



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting October 6, 2025

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

www.connertonwestcdd.org

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

September 29, 2025

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, October 6, 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.** Consideration of Offer for Clean Fill – TB Landmark
 - B.** Discussion of Rules of Procedure Tab 1
 1. Consideration of Resolution 2026-01; Setting Public Hearing for Rules of Procedure Tab 2
 - C.** Consideration of Amenity Services Addendum Tab 3
- 4. STAFF REPORTS**
 - A.** Presentation of District Engineer Report Tab 4
 1. Discussion Regarding SWFWMD Authorization Request Tab 5
 2. Consideration of Retaining Wall Proposal (under separate cover)
 - B.** Presentation of Police Reports Tab 6
 - C.** Aquatics Maintenance
 1. Presentation of Aquatic Report Tab 7
 - D.** Landscaping Inspection Report
 1. Presentation of Field Inspection Service Report (1st) Tab 8
 2. Presentation of Field Inspection Service Report (2nd) Tab 9
 3. Consideration of Annual Rotation Proposal (under separate cover)
 4. Consideration of Planter Bed Detailing Proposal Tab 10
 - E.** Irrigation Report
 1. Presentation of Irrigation Report (under separate cover)
 2. Consideration of Irrigation Filter Proposal Tab 11
 - F.** Presentation of Property Maintenance Report Tab 12
 - G.** District Counsel
 - H.** District Manager
 1. Presentation of District Manager Report & Contract Log & Monthly Financials Statement Tab 13
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 8, 2025 Tab 14
 - B.** Consideration of Operation and Maintenance Expenditures for August 2025 Tab 15

- 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



MEMORANDUM

To: Board of Supervisors; District Staff

From: Kilinski | Van Wyk PLLC

Date: September 1, 2025

Re: Updated Provisions of the District's Rules of Procedure

Please find attached to this memorandum an updated version of the previously adopted Rules of Procedure ("Rules"). Revisions were made to maintain consistency between the Rules and current Florida law, including statutory changes adopted in the 2025 Legislative Session, as well as to facilitate greater efficiency in the operation of the District. An explanation of each material change to the Rules is provided below. Minor formatting or proofreading changes are not summarized. Should you have any questions regarding the revisions to the Rules, please do not hesitate to contact your KVV attorney.

Business Hours

Language was added to Rules 1.0(3) and 3.11(1)(d) to clarify that the normal business hours of the District are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

Public Meetings, Hearings, and Workshops

Language was added to Rule 1.3(1)(d) to provide an earlier deadline for individuals to request accommodations for meeting participation. An individual requiring special accommodations to participate in the meeting, hearing, or workshop must contact the office of the District Manager at least three (3) business days prior to the scheduled meeting, hearing, or workshop.

Language was added to Rule 1.3(3) to provide examples of what may constitute "good cause" to amend a meeting agenda.

Language was added to Rule 1.3(6) to require that the notice for an emergency meeting include the specific reasons for the emergency meeting.

Notice of Rule Development

Rule 2.0(2) was revised to reflect the recent legislative change requiring the Notice of Rule Development to be published at least seven (7) days prior to the notice of rulemaking and thirty-five (35) days prior to the public hearing on the proposed rule. Rule 2.0(2) was also revised to require the Notice of Rule Development to include the following: (1) the grant of rulemaking authority for the proposed rule and the law being implemented; and (2) the proposed rule number.



Notices of Rulemaking

Rule 2.0(3) was also revised to reflect the recent legislative changes requiring the Notice of Rulemaking to include the following: (1) the proposed rule number; (2) the name, email address, and telephone number of the staff member who may be contacted regarding the intended action; and (3) the website where the statement of estimated regulatory costs may be viewed in its entirety, if applicable.

Rule 2.0(3) was further revised to require any material proposed to be incorporated by reference be available for inspection and copying by the public at the time of publication of the Notice of Rulemaking and to permit the Notice of Rulemaking to be delivered electronically to all persons named in the proposed rule or who have requested advance notice of rulemaking.

Petitions to Initiate Rulemaking

Rule 2.0(5) was revised to require the District's Board of Supervisors to initiate rulemaking proceedings within thirty (30) calendar days of receiving a petition to initiate rulemaking proceedings, in accordance with Florida Statutes.

Emergency Rule Adoption

Rule 2.0(8) was amended to permit the District's Board of Supervisors to adopt an emergency rule if it is necessitated by immediate danger to the public health, safety, or welfare, or if the Legislature authorizes the Board of Supervisors to adopt emergency rules. Notice of the emergency rules must include the Board of Supervisors' findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

Rule Variances

Rule 2.0(12)(a) was amended to include safety-related concerns as an example of a "substantial hardship" which could justify a rule variance.

Competitive Purchases

Rule 3.0(3) was revised to incorporate the recent legislative change that prohibits the District from penalizing a bidder for performing a larger volume of construction work for the District or rewarding a bidder for performing a smaller volume of construction work for the District on a public works project as defined in Section 255.0992, *Florida Statutes*. A public works project is defined as "an activity that is paid for with any local or state-appropriated funds and that consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any political subdivision." A public works project does not include the provision of goods, services, or work incidental to the public works project, such as security services, janitorial services, landscape services, maintenance services, or any other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project.



Auditor Selection Committee Notices

Rule 3.2(6) was revised to require seven (7) days' notice of Auditor Selection Committee meetings, in accordance with Florida Law regarding meeting notices.

Purchase of Insurance

Rule 3.3(2)(g) was amended to remove "geographic location" from the list of evaluation criteria for the purchase of insurance.

Construction Contract Bids

Rule 3.5(2)(e) was amended to clarify that mistakes in arithmetic extension of pricing may be corrected by the Board provided such corrections do not result in a material change to the bid amount or create an unfair advantage.

Emergency Construction Service Purchases

Rule 3.5(5) was amended to clarify the circumstances under which the District may undertake an emergency purchase of construction services.

Bid Protests

Rules 3.11(4) and (5) were amended to provide additional details regarding the required procedures for bid protests.

Facsimile Notices, Generally

Changes were made throughout the Rules to remove facsimile as a method of notice and to add electronic mail as an acceptable method of notice where permitted by law.

Tab 2

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT TO
DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING
AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING
FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED
RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Connerton West Community Development District (the “District”) is 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 entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board previously adopted *Rules of Procedure* to govern the operation and administration of the District and now wishes to set a public hearing to consider amendments thereto.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Amended and Restated Rules of Procedure on **December 1, 2025, at 4:00 p.m., at the Connerton West Clubhouse, 21100 Fountain Garden Way, Land O’ Lakes, Florida 34638.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 6th day of October 2025.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Rules of Procedure

**RULES OF PROCEDURE
CONNERTON WEST COMMUNITY DEVELOPMENT
DISTRICT**

EFFECTIVE AS OF [DATE]

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Rule 1.0 General.

- (1) The Connerton West Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (“Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.
- (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner’s election or appointed to fill a vacancy of a seat last filled at a landowner’s election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior twenty-four (24) months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature ~~and~~ volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to ~~the~~^{his or her} affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 **Public Meetings, Hearings, and Workshops.**

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "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~~three (3) business days before the meeting/hearing/workshop by contacting the District Manager at _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval (“Meeting Materials”). Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report

2. Approval of Expenditures

Supervisor's requests and comments

Public comment

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factors reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), *Florida Statutes*; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published ~~at least twenty-nine (29)~~ at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the ~~specific legal authority for the proposed rule grant of rulemaking authority for the proposed rule and law being implemented,~~ include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, ~~setting forth~~ including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, ~~and~~ a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District’s statement of ~~the~~ estimated regulatory costs and the website address where

the complete statement of estimated regulatory costs may be viewed, if such a statement has been prepared pursuant to its entirety, if one has been prepared, based on the factors set forth in Section 120.541(2), of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.
- (c) The notice shall be mailed, or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than sixty (60) thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-

case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare ~~exists~~ which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority ~~—shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule~~ provided that such procedures as long as it protects the public interest and complies with applicable law and ~~determined by the District and otherwise complies with~~ these provisions.

- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.
- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
 - (b) All notices given for a proposed rule;
 - (c) Any statement of estimated regulatory costs for the rule;
 - (d) A written summary of hearings, if any, on the proposed rule;
 - (e) All written comments received by the District and responses to those written comments; and
 - (f) All notices and findings pertaining to an emergency rule.
- (11) Petitions to Challenge Existing Rules.
- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
 - (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

- (d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
 - (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant~~or other~~ type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;

- (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, Florida Statutes, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, Florida Statutes.

(q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “Project” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, ~~email~~ electronic mail, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed ~~at least seven (7) days~~~~for a reasonable time~~ in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the geographic location of the company's headquarters and offices in relation to the District's needs, and the ability of the company to guarantee premium

stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service. The notice

shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension,

revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
 - xiii. Any other circumstance constituting "good cause" under Section 337.16(2), *Florida Statutes*, exists.
- (b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.
- (f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
 - ii. Unsafe conditions allowed to exist;
 - iii. Complaints from the public;
 - iv. Delay or interference with the bidding process;
 - v. The potential for repetition;
 - vi. Integrity of the public contracting process;
 - vii. Effect on the health, safety, and welfare of the public.
- (g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

- (a) A contractor whose qualification to bid has been revoked or denied because of

contract crime may, at any time after revocation or denial, file a petition for reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

- (b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.
- (c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

- (a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.
- (b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.
- (c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years ~~shall be deemed~~ may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules: only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

- d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District,

which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, ~~facsimile~~, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, ~~facsimile~~, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, facsimile, hand delivery, or email with delivery confirmation ~~United States Mail, or hand delivery~~ to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on ~~on~~-appropriate terms ~~that~~which shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective [DATE], except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Tab 3

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fifth Addendum to the Contract for Professional Amenity Services (this “**Fifth Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Conerton West Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2021 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Connerton West
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Field Manager

Full Time Personnel- 40 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 96,601.
General Management and Oversight ⁽²⁾	\$ 12,000.
Total Services Cost:	\$ 108,601.03.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

EXHIBIT D

Rev. 2017-03-13 – WJR/ED

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

October 6

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash &
Investment Balance:

\$647,842

Reserve Fund Cash &
Investment Balance:

\$655,818

Debt Service Fund &
Investment Balance:

\$1,096,509

**Total Cash and Investment
Balances:**

\$2,400,169

**General Fund Expense
Variance: \$7,363**

**Over
Budget**



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 08/31/2025

(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	645,076	652,343	0	0	1,297,419	0	0
Investments	2,766	3,475	1,096,509	76,991	1,179,741	0	0
Accounts Receivable	20,358	0	4,345	0	24,703	0	0
Prepaid Expenses	12,736	0	0	0	12,736	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	1,100,854
Amount To Be Provided Debt Service	0	0	0	0	0	0	12,249,146
Total Assets	706,901	655,818	1,100,854	76,991	2,540,564	47,164,153	13,350,000
Liabilities							
Accounts Payable	57,549	13,700	0	0	71,249	0	0
Accrued Expenses	131,292	0	0	0	131,292	0	0
Due To Other	200	0	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,350,000
Deposits Payable	500	0	0	0	500	0	0
Total Liabilities	189,541	13,700	0	0	203,241	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	184,952	(283,527)	(62,047)	2,301	(158,320)	0	0
Total Fund Equity & Other Credits	517,360	642,118	1,100,854	76,991	2,337,323	47,164,153	0
Total Liabilities & Fund Equity	706,901	655,818	1,100,854	76,991	2,540,564	47,164,153	13,350,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,154	13,154
Special Assessments				
Off Roll	81,431	81,431	81,432	1
Tax Roll	1,825,049	1,825,049	1,839,892	14,843
Other Misc. Revenues				
Insurance Proceeds	0	0	12,000	12,000
Total Revenues	1,906,480	1,906,480	1,946,478	39,998
Expenditures				
Legislative				
Supervisor Fees	13,000	11,917	11,600	317
Total Legislative	13,000	11,917	11,600	317
Financial & Administrative				
Accounting Services	22,440	20,570	20,570	0
Administrative Services	5,916	5,423	5,423	0
Arbitrage Rebate Calculation	2,500	1,000	2,200	(1,200)
Assessment Roll	5,355	5,355	5,355	0
Auditing Services	4,475	4,475	3,600	875
Disclosure Report	8,000	7,333	7,333	0
District Engineer	50,000	50,000	65,202	(15,202)
District Management	36,429	33,393	33,393	0
Dues, Licenses & Fees	500	471	175	296
Financial & Revenue Collections	5,355	4,908	4,909	0
Legal Advertising	2,000	1,834	3,248	(1,416)
Miscellaneous Mailings	500	458	3,050	(2,591)
Public Officials Liability Insurance	3,710	3,710	3,609	101
Tax Collector/Property Appraiser Fees	150	150	644	(494)
Trustees Fees	16,000	13,400	15,197	(1,797)
Website Hosting, Maintenance, Backup & E	4,540	4,162	3,737	424
Total Financial & Administrative	167,870	156,642	177,645	(21,004)
Legal Counsel				
District Counsel	60,000	55,000	59,649	(4,648)
Total Legal Counsel	60,000	55,000	59,649	(4,648)
Law Enforcement				
Off Duty Deputy	21,600	19,800	10,940	8,860
Total Law Enforcement	21,600	19,800	10,940	8,860
Electric Utility Services				
Utility - Street Lights-Collector Roads	82,615	75,730	71,100	4,630
Utility - Street Lights-Neighborhood Roa	212,440	194,737	182,874	11,863
Utility Services	42,570	39,022	43,399	(4,376)
Total Electric Utility Services	337,625	309,489	297,373	12,117
Water-Sewer Combination Services				

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	10,500	9,625	3,874	5,750
Total Water-Sewer Combination Services	10,500	9,625	3,874	5,750
Stormwater Control				
Aquatic Maintenance	61,368	56,254	56,254	0
Mitigation Area Monitoring & Maintenance	46,000	42,167	27,300	14,867
Stormwater Assessments	100	92	91	0
Stormwater System Maintenance	15,000	13,750	0	13,750
Water Quality Monitoring & Testing	2,500	2,291	0	2,292
Wetland Monitoring & Maintenance	4,000	4,000	7,027	(3,026)
Total Stormwater Control	128,968	118,554	90,672	27,883
Other Physical Environment				
Conservation Cutbacks	7,500	6,875	0	6,875
Entry & Walls Maintenance & Repair	4,000	4,000	22,582	(18,582)
General Liability Insurance	4,387	4,387	4,267	120
Holiday Decorations	10,000	10,000	10,000	0
Irrigation Filters	2,000	1,834	0	1,833
Irrigation Maintenance	131,250	120,312	107,355	12,958
Irrigation Repair	62,000	56,834	63,860	(7,028)
Landscape - Annuals/Flowers	52,000	47,666	36,784	10,884
Landscape - Mulch	48,000	44,000	69,600	(25,600)
Landscape Inspection Services	13,425	12,306	10,737	1,568
Landscape Maintenance	550,000	504,167	500,212	3,955
Landscape Replacement Plants, Shrubs, Tr	22,400	20,533	50,157	(29,624)
Property Insurance	12,741	12,741	11,638	1,103
Street Light Deposit Bond	7,400	6,784	5,043	1,741
Total Other Physical Environment	927,103	852,439	892,235	(39,797)
Road & Street Facilities				
Pressure Washing Sidewalks	35,000	32,083	2,600	29,484
Roadway Repair & Maintenance	10,000	9,167	0	9,166
Sidewalk Maintenance & Repair	15,000	13,750	0	13,750
Street Light/Decorative Light Maintenance	1,500	1,500	4,212	(2,712)
Street Sign Repair & Replacement	5,000	4,583	11,742	(7,159)
Total Road & Street Facilities	66,500	61,083	18,554	42,529
Parks & Recreation				
Fountain Repairs	500	500	1,271	(771)
Fountain Service Repair & Maintenance	3,000	2,750	7,378	(4,628)
Independent Contractor Services	3,900	3,900	5,965	(2,065)
Management Contract	101,314	92,871	100,085	(7,213)
Miscellaneous Expense	2,000	2,000	21,677	(19,677)
Pedestrian Bridge/Boardwalk Maintenance	5,000	4,584	1,203	3,379
Playground Equipment & Maintenance	2,500	2,500	19,839	(17,338)
Playground Mulch	7,500	6,875	0	6,875
Vehicle Maintenance	8,000	7,333	2,718	4,615
Wildlife Management Services	9,600	8,800	8,800	0
Total Parks & Recreation	143,314	132,113	168,936	(36,823)

