US HWY 301 N
TAMPA, FL 33619-2625
813-251-1839

Connerton West Community
3434 Colwell Ave
Suite 200
Tampa, FL 33614

INVOICE ID: 1125002301
DRAW ID: 1125002300001
DATE: June 19.2025

SALESPERSON:

CUSTOMER ID: 121654
PO #:

CONTRACT ID: 11-25-0023
Backflow Pipe Rplcmt
LOCATION: Backflow Pipe Rplcmt
9400 Symphony Parkway
Land O Lakes FL 34637

Connerton West Community
Attn: Nick Bowman
cddpropertycare@gmail.com

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice
1-01-01	Plumbing Service	1,392.91	100.00 %	1,392.91		1,392.91
Total		1,392.91	100.00 %	1,392.91		1,392.91

Contract Summary

Original contract amount	1,392.91
Approved changes	0.00
Revised contract amount	1,392.91
Invoiced to date	1,392.91
Remaining to invoice	0.00
Percent billed	100.00 %
Retainage balance	0.00

RECEIVED
06-23-2025

001-57200-4785

Approved by:

Name: _____

Title: _____

Date: _____

SOUTHERN EQUIPMENT CORPORATION
Mechanical Contractors
ESTABLISHED 1952

Plumbing Service Department
1401 US Highway 301 N
Tampa FL 33619
License #: CMC056946 / CFC1432060

Date: June 18, 2028

Company Name:	Connerton Properties	Project/Estimate Number:	11-25-0023
Customer Name (Attn):	Nick	Project Name:	Connerton Backflow repair
Customer Phone Number:	813-333-8518	Project Address:	9400 Symphony Parkway
Customer E-Mail Address:		Project City, Zip:	Land O Lakes Fl 34637

Scope of Work:

Upon arrival found galvanized pipe was leaking on the outgoing side of the backfloww. Dug up both sides of the backflow and cut out all the galvanized piping. Replaced all piping with new Brass piping. Re connected all lines and turned water on and tested. No leaks at this time.

Special Notes or Exclusions:

TOTAL COST	**$**	**1,392.91**

Jerry Allen I Plumbing Service Manager
jallen@southern-eq.com
Direct: 813-250-3244
Mobile 813-433-3602

Approved by: _____
(Signature)

Printed Name: _____

Date Approved: _____

Thank you for allowing us to be of service!

Stantec

INVOICE

Invoice Number	2405993
Invoice Date	June 5, 2025
Customer Number	182812
Project Number	238200388

Bill To

Connerton West Community Development District
Accounts Payable
12750 Citrus Park Lane
Suite 115
Tampa FL 33625
United States

Alternative Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$4,107.56
For Period Ending:	May 30, 2025

n 30 Days or in accordance with terms of the contract

rmation. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number 2405993
Project Number 238200388

Top Task 2025 2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	21.50	110.00	2,365.00
	21.50		**2,365.00**
Woodcock, Braydon	9.00	85.00	765.00
	9.00		**765.00**
Woodcock, Gregory (Greg)	7.00	130.00	910.00
	7.00		**910.00**
Professional Services Subtotal	**37.50**		**4,040.00**

Disbursements

	Current Amount
Direct - Printing	5.96
Direct - Vehicle (mileage)	61.60
Disbursements Subtotal	**67.56**