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Contingency				
Miscellaneous Contingency	30,000	27,500	30,047	(2,547)
Total Contingency	30,000	27,500	30,047	(2,547)
Total Expenditures	1,906,480	1,754,162	1,761,525	(7,363)
Total Excess of Revenues Over(Under) Ex- penditures	0	152,318	184,953	32,635
Fund Balance, Beginning of Period	0	0	332,407	332,407
Total Fund Balance, End of Period	0	152,318	517,360	365,042

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,116	24,116
Special Assessments				
Tax Roll	36,000	36,000	36,000	0
Total Revenues	<u>36,000</u>	<u>36,000</u>	<u>60,116</u>	<u>24,116</u>
Expenditures				
Contingency				
Capital Reserve	36,000	36,000	343,643	(307,643)
Total Contingency	<u>36,000</u>	<u>36,000</u>	<u>343,643</u>	<u>(307,643)</u>
Total Expenditures	<u>36,000</u>	<u>36,000</u>	<u>343,643</u>	<u>(307,643)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(283,527)</u>	<u>(283,527)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>925,645</u>	<u>925,645</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>642,118</u>	<u>642,118</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,825	21,825
Special Assessments				
Prepayments	0	0	8,209	8,209
Tax Roll	628,029	628,029	632,954	4,924
Total Revenues	<u>628,029</u>	<u>628,029</u>	<u>662,988</u>	<u>34,958</u>
Expenditures				
Debt Service				
Interest	228,029	228,029	210,367	17,663
Principal	400,000	400,000	400,000	0
Total Debt Service	<u>628,029</u>	<u>628,029</u>	<u>610,367</u>	<u>17,663</u>
Total Expenditures	<u>628,029</u>	<u>628,029</u>	<u>610,367</u>	<u>17,663</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>52,621</u>	<u>52,621</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>389,549</u>	<u>389,549</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>442,170</u>	<u>442,170</u>

Connerton West Community Development District

415 Debt Service Fund S06A-2\S18-1 Statement of Revenues and Expenditures

As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	26,759	26,759
Special Assessments				
Off Roll	17,382	17,382	17,382	0
Tax Roll	547,532	547,532	551,825	4,293
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>595,966</u>	<u>31,052</u>
Expenditures				
Debt Service				
Interest	354,914	354,914	349,665	5,250
Principal	210,000	210,000	220,000	(10,000)
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>569,665</u>	<u>(4,750)</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>569,665</u>	<u>(4,750)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>26,301</u>	<u>26,302</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>591,990</u>	<u>591,989</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>618,291</u>	<u>618,291</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

415 Debt Service Fund S2015/S2025 Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,086	7,086
Special Assessments				
Tax Roll	160,736	160,736	161,996	1,260
Total Revenues	160,736	160,736	169,082	8,346
Expenditures				
Financial & Administrative				
District Management	0	0	4,000	(4,000)
Placement Agent Fee	0	0	34,280	(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	64,030	(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	113,988	1,748
Principal	45,000	45,000	45,000	0
Total Debt Service	160,736	160,736	158,988	1,748
Total Expenditures	160,736	160,736	299,268	(138,532)
Total Excess of Revenues Over(Under) Ex-	0	0	(130,186)	(130,186)
penditures				
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	40,393	40,393

See Notes to Unaudited Financial Statements

415 Capital Projects Fund S2018A **Connerton West Community Development District**

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,828	2,828
Total Revenues	0	0	2,828	2,828
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	518	(518)
Total Other Physical Environment	0	0	518	(518)
Total Expenditures	0	0	518	(518)
Total Excess of Revenues Over(Under) Ex-	0	0	2,310	2,310
penditures				
Fund Balance, Beginning of Period	0	0	74,085	74,085
Total Fund Balance, End of Period	0	0	76,395	76,395

See Notes to Unaudited Financial Statements

Connerton West Community Development District

415 Capital Projects Fund S06A-2\S18-1 Statement of Revenues and Expenditures

As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	22	22
Total Revenues	<u>0</u>	<u>0</u>	<u>22</u>	<u>22</u>
 Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>22</u>	<u>22</u>
penditures				
 Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>574</u>	<u>574</u>
 Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>596</u>	<u>596</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

415 Capital Projects Fund S2015/S2025 Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
penditures				
Total Other Financing Sources(Uses)				
Debt Proceeds				
Bond Retirement	0	0	(32)	(32)
Total Debt Proceeds	<u>0</u>	<u>0</u>	<u>(32)</u>	<u>(32)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(32)</u>	<u>(32)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>31</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

See Notes to Unaudited Financial Statements

Connerton West CDD
Investment Summary
August 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 2,766
Total General Fund Investments		<u><u>\$ 2,766</u></u>
Valley National Bank	Governmental Checking/ICS	\$ 3,475
Total Reserve Fund Investments		<u><u>\$ 3,475</u></u>
US Bank Series 2006A Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 136,955
US Bank Series 2006A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	44,120
US Bank Series 2006A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	3,961
US Bank Series 2018-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	279,739
US Bank Series 2018-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	149,171
US Bank Series 2018A-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	237,882
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	6,932
US Bank Series 2025 Revenue	US Bank Money Market GCTS 0490	2,713
US Bank Series 2025 Interest	US Bank Money Market GCTS 0490	37,680
Total Debt Service Fund Investments		<u><u>\$ 1,096,509</u></u>
US Bank Series 2018-1 Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 596
US Bank Series 2018A Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	76,395
Total Capital Projects Fund Investments		<u><u>\$ 76,991</u></u>

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 08/01/2025 to 08/31/2025

	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
Sum for 415, 2480							20,357.80
415, 2483							
	415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00002449	12109	10/01/2024	4,345.41
Sum for 415, 2483							4,345.41
Sum for 415							24,703.21
Sum Total							24,703.21