Top Task 2025 Total **4,107.56**

Total Fees & Disbursements $4,107.56

INVOICE TOTAL (USD) **$4,107.56**

RECEIVED
06-09-2025

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-05-05	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	7.50	110.00	825.00	QAQC OF SIGN TABLE AND KMZ FILE
2025-05-06	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	QAQC OF SIGN TABLE AND KMZ FILE
2025-05-09	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH DISTRICT AND CONTRACTOR FOR REVISED PROPOSAL AND SCOPE FOR PAINTING/WALL REPAIR PROJECT.
2025-05-12	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	COORDINATING DEPOSIT FOR UPCOMING WALL REPAIR AND PAINTING PROJECT. MAINTENANCE MAP UPDATES
2025-05-13	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	0.50	110.00	55.00	COORDINATION WITH DISTRICT COUNCIL FOR COUNTY FOLLOW UP REGARDING STRIPING AND SIGNAGE RESPONSIBILITIES.
2025-05-19	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	0.50	110.00	55.00	FOLLOW UP WITH CONTRACTOR FOR ORBITAL REPAIR SCHEDULE
2025-05-21	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATING AGREEMENT WITH LOU PHILLIPS PAINTING AND START DATE. FINALIZING MAINTENANCE MAP WITH SIDEWALK OWNERSHIP
2025-05-22	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	FINALIZING SIGN INVENTORY PROJECT DELIVERABLE FOR AGENDA. PROVIDING AREAS FOR PLAYGROUND MULCH
2025-05-27	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	PREPARING AGENDA ITEMS FOR UPCOMING CDD MEETING.
2025-05-28	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATION WITH CONTRACTOR FOR PROPOSAL TO F&I FISHING SIGNS AT VARIOUS POND LOCATIONS THROUGHOUT THE COMMUNITY
2025-05-29	238200388	2025	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH CONTRACTOR FOR START DATE TO REPAIR ORBITAL. COORDINATING AGREEMENT WITH WALL REPAIR CONTRACTOR
2025-05-05	238200388	2025	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	3.75	130.00	487.50	REVIEW PROJECTS AND PREPARE NOTES FOR MEETING. CALL WITH FRANK TO DISCUSS PAINTING PROPOSAL. PREPARE FOR AND ATTEND CDD MEETING. COORDINATE WITH STAFF TO OBTAIN AGREEMENT FOR SHADE SAIL PROJECT.
2025-05-06	238200388	2025	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	CALL WITH FRANK TO DISCUSS PAINTING PROJECT AND COORDINATION NEEDED WITH CONTRACTOR.
2025-05-07	238200388	2025	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	REVIEW SIDEWALK PROJECTS AND REPORTS AND PROPOSALS. CALL WITH GRACE AND MERIDITH TO DISCUSS POLE PROJECT AND SIDEWALK PROJECTS.
2025-05-20	238200388	2025	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	CALL WITH INSURANCE LEGAL REGARDING SIDEWALK BY STORYBROOK PARK. SEND REPORT AND PROPOSAL.
2025-05-27	238200388	2025	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	130.00	97.50	CALL WITH FRANK TO DISCUSS PLAYGROUND MULCH AREAS, ORBITER SCHEDULE AND ENGINEERS REPORT UPDATE.
2025-05-30	238200388	2025	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	REVIEW AGENDA AND PRINT ENGINEERING ITEMS FOR MEETING.
2025-05-05	238200388	2025	Direct - Regular		WOODCOCK, BRAYDON	5.00	85.00	425.00	FOOTBRIDGE AND SEWER MANHOLE REVIEW
2025-05-30	238200388	2025	Direct - Regular		WOODCOCK, BRAYDON	4.00	85.00	340.00	PARK EVALUATION OF MULCH
				Total Labor:		**37.50**		**$4,040.00**	
2025-03-27	238200388	2025	Direct - Printing		ARC	1.52	1.00	1.52	21015ARC032725B3
2025-04-24	238200388	2025	Direct - Printing		ARC	2.17	1.00	2.17	20723ARC042425B7
2025-04-24	238200388	2025	Direct - Printing		ARC	2.27	1.00	2.27	21015ARC042425B6
				Total Direct - Printing		**5.96**		**$5.96**	
2025-05-05	238200388	2025	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	30.80	1.00	30.80	CONNERTON ONSITE INSPECTION
2025-05-05	238200388	2025	Direct - Vehicle (mileage)		WOODCOCK, GREGORY (GREG)	30.80	1.00	30.80	CONNERTON CDD MEETING
				Total Direct - Vehicle (mileage)		**61.60**		**$61.60**	
			Total Project 238200388			**105.06**		**$4,107.56**	

usbank

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

RECEIVED
JUN - 2 2025
BY: .....

Invoice Number:	7762700
Account Number:	263012000
Invoice Date:	05/23/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Rizzetta & CO Inc
ATTN District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States

CONNERTON WEST CDD 2018A

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,310.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CONNERTON WEST CDD 2018A

Invoice Number:	7762700
Account Number:	263012000
Current Due:	$4,310.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7762700
Invoice Date:	05/23/2025
Account Number:	263012000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

CONNERTON WEST CDD 2018A

Accounts Included	263012000	263012001	263012003	263012004	263012005	263012006
In This Relationship:	263012007	263012008	263012009	263012010	263012011	

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,000.00	100.00%	$4,000.00
Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026				**$4,000.00**
Incidental Expenses 05/01/2025 to 04/30/2026	4,000.00	0.0775		$310.00
Subtotal Incidental Expenses				**$310.00**
TOTAL AMOUNT DUE				**$4,310.00**

Valley

RECEIVED
JUN - 9 2025

CC053125-415

0 0

ACCOUNT SUMMARY BY: .....

Credit Limit	$10,000.00
Credit Available	$9,894.00
Statement Closing Date	May 31, 2025
Days in Billing Cycle	31
Previous Balance	$0.00
Payments & Credits	$0.00
Purchases & Other Charges	$105.63
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$105.63

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$105.63
Minimum Payment Due	**$105.63**
Payment Due Date	**June 25, 2025**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE	**$0.00**	
		NICHOLAS BOWEN	**$105.63**	
05/25	05/25	55432864J61AJM3KA	LOWES #02238* LUTZ FL	105.63
			MCC: 5200 MERCHANT ZIP: 33549	

IMPORTANT ACCOUNT INFORMATION

$0 - $105.63 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

1080 0001 TVH 001 7 31 250531 0 PAGE 1 of 2 1 0 1515 0000 BASE 535

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

PAYMENT INFORMATION

Payment Due Date	**June 25, 2025**
New Balance	**$105.63**
Minimum Payment Due	$105.63
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0 535
CONNERTON WEST COMMUNITY DEVELOPME
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

© 2022 Valley National Bank. Member FDIC. Equal Opportunity Lender. All Rights Reserved.

0 0

REWARDS SUMMARY

Previous Cashback Balance	$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$0.26	$0-$500,000 = 0.25%
New Cashback Balance	$0.26	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Apr 2026	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	31	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Connerton West CDD
Closing Date May 31, 2025
Payment Date June 25, 2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Misc. Expenses	Bridge/ Boardwalk Maintenance	Vehicle Maintenance	Playground Equipment
Date	**Vendor Name**	**Description**	**Amount**	**57200-4785**	**57200-6431**	**57200-4660**	**57200-4638**
5/1/2025		**Beginning Balance**	**$0.00**				
05/25/25	Lowes	Things needed for playground	$105.63				$105.63
05/31/25	**TOTAL**		**105.63**	**0.00**	**0.00**	**0.00**	**105.63**
				57200-4785	**57200-6431**	**57200-4660**	**57200-4638**

LOWES

5/25/25

LOWE'S®

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238EQB 4924097 TRANS#: 831697539 05-25-25

371781 SELLARS BLUE TOWEL 6-PACK	14.98
12192 15/32 CAT 3-PLY SHTG 32/1	13.99
202349 JH MASTER LOCK PYTHON CAB	25.28
310434 ML 3-1/8-IN DISC LOCK	19.98
1329427 RB 3/8-IN BTF POL HIGH TS	31.40
5 @ 6.28	

SUBTOTAL:	105.63
TOTAL TAX:	0.00
INVOICE 94025 TOTAL:	105.63
M/C:	105.63

MC: XXXXXXXXXXXX0814 AMOUNT: 105.63 AUTHCD: 025322
TAP REFID:223824035749 05/25/25 10:26:09
CUSTOMER CODE: cdd
TVR : 0000008001
AID : A0000000041010