See Notes to Unaudited Financial Statements

Connerton West Community Development District
Summary A/P Ledger
From 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480						
	415 General Fund	08/21/2025	Advanced Recreational Concepts, LLC	6189	Playground Equipment Maintenance 08/25	3,275.00
	415 General Fund	08/28/2025	Ballenger Landcare, LLC	316	Irrigation Repair 08/25	630.02
	415 General Fund	08/25/2025	Ballenger Landcare, LLC	315	Irrigation Repair 08/25	1,320.04
	415 General Fund	08/31/2025	Kilinski Van Wyk, PLLC	13105	Legal Services 08/25	4,917.60
	415 General Fund	08/31/2025	Pasco County Utilities	Monthly Summary 08/25 415	Water Services 08/25	1,599.76
	415 General Fund	08/31/2025	Pasco Sheriffs Office	I-20259-12004	Off Duty Detail 08/25	1,160.00
	415 General Fund	08/21/2025	Play Space Services, Inc.	35221	Playground Equipment Maintenance 08/25	4,535.00
	415 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102359	Personnel Reimbursement 08/25	4,260.00
	415 General Fund	08/21/2025	Rowland DE, LLC	1514R	CCTV/Vac Truck Rental 08/25	6,750.00
	415 General Fund	08/31/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 08/25 ACH	Electric Summary 08/25	4,280.31
	415 General Fund	08/31/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 08/25 ACH	Electric Summary 08/25	6,788.23
	415 General Fund	08/31/2025	Withlacoochee River Electric Cooperative, Inc.	Monthly Summary 08/25 ACH	Electric Summary 08/25	17,455.45
	415 General Fund	08/28/2025	Yellowstone Landscape	980866	Dead Tree Removal 08/25	577.13
Sum for 415, 2480						57,548.54
415, 2481						
	415 Reserve Fund	08/01/2025	Creative Shade Solutions, Inc.	2025-0118 Balance	Balance - Reset Post / Install New Sails 07/25	13,700.00
Sum for 415, 2481						13,700.00
Sum for 415						71,248.54
Sum Total						71,248.54

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2025.
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 5



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

August 05, 2025

Florida Design Consultants, Inc.
Wilson Garcia P.E.
17907 Aprile Drive
Suite 150
Land O' Lakes, FL 34638

Subject: Request for Additional Information

Project Name: Connerton Multifamily (a.k.a. Apartments)
Application/Petition No.: 921710
County: Pasco
Sec/Twp/Rge: S25/T25S/R18E, S24/T25S/R18E

Reference: Chapter 62-330, Florida Administrative Code (F.A.C.)
Section 373.4141 and 120.60, Florida Statutes (F.S.)

Dear Mr. Garcia:

Before the District can complete its review of the permit application/petition referenced above, the information itemized on the enclosed checklist must be received.

Please ensure that your response to the checklist, including any payment of the fee (if not submitted),

- is received in this office within 90 days from the date of this request;
- references the permit application/petition number; and,
- includes a copy of **all** requested information (if submitted on paper).

Failure to provide this information within 90 days will delay the processing of the permit application/petition, and may result in the permit application/petition being denied. If the additional information cannot be provided within that time period, you may make a written request for a time extension, provided that an acceptable justification for the time extension accompanies the request.

Pursuant to 120.60(1), F.S., if you believe this request for additional information is not authorized by law or rule, then upon your written request, the District shall proceed to process the application. Pursuant to Section 373.4141(1), F.S., if you believe that this request for additional information is not authorized by law or rule, then you may request a hearing pursuant to Section 120.57, F.S., and Chapter 28-106, F.A.C., of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of a person requesting the hearing will be affected by the District's action; (2) state all material facts disputed by the person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., may be viewed at www.flrules.org. A petition for administrative hearing must be filed with (received by) the District Agency Clerk at the District's Tampa address within 21 days of receipt of this notice. Receipt is deemed to be fifth day after the date that this notice is deposited in the United States mail if this notice is mailed to you, or the date that this notice is issued, if sent by electronic mail. Failure to file a request for a hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 373.4141(1) or 120.57, F.S.

Mediation pursuant to Section 120.573, F.S., of any administrative dispute regarding the District's determination in this matter is not available.

If you have questions regarding the information requested or the District's procedure, please contact me at the Tampa Service Office, at 8134456843. For assistance with environmental concerns, please contact Garrett Christ, 8134456909.

Sincerely,

Greg Alba
Staff Engineer
Environmental Resource Permit Bureau
Regulation Division

Garrett Christ
Senior Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Checklist

cc: Ryan Studzinski

PROJECT INFORMATION REVIEW LIST
Environmental Resource Permit Application
Individual

DATE: August 05, 2025
PROJECT NAME: Connerton Multifamily (a.k.a. Apartments)
APPLICATION ID NUMBER: 921710
DATE APPL. RECEIVED: July 07, 2025
APPLICATION REVIEWER(S):
ENGINEERING: Greg Alba
ENVIRONMENTAL: Garrett Christ

In order to provide that reasonable assurance is given for those "Conditions for Issuance of Individual and Conceptual Approval Permits" found in Rule 62-330.301, Florida Administrative Code (F.A.C.), and those "Additional Conditions for Issuance of Individual and Conceptual Approval Permits" found in Rule 62-330.302, F.A.C., the following additional information is required as indicated. The items requested are also extracted from Rules 62-330.060, F.A.C., "Content of Applications for Individual and Conceptual Approval Permits", 62-330.010(4)(a), F.A.C., "Southwest Florida Water Management District Applicant's Handbook Volume I", 62-330.010(4)(b)4, F.A.C., "Southwest Florida Water Management District Applicant's Handbook Volume II", and 40D-1.607, F.A.C., "Permit Processing Fee".

— Ryan

APPLICATION AND APPLICATION CERTIFICATION:

1. Please provide a letter of authorization from all the current owners of the existing master stormwater management system acknowledging that they will allow and continue to accept the runoff from this proposed project into their facilities. Even though this parcel was accounted for in the design of the master system, this documentation is still required as you will be discharging into an adjacent property. Please note that the entity responsible for providing the required letter must be an authorized agent or Officer/Director (as verified with the Florida Department of State, Division of Corporations; www.sunbiz.org) of the current Operation and Maintenance (O&M) entity on record with the District, or the permit for the master surface water management system must be transferred to the appropriate entity should the O&M record on file be outdated. Please also keep in mind that Doug Dieck is only listed as an entity for DD Connerton, LLC and not for the other entities. The other entities will need to sign off as well. [Rules 62-330.301 and 62-330.060(3), F.A.C.]
2. According to Pasco County Property Appraiser the site is located on land owned by multiple entities undivided. The submitted application material including warranty deeds makes it clear that these entities have permission to develop the site, but the connection to "Woodfield Development, LLC" is unclear. Please provide proof of ownership or real property interest by "Woodfield Development, LLC" in the form of a deed, lease, or contract for sale (redact any sensitive information). Refer to the ERP Applicant's Handbook (A.H.) Vol. I, Subsection 4.2.3(d) and (e). Note that if real property interest for "Woodfield" is contingent on a purchasing contract, the authorization will be voided by the failure to transfer ownership to the purchaser. Alternatively, the current property owners could apply as co-permittees by submitting executed ERP Application Section A forms with Parts 3 and 4 completed. [Rule 62-330.060, F.A.C.]
3. Pending the review of the potential impacts to wetlands and OSWs, the proposed activities may not qualify for a minor modification and may need to be processed as a major modification. This determination cannot be made with the information supplied to date. [62-330.315, F.A.C; Subsection 6.2.1 of the ERP Applicant's Handbook AHVI]

SITE INFORMATION:

4. Please provide a basin breakdown either on the plans or in the provided supporting documentation showing the impervious break down for the two basins to ensure it is below the proposed impervious related to the associated ponds. [Rules 40D-1.607 (1)(a)(4) and 40D-1.607(8)(a), F.A.C., Rule 62-330.315, F.A.C.]