STORE: 2238 TERMINAL: 24 05/25/25 10:26:27
OF ITEMS PURCHASED: 9
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

1ST PURCHASE ON NEW VALLEY CARD

* THINGS NEEDED TO PUT PLAYGROUND BIG ROUND BALL PLAYTHING BACK AND LOCKED UP

① CARD = 3000.00
TOTAL = 105.63
LEFT = 2894.37

Connerton West
Debit Card
Date MAY 25 → 31st

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

CONNERTON WEST JUNE 2/25

2025		VALLEY BANK		Fountain Repairs	Fountain Service Repair & Maintenance	Management Contract	Misc. Expense	Pedestrian Bridge/ Boardwalk Maintenance	Playground Equipment & Maintenance	Playground Mulch	Vehicle Maintenance	Wildlife Management Services
Date	Vendor Name	Reason for Expenditure	Amount	57200-4688	57200-4643	57200-3300	57200-4785	57200-6431	57200-4638	57200-4424	57200-4660	57200-4732
5/25	LOWES	PLAYGROUND VANDILIZSM	105	63					X			
	TOTAL		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Withlacoochee River Electric Cooperative, Inc

for Connerton West CDD

6/5/2025

Account #	Amount	Due Date	Service Address	GL Code	Object Code
1474879	$40.16	6/25/2025	8520 Wonderment Way	53100	4301
1474880	$47.48	6/25/2025	Westerland Drive	53100	4301
1474881	$45.44	6/25/2025	7800 Pleasant Plains Pkwy	53100	4301
1474882	$52.97	6/25/2025	Garden Party Drive	53100	4301
1474883	$1,177.92	6/25/2025	Connerton Boulevard	53100	4301
1474885	$2,100.01	6/25/2025	9258 Symphony Pkwy	53100	4301
1474886	$6,788.32	6/25/2025	Connerton Boulevard	53100	4319
1474886	$17,455.68	6/25/2025	Connerton Boulevard	53100	4315
1474888	$47.06	6/25/2025	8800 Pleasant Plains Parkway	53100	4301
1474889	$47.06	6/25/2025	20515 Lace Cascade Road	53100	4301
1474892	$821.25	6/25/2025	20920 Connerton Boulevard	53100	4301
1474893	$41.88	6/25/2025	8701 Blue Mist Parkway	53100	4301
1474894	$78.68	6/25/2025	9259 Symphony Parkway Trler	53100	4301
1474896	$41.77	6/25/2025	21736 Billowy Jaunt Drive	53100	4301
2004533	$43.61	6/25/2025	Forget Me Not Court	53100	4301
2004537	$40.16	6/25/2025	Picket Fence Ct-Up-Lt Sculpture	53100	4301
2004544	$42.21	6/25/2025	8516 Wonderment Way	53100	4301
2087686	$45.11	6/25/2025	21832 Connerton Boulevard	53100	4301
2087689	$44.57	6/25/2025	21615 Emory Oaks Place	53100	4301
2101307	$45.00	6/25/2025	21739 Emory Oak Place	53100	4301
2101312	$40.16	6/25/2025	8949 Pleasant Woods Drive	53100	4301
2246020	$44.06	6/25/2025	9934 Wild Begonia Loop	53100	4301
2246022	$45.09	6/25/2025	9475 Floursh Drive	53100	4301
2246024	$45.79	6/25/2025	21675 Violet Periwinkle Drive	53100	4301
2246033	$44.29	6/25/2025	21511 Violet Periwinkle Drive	53100	4301
2353522	$0.00	6/25/2025	8927 Pleasant Woods Dr	53100	4301
Total	$29,265.73				

Total by Code	4301	$5,021.73	Electric
	4319	$6,788.32	Collector
	4315	$17,455.68	Village
Grand Total		**$29,265.73**	

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474879** Cycle 03
Meter Number	72015399
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**40.16**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8520 WONDERMENT WAY
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	1697	06/02	1697				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		40.16
Payment	40.16CR	
Balance Forward		0.00
Customer Charge	39.16	
FL Gross Receipts Tax	1.00	
Total Current Charges		40.16
Total Due E.F.T.		40.16

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474879 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**40.16**
DO NOT PAY	

00014748790000040160000040160 2

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474880** Cycle 03
Meter Number	40535008
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**47.48**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address WESTERLAND DR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	27350	06/02	27418				68

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	2
May 2025	30	2
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		47.37
Payment	47.37CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 68 KWH @ 0.06090	4.14	
Fuel Adjustment 68 KWH @ 0.04400	2.99	
FL Gross Receipts Tax	1.19	
Total Current Charges		47.48
Total Due E.F.T.		47.48

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474880 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**47.48**
DO NOT PAY	

00014748800000047480000047480

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474881** Cycle 03
Meter Number	40540042
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**45.44**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 7800 PLEASANT PLAINS PKY
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	32817	06/02	32866				49

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	2
May 2025	30	2
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 9 1 7 8 2

Previous Balance		46.51
Payment	46.51CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 49 KWH @ 0.06090	2.98	
Fuel Adjustment 49 KWH @ 0.04400	2.16	
FL Gross Receipts Tax	1.14	
Total Current Charges		45.44
Total Due E.F.T.		45.44

RECEIVED
06-06-2025

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474881 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**45.44**
DO NOT PAY	

0001474881000004544000004544 01

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474882** Cycle 03
Meter Number	38938815
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**52.97**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address GARDEN PARTY DR
Service Description PARK
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	28479	06/02	28598				119

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	4
May 2025	30	4
Jun 2024	33	4

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		52.21
Payment	52.21CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 119 KWH @ 0.06090	7.25	
Fuel Adjustment 119 KWH @ 0.04400	5.24	
FL Gross Receipts Tax	1.32	
Total Current Charges		52.97
Total Due E.F.T.		52.97

RECEIVED
06-06-2025

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474882 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**52.97**
DO NOT PAY	

00014748820000052970000052970 7

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474883**	Cycle	03
Meter Number	50680744		
Customer Number	10291782		
Customer Name	CONNERTON WEST CDD		

Bill Date	**06/05/2025**
Amount Due	**1,177.92**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address CONNERTON BLVD
Service Description FOUNTAIN
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	38850	06/02	49425		16.06	16	10575

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2025	32	330
May 2025	30	342
Jun 2024	33	33

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance	1,143.92
Payment	1,143.92CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 10,575 KWH @ 0.06090	644.02
Fuel Adjustment 10,575 KWH @ 0.04400	465.30
FL Gross Receipts Tax	29.44
Total Current Charges	1,177.92
Total Due E.F.T.	1,177.92

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474883 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**1,177.92**
DO NOT PAY	

00014748830001177920001177920 7

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474885** Cycle 03
Meter Number	59444979
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**2,100.01**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9258 SYMPHONY PKY
Service Description PUMP
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	46174	06/02	51500		28.83	29	5326

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	166
May 2025	30	136
Jun 2024	33	194

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		1,967.14
Payment	1,967.14CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5,326 KWH @ 0.06090	324.35	
Fuel Adjustment 5,326 KWH @ 0.04400	234.34	
Light Energy Charge	59.30	
Light Support Charge	75.49	
Light Maintenance Charge	268.28	
Light Fixture Charge	320.96	
Light Fuel Adj 3,099 KWH @ 0.04400	136.36	
Poles(QTY 59)	619.50	
FL Gross Receipts Tax	22.27	
Total Current Charges		2,100.01
Total Due E.F.T.		2,100.01

RECEIVED
06-06-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	321 44	471 15	960 59

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474885 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**2,100.01**
DO NOT PAY	

0001474885000021000100021000100

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474886** Cycle 03
Meter Number	38938753
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**24,244.00**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address CONNERTON BLVD
Service Description WELL
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	47800	06/02	47846				46