ENVIRONMENTAL CONSIDERATIONS:

5. Please contact the project Environmental Scientist, Garrett Christ (Garrett.Christ@swfwmd.state.fl.us.org), to schedule a site visit to review the limits of the wetlands and surface waters. If revisions are made to the wetland/surface water limits additional information will be required. [Rules 62-330.301 and 62-330.302(1), F.A.C. and Subsections 10.2 and 10.3, AHVI]
6. Please provide the District assurance that the Elimination or Reduction criteria within Subsection 10.2.1, AHVI, have been met. Document in detail, if and how the elimination or reduction in wetland and/or surface water impacts (a) requires the project to be significantly different in type and function, (b) is not technically feasible, or (c) is not economically viable. If removal of these impacts makes the development significantly different in type and function, provide details. If removal of these impacts is technically infeasible, provide all necessary supporting data, including County or other agency specifications. If removal of these impacts is economically unviable, provide specific information, including economic justification from the permittee. [Rule 62-330.301(4), F.A.C., and Subsection 10.2.1, AHVI]
7. Please revise the plans to show all wetlands, wetland buffers, and/or surface waters within the project area, along with the location and acreage of any temporary, secondary or permanent dredging or filling impacts. [Rules 62-330.301 and 62-330.302(1), F.A.C. and Subsections 10.2 and 10.3, AHVI]
8. Please provide a complete Section C of the Application. [Rules 62-330.060, 62-330.301, and 62-330.302(1), F.A.C. and Subsections 10.2 and 10.3, AHVI]
9. Please demonstrate that adverse impacts to the wetland hydro periods will not occur by providing hydrographs of the 2.33 year mean annual storm for each wetland. Each graph should start and end at the pop-off elevation with existing condition and proposed condition hydrographs superimposed for comparison. Please provide a supporting narrative for the hydrographs explaining any variations that are shown and an environmental narrative documenting that the variations will not cause adverse wetland impacts. [Rule 62-330.301(1), F.A.C. and Subsection 10.2.2.4, AHVI]
10. Please note that since the proposed project includes activities in, on, or over, wetlands and / or surface waters, comments have been requested from the Florida Fish and Wildlife Conservation Commission. Therefore, please provide the District with the results of any wildlife surveys that have been conducted within the project area or any other additional information that supports whether or not the proposed project will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats. Please provide any correspondence from the Florida Fish and Wildlife Conservation Commission (FFWCC) concerning the proposed project and please be advised that based on FFWCC recommendations, additional information or revisions to the project may be required. [Rules 62-330.060(2), 62-330.301(1)(d) and 62-330.302(1)(a)(2), F.A.C. and Subsection 10.2.2, AHVI]
11. Please note that since the proposed project includes activities in, on, or over, wetlands and / or surface waters, comments have been requested from the Florida Department of State, Division of Historical Resources (DHR). Therefore, please provide the District with the results of any cultural resource surveys conducted within the project area or any other additional information that supports whether or not the proposed project will adversely affect or enhance significant historical and archeological resources under the provisions of Section 267.061, Florida Statutes. Please provide any correspondence from DHR concerning the proposed project and please be advised that based on DHR's recommendations, additional information or revisions to the project may be required. [Rules 62-330.060(2) and 62-330.302(1)(a)(6), F.A.C and Subsection 10.2.3, AHVI]

OPERATION AND MAINTENANCE AND LEGAL DOCUMENTATION:

12. Please provide written confirmation demonstrating that “Connerton Partners, LLC” accepts the proposed phase, including the stormwater management facilities to be constructed under this authorization, into their master stormwater management system, and that they will continue to operate and maintain said system in perpetuity as set forth in this permit modification. [Section 12.3.4, ERP AHVI; Rule 62-330.301(1)(j), F.A.C.]

Ryan

Ryan Studzinski
850 Morrison Drive
Suite 700
Charleston, SC 29403

Tab 6



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 8/24/2025

Deputy: **HAYMAN, MALCOLM (7426)**

Position: COMMUNITY (SECURITY)

Scheduled Time 2:00PM - 6:00PM

Actual Time 2:00PM - 6:00PM

Display Text	Answer Text1
Event Number:	2025503977
Who did you contact upon arrival?	Upon arrival, I attempted to contact the POC (Darryl and Natasha) to advise I was in the community, however both phone numbers listed on the Extra Duty were no valid phone numbers.
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2025504031
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I attempted to contact the POC to advise I was in the community, however both phone numbers listed on the Extra Duty were no valid phone numbers. I conducted patrols within the community, where I did not observe any violations. I observed two juveniles fishing and parked in the roadway, they left the neighborhood with no issue (2025504031). I observed multiple juveniles near golf carts, the vehicles were not being operated on a roadway, and I educated them on golf cart laws in Florida. I positioned myself along main roads, to deter and detect speeders no violations observed. I patrolled the areas with lakes/ponds, and did not observe any one fishing in marked "No Fishing" lakes/ponds.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



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 8/30/2025

Deputy: **LUQUIS ORTIZ, FRANCISCO (7472)**

Position: COMMUNITY (SECURITY)

Scheduled Time 6:00PM - 10:00PM

Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2025518050
Who did you contact upon arrival?	DARRYL ADAMS 813-994-1001
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2025518177 VW 2025518196 VW 2025518252 VW - 2 juveniles on dirt bikes 2025518360 VW
Please document a detailed Narrative of events that took place during your detail:	I patrolled the community and did not observe any criminal activities. I conducted 3 traffic stops for excessive speed (2025518196, 2025518196, 2025518177 VW). I conducted a stop on Troy Elder and William Anderson who were riding their dirt bike in Connerton. I pulled over the 2 juveniles and informed them the legalities of the dirt bikes. I contacted the mothers, Heather Elder and Emily Anderson and advised of the stop and legalities of the dirt bikes and juveniles riding them in public. I followed the juveniles to a nearby friends house which the mothers were picking them up.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	None



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 9/3/2025

Deputy: **VITO, COURTNEY (7420)**

Position: COMMUNITY (SECURITY)

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2025526454
Who did you contact upon arrival?	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	I provided roaming patrol of the area with cruise lights activated. I provided security to Connerton resident who were out walking, exercising and enjoying the weather. I educated multiple members of the community about the difference between a motorcycle and an E-bike and when statute determines what a motorcycle is. members advised they were aware of the E-bike issue due to a facebook post in the community page. I did not observe any vandalism or non-residents trespassing.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	The timeframe does not allow for ample patrol of the entire area in a timely and efficient manner. The explanation is unclear on if or how they want street parking handled (if at all). I am not sure what was posted to the community page facebook about e-bikes but maybe we can share the E-motorcycle flyer created by PSO for them to post in the community social media to educate parents and other E-motorcycle/ bike riders.



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 9/12/2025

Deputy: **VITO, COURTNEY (7420)**

Position: COMMUNITY (SECURITY)

Scheduled Time 6:00PM - 10:00PM

Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2025547040
Who did you contact upon arrival?	contacted DARRYL ADAMS
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2025546990 Disabled Vehicle
Please document a detailed Narrative of events that took place during your detail:	Provided security through law enforcement presence. Conducted roaming patrols in my marked vehicle with cruise lights activated. Assisted a resident of the community whose vehicle broke down and caused a roadblock. Assisted by providing traffic control until a tow truck arrived.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



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 9/22/2025

Deputy: **LANDRY, VANESSA (5611)**

Position: COMMUNITY (SECURITY)

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2025568133
Who did you contact upon arrival?	Left voicemail for Darryl Adams
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No violations observed.
Please document a detailed Narrative of events that took place during your detail:	Provided security for the neighbor and detoured crime.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



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 9/25/2025

Deputy: **RAPP, MICHAEL (3130)**

Position: COMMUNITY (SECURITY)

Scheduled Time 6:00PM - 10:00PM

Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2025575246
Who did you contact upon arrival?	Attempted to call Darryl, no answer
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 the beginning of the detail I attempted to contact Darryl Adams. However, the 994 number went to the closed business (Rizzetta), and the 555 number is not valid. I patrolled the entire Connerton West subdivision, including the gated neighborhoods therein. I warned two drivers for speeding. I also made contact with two Low-Speed Vehicles (golf carts). Neither was street legal, and one was being operated by unlicensed minors. I informed them of the laws on County roads. No other problems reported or observed.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A

Tab 7







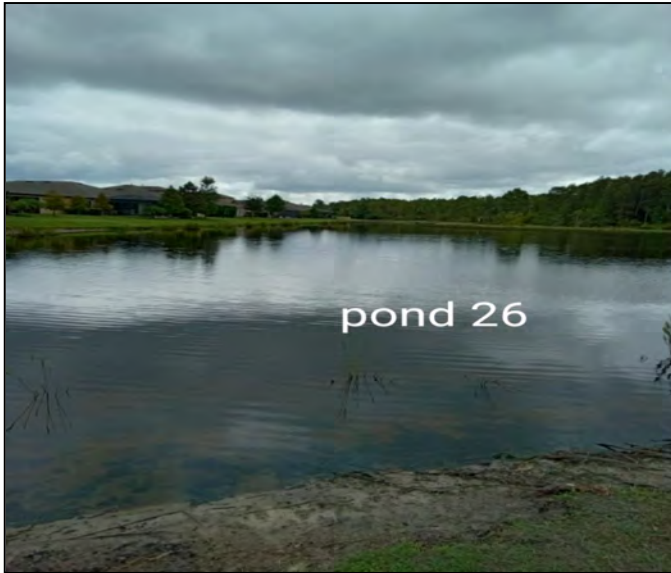
☐ Soft Rush



☐ Soft Rush













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☐ Soft Rush







☐ Soft Rush



Tab 8

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



September 05, 2025
Rizzetta & Company
Amiee Brodeen– Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Shady Pavillion Ct

Summary, General Updates, Recent & Upcoming Maintenance Events

- Weed growth is becoming excessive and needs to be brought under control. Please work on gradually eradicating the weeds during each mowing event.
- During each mowing event, please begin raking mulch away from the base of each tree to expose the root flare. This practice will help promote proper root health and extend the life of the trees.

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. The irrigation boxes in the Shady Pavillion Ct planting bed continue to lack proper edging. This may lead to turf covering the lids, reducing visibility and access. Edge around all boxes during routine maintenance. (Pic 1)
4. As discussed during the board meeting, the annual beds require immediate detailing. Recommend removing the current annuals and all existing weeds throughout the beds. A preemergent should be applied to... (next pg)



2. These two photos show the full width of the planting bed and the buildup of various weedy species, particularly cogongrass. I recommend assigning the mowing crew to weed this bed during each visit to maintain a clean and manageable appearance. (Pic 2a>, 2b>)



3. Detail work should include tipping the plumbago's to promote lateral growth, and trimming out dead material from the fakahatchee grasses, reducing their height by at least one to two feet for improved appearance and health.

Pleasant Plains Pkwy, Forget Me Not Ct, Pond 387A

(cont.) ... the soil, followed by a waiting period of 1–2 weeks before installing the next round of annuals. (Pic 4)



7. During the mowing crew's next visit around Pond 387A, please have a crew member clean up the shrub along the pond bank. The Brazilian peppertree should be completely removed due to its invasive nature, and all dead wood should be cut out to improve air flow and plant health. (Pic 7)



5. East of Forget Me Not on Pleasant Plains, torpedo grass is going to seed, and viney plant material is growing over the tops of the hedges. Additionally, there is noticeable dieback in the low growing shrubs, which are also showing significant moss growth along the stems. Recommend targeted trimming, vine removal, and assessment of shrub health to improve overall appearance and plant vitality. (Pic 5)



8. East of the Forget Me Not roundabout, the ROW requires attention. Several muhly grasses appear to be uprooted, and some are showing signs of browning. Recommend diagnosing the cause and treating accordingly to restore plant health and stability. (Pic 8>)

9. The Pleasant Plains median beds require immediate attention. Weeds are beginning to go to seed, increasing the risk of further spread throughout the beds. I am... (next pg)



6. While visiting Pond 387A on Pleasant Plains, I observed a significant amount of trash debris along with pond scum accumulating on the surface. Recommend scheduling cleanup and water quality maintenance to address both issues promptly. (Pic 6>)

Pleasant Plain Pkwy, Forget Me Not

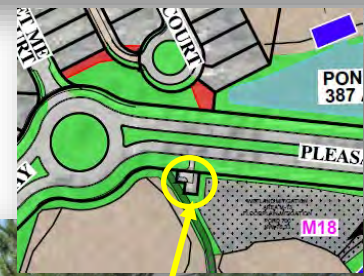
(cont.)... recommending urgent weeding and follow-up maintenance to prevent escalation. (Pic 9a, 9b>)



10. Please ensure that all palm debris is removed from around palm trees throughout the property during routine maintenance. This will help maintain a clean appearance and prevent buildup around the bases.

11. On the south side of Pleasant Plains near the pump station, there is a holly tree in poor condition that would benefit from selective pruning cuts. This will help stimulate new growth and improve the tree's overall structure and appearance. (Pic 11>)

12. On the east side of the PPP and Forget Me Not roundabout, two golden mounds have been uprooted. Please remove. (Pic 12>)



Pleasant Plains Pkwy

13. In the same bed as shown in Pic 12, the entire area requires detailing. Grass stalks have grown as tall as the golden mounds, indicating a lack of maintenance. Please thorough weed to restore the bed's appearance and plant health. (Pic 13)



.... Please cut the vines at the base and remove as much as possible in the canopy to prevent further spread and protect the tree's health. (Pic 15)



14. The median along Pleasant Plains is currently lacking detail work. I recommend assigning the mowing crew member responsible for this area to also begin detailing sections of the median during each visit to help alleviate the issue and maintain overall appearance. (Pic 14a, 14b>, 14c>)



15. Please limb just the three lower branches at the base of the magnolia tree. This will help improve structure and visibility while maintaining the tree's natural form. At the base of the magnolia tree, vines have grown into the canopy and need to be addressed....



Pleasant Plains Pkwy, Forget Me Not Ct, Swiss Chard Cir

16. As mentioned during the board meeting, weedy plant material was left in the roundabout at Pleasant Plains and Forget Me Not. Please ensure all debris is properly disposed of once the area is completed to maintain a clean and finished appearance. (Pic 16)



19. Begin pruning out the spent flower heads in the Crinum lilies and trim the leaves to lift them off the ground. This will help improve the plant's appearance and promote healthier growth. (Pic 19)



17. In the roundabout at Pleasant Plains and Forget Me Not, there are still several weeds growing and flowering. During the next detail visit, please also trim out the browning leaves in the Crinum lilies to improve the bed's appearance and plant health. (Pic 17a, 17b>)



18. At the entrance of Jasmine Abbey, the fakahatchee grasses are declining and are heavily infested with nutsedge. Additionally, the Schillings holly has a large vine growing across its surface. Please remove and weed the area. (Pic 18>)



Swiss Chard Cir, Pond Q

20. Dead shrubs were observed along the planting bed located west of the Swiss Chard section. These plants appear to be beyond recovery. Recommend removing the affected shrubs, and remove the Brazilian peppertree from the planting bed as they are an invasive species (circled). (Pic 20a, 20b)



21. Along the same bed west of the Swiss Chard section, turf has begun to establish around the base of several tree trunks. Recommend cleaning out the bed and re-edging the area to reestablish a proper bed edge and prevent further turf encroachment.