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		24,243.79
Payment	24,243.79CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 46 KWH @ 0.06090	2.80	
Fuel Adjustment 46 KWH @ 0.04400	2.02	
Light Energy Charge	1,448.44	
Light Support Charge	1,350.83	
Light Maintenance Charge	4,077.45	
Light Fixture Charge	4,975.99	
Light Fuel Adj 55,397 KWH @ 0.04400	2,437.47	
Poles(QTY 837)	9,774.50	
FL Gross Receipts Tax	135.34	
Total Current Charges		24,244.00
Total Due E.F.T.		24,244.00

RECEIVED
06-06-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	215 153	321 56	455 18	920 142	965 114
	260 9	354 32	470 186	960 39	
	320 262	367 101	471 23	964 542	

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474886 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**24,244.00**
DO NOT PAY	

0001474886002424400002424400002

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474888**	Cycle	03
Meter Number	72015400		
Customer Number	10291782		
Customer Name	CONNERTON WEST CDD		

Bill Date	**06/05/2025**
Amount Due	**47.06**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8800 PLEASANT PLAINS PKY
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	4429	06/02	4493				64

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	2
May 2025	30	2
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		45.98
Payment	45.98CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 64 KWH @ 0.06090	3.90	
Fuel Adjustment 64 KWH @ 0.04400	2.82	
FL Gross Receipts Tax	1.18	
Total Current Charges		47.06
Total Due E.F.T.		47.06

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474888 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**47.06**
DO NOT PAY	

00014748880000047060000047060 5

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474889** Cycle 03
Meter Number	13176950
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**47.06**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 20515 LACE CASCADE RD
Service Description ENTRANCE LIGHTS
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	21180	06/02	21244				64

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	2
May 2025	30	2
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		46.61
Payment	46.61CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 64 KWH @ 0.06090	3.90	
Fuel Adjustment 64 KWH @ 0.04400	2.82	
FL Gross Receipts Tax	1.18	
Total Current Charges		47.06
Total Due E.F.T.		47.06

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED 06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474889 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**47.06**
DO NOT PAY	

0001474889000004706000004706 03

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474892** Cycle 03
Meter Number	48250223
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**821.25**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address	20920 CONNERTON BLVD
Service Description	IRRIGATION CONTROL BOX/PUMP
Service Classification	General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	6801	06/02	14061		20.93	21	7260

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	227
May 2025	30	228
Jun 2024	33	281

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		776.18
Payment	776.18CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 7,260 KWH @ 0.06090	442.13	
Fuel Adjustment 7,260 KWH @ 0.04400	319.44	
FL Gross Receipts Tax	20.52	
Total Current Charges		821.25
Total Due E.F.T.		821.25

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474892 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**821.25**
DO NOT PAY	

0001474892000008212500008212508

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474893** Cycle 03
Meter Number	37814671
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**41.88**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8701 BLUE MIST PKY
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3126	06/02	3142				16

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		41.88
Payment	41.88CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 16 KWH @ 0.06090	0.97	
Fuel Adjustment 16 KWH @ 0.04400	0.70	
FL Gross Receipts Tax	1.05	
Total Current Charges		41.88
Total Due E.F.T.		41.88

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474893 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**41.88**
DO NOT PAY	

0001474893000004188000004188 00

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474894**	Cycle	03
Meter Number	38638049		
Customer Number	10291782		
Customer Name	CONNERTON WEST CDD		

Bill Date	**06/05/2025**
Amount Due	**78.68**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9259 SYMPHONY PKWY
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	16738	06/02	17096				358

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	11
May 2025	30	9
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		67.81
Payment	67.81CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 358 KWH @ 0.06090	21.80	
Fuel Adjustment 358 KWH @ 0.04400	15.75	
FL Gross Receipts Tax	1.97	
Total Current Charges		78.68
Total Due E.F.T.		78.68

RECEIVED
06-06-2025

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474894 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**78.68**
DO NOT PAY	

0001474894000000786800000786803

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1474896** Cycle 03
Meter Number	67694055
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**41.77**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21736 BILLOWY JAUNT DR
Service Description IRRIGA
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	1937	06/02	1952				15

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	1
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		41.77
Payment	41.77CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 15 KWH @ 0.06090	0.91	
Fuel Adjustment 15 KWH @ 0.04400	0.66	
FL Gross Receipts Tax	1.04	
Total Current Charges		41.77
Total Due E.F.T.		41.77

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

1474896 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**41.77**
DO NOT PAY	

0001474896000004177000004177 01

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2004533** Cycle 03
Meter Number	81918936
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**43.61**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address FORGET ME NOT CT
Service Description UP-LIGHT SIGN/IRRIG CONTROLLER
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3200	06/02	3232				32

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		43.07
Payment	43.07CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 32 KWH @ 0.06090	1.95	
Fuel Adjustment 32 KWH @ 0.04400	1.41	
FL Gross Receipts Tax	1.09	
Total Current Charges		43.61
Total Due E.F.T.		43.61

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED 06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2004533 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**43.61**
DO NOT PAY	

0002004533000000436100000436100

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2004537** Cycle 03
Meter Number	24309393
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**40.16**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PICKET FENCE CT
Service Description SIGN LIGHT
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	1541	06/02	1541				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		40.16
Payment	40.16CR	
Balance Forward		0.00
Customer Charge	39.16	
FL Gross Receipts Tax	1.00	
Total Current Charges		40.16
Total Due E.F.T.		40.16

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2004537 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**40.16**
DO NOT PAY	

00020045370000040160000040160

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2004544** Cycle 03
Meter Number	81918937
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**42.21**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8516 WONDERMENT WAY
Service Description UP-LIGHT SIGN/LOW VOLT SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3116	06/02	3135				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		42.32
Payment	42.32CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 19 KWH @ 0.06090	1.16	
Fuel Adjustment 19 KWH @ 0.04400	0.84	
FL Gross Receipts Tax	1.05	
Total Current Charges		42.21
Total Due E.F.T.		42.21

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2004544 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**42.21**
DO NOT PAY	

0002004544000004221000004221 03

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2087686** Cycle 03
Meter Number	81918938
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**45.11**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21832 CONNERTON BLVD
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	2509	06/02	2555				46

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		44.90
Payment	44.90CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 46 KWH @ 0.06090	2.80	
Fuel Adjustment 46 KWH @ 0.04400	2.02	
FL Gross Receipts Tax	1.13	
Total Current Charges		45.11
Total Due E.F.T.		45.11

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2087686 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**45.11**
DO NOT PAY	

0002087686000004511000004511102

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2087689** Cycle 03
Meter Number	81918939
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**44.57**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21615 EMORY OAK PL
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	2354	06/02	2395				41

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		43.61
Payment	43.61CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 41 KWH @ 0.06090	2.50	
Fuel Adjustment 41 KWH @ 0.04400	1.80	
FL Gross Receipts Tax	1.11	
Total Current Charges		44.57
Total Due E.F.T.		44.57

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2087689 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**44.57**
DO NOT PAY	

0002087689000000445700000445701

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2101307** Cycle 03
Meter Number	79498362
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**45.00**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21739 EMORY OAK PL
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	1851	06/02	1896				45

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		44.90
Payment	44.90CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 45 KWH @ 0.06090	2.74	
Fuel Adjustment 45 KWH @ 0.04400	1.98	
FL Gross Receipts Tax	1.12	
Total Current Charges		45.00
Total Due E.F.T.		45.00

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED 06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2101307 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**45.00**
DO NOT PAY	

0002101307000004500000004500009

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2101312**	Cycle	03
Meter Number	81918941		
Customer Number	10291782		
Customer Name	CONNERTON WEST CDD		

Bill Date	**06/05/2025**
Amount Due	**40.16**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8949 PLEASANT WOODS DR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	7	06/02	7				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		40.16
Payment	40.16CR	
Balance Forward		0.00
Customer Charge	39.16	
FL Gross Receipts Tax	1.00	
Total Current Charges		40.16
Total Due E.F.T.		40.16