22. Along Pond Bank Q (parallel to PPP), each tree surrounding the pond's edge has not been line-trimmed in some time. Please ensure this is addressed during each mowing event. (Pic 22a>, 22b>, 22c>)

23. The median beds at the entrance of Swiss Chard are not being properly maintained. The Ligustrums in this area have not been pruned and require attention to restore structure and improve overall appearance. (Pic 23>)



Swiss Chard Cir, Chrysalis Cay

<23



24. At the neighborhood park on Chrysalis Cay, grass clippings were not properly blown off the walkway, and the planting bed requires detailing during the next scheduled detail event. The lack of maintenance are affecting the bed's appearance. (Pic 24a, 24b)

24a



24b



25. Chrysalis Cay is in poor condition. Various weedy plants, and Brazilian peppertree is beginning to compete with the intended plant materials. Immediate detail work to remove invasive growth and restore the bed's health and appearance. (Pic 25a, 25b, 25c, 25d>)

25a



25b



25c



Chrysalis Cay Loop



.... park, please limb up all tree branches encroaching over the pergola. This will allow repairs to the rotting wood to be completed and will help maintain proper clearance around the structure. (Pic 29>)



26. Low-hanging tree limbs encroaching over the walkway, posing a potential safety hazard for pedestrians. It is recommended that the limbs be pruned to restore clear and safe passage along the path. (Pic 26)



27. Along the north planting bed, please remove the Brazilian peppertrees that are out-competing the intended plant material, clear the large mounds of vine growth encroaching on the hedges, and eliminate all weedy plant material throughout the groundcover. (Pic 27a>, 27b>, 27c>)

28. Please remove all unwanted volunteer palms from the planting beds throughout Chrysalis Cay Park to maintain a clean and uniform appearance.

29. During the upcoming detailing event at the....



Chrysalis Cay Loop, Pearl Crescent Ct, Dog Park



30. Board Members, the pergola at Chrysalis Park has sections of broken and rotting wood. I recommend that the landscape crew complete the detailing work first, after which I suggest the pergola be scheduled for repair to ensure its safe and functional use in the future. (Pic 30)



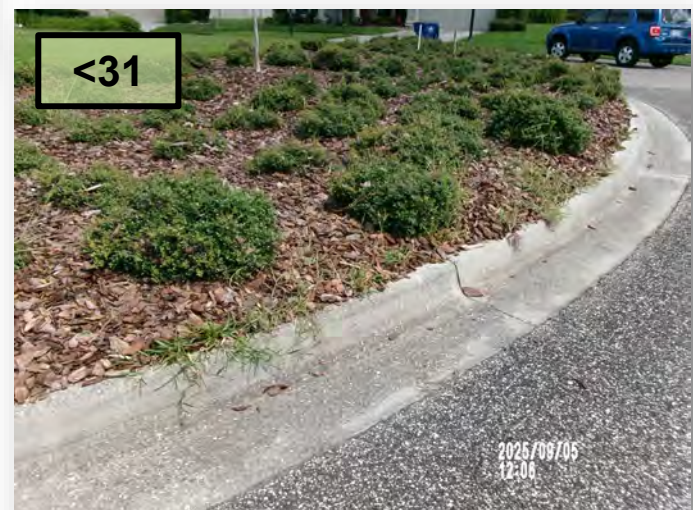
31. The cul-de-sac of Pearl Crescent Ct requires detailing, as nutsedge is spreading throughout the beds, weedy plants are going to seed, and various broadleaf weeds are sprouting up through the Schillings Holly. Please have the crew thoroughly detail this area to restore a clean and well-maintained appearance. (Pic 31>)

32. Same area as #31, the plumbago's need to be trimmed soon, and a small patch is dying off. Please diagnose and treat accordingly.

33. At the dog park, it appears that grass clippings were blown back into the planting beds; however, the mulch was not returned to the beds and remains on the paved areas. Please have the crew properly redistribute the mulch to maintain a clean and orderly appearance. (Pic 33)



34. In the following photos, several issues are evident in the planting bed adjacent to the dog park: the jasmine has not been shaped recently, mounds of vines are encasing a number of shrubs, and nutsedge is present throughout the beds. Additionally, the palm trees have not been maintained; per the contract, brown or broken fronds and flowers/fruits should be removed before they develop. The fakahatchee grasses are also showing signs of spider mite.... (next pg)



Storybrook Park

(cont.).... damage and requires attention.
Please detail and treat immediately.
(Pic 34a, 34b, 34c, 34d>, 34e>, 34f)



35. Please ensure that all grates, as well as irrigation boxes and electrical boxes, are being properly line-trimmed to maintain a neat and uniform appearance throughout the property.
(Pic 35>)



Storybrook Park

36. Please remove all dead debris along this strip of plantings and ensure the area is edged 2x a month to maintain a clean and well-maintained appearance. (Pic 36)



39. I understand this area is near The Groves, but please have someone line-trim the tall grasses to maintain a neat and uniform appearance. (Pic 39)



37. The small gravel walkway in Storybrook Park requires attention. Dead plant debris and a variety of weedy grasses going to seed are present, and the gravel area should be treated to remove any remaining weeds, ensuring a clean and well-maintained appearance. (Pic 37a>, 37b>)

38. In the same bed, on the opposite side, the firecracker plants also require detailing, and all dead plant debris should be removed to keep the planting bed tidy and properly maintained.



Bird Whistle Ln, Storybrook Park, Pleasant Plains Pkwy

40. In Storybrook Park on Bird Whistle Ln, irrigation team, there is a section of drip hose that has been cut. Please verify that it has been repaired or previously capped and ensure that any debris in the area is removed. (Pic 40)



43. On Pleasant Plains, just west of Willow Vista, the weeds have been sprayed; however, a significant amount still remains. Please apply another herbicide treatment and remove all dead debris at once. (Pic 43a, 43b, 43c)



41. Irrigation team, there is a blue hose on Wistful Yean Dr protruding from the ground. Could you please inspect it and determine if it can be buried or otherwise secured to prevent interference with the mowing crew? (Pic 41)



42. Yellowstone, in the same area as Pic 41 (Wistful Yean Dr), several trees have gator bags, but I did not observe the driplines properly installed within them. Please investigate this issue and ensure the irrigation is functioning as intended.



Bird Whistle Ln, Storybrook Park, Pleasant Plains Pkwy

44. On PPP just west of Willow Vista, the fakahatchee grasses are approximately 90% browned. These should have been treated last month and trimmed back to encourage new growth. Please treat the grasses accordingly and maintain them to promote healthy recovery. (Pic 44a, 44b)



45. In the same planting bed, several tree stakes need to be repositioned and adjusted. The bark is beginning to grow around the tape, so please correct this to prevent further damage to the trees.

46. In the turf, there is a missing circular irrigation lid. On your next visit, please bring and install a replacement lid to ensure the system is properly covered and protected. And please remove the broken irrigation lid from the planting bed to keep the area clean and free of debris.

47. At the east corner planting bed of Willow Vista, this area was mentioned during the board meeting regarding the loss of the edge line. Please reestablish the edge around the intended pine trees and maintain the area beneath the wax myrtle. (Pic 47a, 47b)



48. Now that we are entering the cooler months, the turf needs to be reestablished. In the same bed area noted in item #47, please ensure the turf is weed-free and properly maintained to promote healthy new growth.

49. Lastly, in the east Willow Vista planting bed, two new palms have been installed; however, the surrounding bed is still full of weeds. Please clean up this area manually, without the use of herbicides, to avoid any risk of chemical uptake by the new palms. (49>)



Emory Oak Pl, Blue Myrtle Way, White Sage Way

50. At the mail kiosk on Emory Oak, all of the planting beds are heavily infested with weeds. Please treat, pull, and eradicate the unwanted plant material to restore a clean and well-maintained appearance.