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2101312 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**40.16**
DO NOT PAY	

0002101312000004016000004016 02

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2246020** Cycle 03
Meter Number	335428878
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**44.06**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9934 WILD BEGONIA LOOP
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	295	06/02	301				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		44.06
Payment	44.06CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 6 KWH @ 0.06090	0.37	
Fuel Adjustment 6 KWH @ 0.04400	0.26	
FL Gross Receipts Tax	1.02	
State Tax	2.84	
Pasco County Tax	0.41	
Total Current Charges		44.06
Total Due E.F.T.		44.06

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2246020 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**44.06**
DO NOT PAY	

0002246020000000440600000440602

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2246022** Cycle 03
Meter Number	335428877
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**45.09**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9475 FLOURISH DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	577	06/02	592				15

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		44.87
Payment	44.87CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 15 KWH @ 0.06090	0.91	
Fuel Adjustment 15 KWH @ 0.04400	0.66	
FL Gross Receipts Tax	1.04	
State Tax	2.90	
Pasco County Tax	0.42	
Total Current Charges		45.09
Total Due E.F.T.		45.09

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2246022 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**45.09**
DO NOT PAY	

0002246022000004509000004509O5

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2246024** Cycle 03
Meter Number	89045812
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**45.79**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21675 VIOLET PERIWINKLE DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	53392	06/02	53413				21

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	1
May 2025	30	1
Jun 2024	33	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		45.68
Payment	45.68CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 21 KWH @ 0.06090	1.28	
Fuel Adjustment 21 KWH @ 0.04400	0.92	
FL Gross Receipts Tax	1.06	
State Tax	2.95	
Pasco County Tax	0.42	
Total Current Charges		45.79
Total Due E.F.T.		45.79

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2246024 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**45.79**
DO NOT PAY	

0002246024000004579000004579 06

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2246033** Cycle 03
Meter Number	335428876
Customer Number	10291782
Customer Name	CONNERTON WEST CDD

Bill Date	**06/05/2025**
Amount Due	**44.29**
Current Charges Due	**06/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21511 VIOLET PERIWINKLE DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	395	06/02	403				8

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 9 1 7 8 2

Previous Balance		44.17
Payment	44.17CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 8 KWH @ 0.06090	0.49	
Fuel Adjustment 8 KWH @ 0.04400	0.35	
FL Gross Receipts Tax	1.03	
State Tax	2.85	
Pasco County Tax	0.41	
Total Current Charges		44.29
Total Due E.F.T.		44.29

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

DO NOT PAY
Total amount will be electronically transferred on or after 06/20/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2246033 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/20/2025**
TOTAL CHARGES DUE	**44.29**
DO NOT PAY	

0002246033000000442900000442906

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2353522** Cycle 03
Meter Number 364167314
Customer Number 10291782
Customer Name CONNERTON WEST CDD

Bill Date **06/05/2025**
Balance **0.00**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8927 PLEASANT WOODS DR
Service Description MAIL KIOSK
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02		06/02					0

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2025	0	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		0.00
Payment	365.00CR	
Balance Forward		365.00CR
Connect Perm	65.00	
Deposit Applied	300.00	
Total Current Charges		365.00
Total Due		0.00

1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

RECEIVED
06-06-2025

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

Use above space for address change ONLY.

District: BP03

2353522 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

TOTAL DUE **0.00**

0002353522000000000000000000003

INVOICE

INVOICE #	INVOICE DATE
899424	5/1/2025
TERMS	**PO NUMBER**
Net 30	

Bill To:

Connerton West CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Connerton West CDD

Address: 3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Invoice Due Date: May 31, 2025

Invoice Amount: $44,640.50

Description	Current Amount
Monthly Landscape Maintenance May 2025	$44,640.50

Invoice Total **$44,640.50**

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED
04-28-2025

Should you have any questions or inquiries please call (386) 437-6211.