(Pic 50a, 50b, 50c>, 50d>, 50e>)



51. Also, in the third planting bed along Blue Myrtle Way, there is a piece of black corrugated piping and dripline discarded in the shrubs. Please remove and properly dispose of it. (Pic 51>)

White Sage Way, Flourish Dr, Violet Periwinkle Dr

52. There is a section in the planting bed where both the plant material and mulch have washed away. Please install 2 bags of pine bark mulch in this area and dig a small trench along the edge of the concrete and bed to help keep the mulch in place. (Pic 52)



... muhly grasses surrounding the area also need detailing before they become overgrown and difficult to manage. (Pic 54)



53. In front of the Sagewood sign, the planting bed requires attention. Some of the golden mounds are beginning to die off, and the bed should be kept relatively weed-free in accordance with the contract. Please address these issues to restore the bed's intended appearance. (Pic 53a>, 53b>)



54. The mail kiosk planting beds on Violet Periwinkle require immediate detailing. The weeds in these beds are taller than the intended plants and need to be removed to restore proper maintenance standards. The...



Violet Periwinkle Dr

55. Within this bed of muhly grasses, there is a volunteer fakahatchee grass clump that disrupts the uniformity. I recommend removing the fakahatchee and relocating a muhly grass to this spot, so the bed mirrors the opposite side. (Pic 55)



56. North of the mail kiosk, the planting beds are overrun with phasey bean vine. Please remove the vine and thoroughly detail the bed to restore proper maintenance. (Pic 56)



57. The turf behind the mail kiosk should be included in the upcoming treatment plan to remove turf weeds, seed-in cool season grasses and apply fertilizer during the cooler season months. This will help thicken the turf while removing the unwanted turf weeds. (Pic 57>)

58. The corner planting bed along Violet Periwinkle has been significantly neglected. Weeds throughout the bed and around the Schillings hollies are taller than the intended plants. Also, there is a dead tree (circled) at the southern tip of the bed that should be removed immediately. (Pic 58a, 58b>, 58c>)



Violet Periwinkle Dr, Blue Mist Pkwy



59. The turf in the same area as item #58 is heavily infested with weeds and requires immediate attention. Several patches of turf are dead, and the area is primarily overtaken by weeds. Please eradicate the weeds and address the damaged turf. (Pic 59)



60. The planting bed along Blue Mist has several issues, beginning with the plumbago. These plants are ready to be shaped, and the entire area should be weeded to restore a well-maintained appearance. (Pic 60a, 60b, 60c)



Blue Mist Pkwy

61. The sweet viburnum hedge shrubs are completely overtaken by stink vine. I strongly recommend removing the vine as soon as possible to prevent excessive stress on the shrubs. (Pic 61)



64. On Blue Mist, oleander caterpillars are consuming the remaining leaves on the shrubs. I recommend treating the shrubs for caterpillars and then trimming approximately six inches off each shrub to.... (next pg)



62. A tree root was damaged during a recent mowing event. Please remind the crew of the importance of avoiding mowing under tree canopies and ensure that string trimming is used in these areas to protect the roots. (Pic 62)



63. In a different area of Blue Mist, this same sweet viburnum hedge shrubs are being overtaken by weeds growing above and around them. Please eradicate the weeds immediately to prevent further stress on the shrubs. (Pic 63a>, 63b>, 63c>)



Blue Mist Pkwy

(cont.) encourage new growth. The area can be revisited later to determine whether further treatment or removal is necessary. (Pic 64a, 64b)



65. Throughout the viburnum hedge, several shrubs are showing signs of stress. I recommend trimming approximately 8–10 inches off the tops to encourage new growth and trimming 2–3 inches from the front to help maintain a uniform and healthy appearance. Additionally, please also pull out the tall weedy plants rather than trimming them down with the shrubs. (Pic 65a>, 65b>)

66. On the west side of Blue Mist, 2 irrigation boxes has been damaged and left unrepaired. Due to the severity of the damage, Ballenger may need to inspect and complete the necessary repairs. This highlights the....

.... importance of line-trimming around all irrigation and electrical boxes to prevent damage and ensure proper maintenance. (Pic 66a, 66b>)



Blue Mist Pkwy

<66b



68. The fakahatchee grasses on Blue Mist continue to show signs of spider mite damage. They should be thoroughly drenched and trimmed back to encourage healthier new growth. (Pic 68a, 68b)

68a



68b



67a



67b



<67c



Blue Mist Pkwy, Connerton Blvd

69. At the northernmost section of the viburnum shrubs, the plants are encased in stink vine and covered with fallen tree debris. Please remove the debris and vine, and thoroughly detail the bed to restore its intended appearance. (Pic 69a, 69b)



.... please remove them promptly to prevent the tree from growing at an angle (I did add an arrow to show what vine and tree I had mentioned). (Pic 71a>, 71b>, 71c>, 71d>)



70. At the corner of Blue Mist and Connerton, several issues need attention: the Yaupon Holly should be cleared of stink vine, the plumbago plants need to be shaped, and turf debris should be either mulched or removed to maintain a clean and well-kept appearance. (Pic 70a>, 70b>, 70c>)



71. The roundabout at Connerton and Blue Mist requires immediate detailing. The beds are overrun with weeds, and the shrubs need to be shaped. Additionally, vines have begun growing on one of the cypress trees....



Blue Mist Pkwy, Connerton Blvd



.... are all yellowing; please send a horticulture technician to investigate the cause and provide recommendations.(Pic 72a, 72b)



72. One cypress tree along this roundabout has been lost, likely due to heavy Spanish moss infestation and improper planting depth. Please remove the tree, and we can discuss potential replacements at a later time. Additionally, the remaining cypress trees....



Blue Mist Pkwy, Emory Oak

73. Heading south on Blue Mist, the median beds are overgrown. Low-growing weedy plants are spreading along the bed edges throughout the area. Please apply herbicide as needed and remove all dead debris to restore a clean and maintained appearance. (Pic 73a, 73b)



74. The crape myrtles on the east side of Blue Mist, near Willow Vista entrance, have well-defined tree ring edges, but they require pencil pruning and the removal of any suckering growth to maintain proper form and health. (Pic 74>)

75. At the south corner of Blue Mist and Emory Oak planting beds, several issues need attention: the blue daze is beginning to thin out – Check irrigation, the bed requires detailing and weed removal, and the....

areas around the irrigation boxes should be line-trimmed. (Pic 75a, 75b, 75c>, 75d>, 75e>)



Blue Mist Pkwy, Emory Oak



Tab 9

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



September 16, 2025
Rizzetta & Company
Amiee Brodeen— Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Violet Periwinkle Ct

Summary, General Updates, Recent & Upcoming Maintenance Events

- **Per Contract** - All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, **September**, November) 100% of the N, K & Mg MUST be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

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. In my last report, I noted how weedy this bed had become. Although a crew member worked on it after my photo was taken last week, it still appears unruly with weedy material. Please detail this bed thoroughly, especially since it is located by the mail kiosk where residents walk daily. (Pic 1)



.... fertilizer based on soil test results along with a pre-emergent herbicide (see February application). Prior to selecting the final fertilizer, a complete soil test should be performed to determine soil pH as well as nitrogen (N), phosphorus (P), and potassium (K) levels.

4. In the northern plant bed section near the mail kiosk, there are a couple of dead shrubs that need to be removed. Additionally, the weeds in this bed are out of control, with phasey bean growing taller than the intended plant material. Detail these beds. (Pic 4a>, 4b>, 4c>)
5. Also, the bed edge is losing its definition. Please hard-edge this area on the next visit and ensure that any creeping grasses are removed from the bed after edging.



2. Violet Periwinkle mail kiosk - after reviewing this area from my last report, the fakahatchee grass growing in the middle of the muhly grass needs to be removed. As it is not apart of the intended plant materials. (Pic 2>)
3. **Per contract:** For the month of **October**, apply a complete fertilizer based on soil test results along with a pre-emergent herbicide (see March application) for Bahia grasses. For all St. Augustine turf, apply a complete....

Violet Periwinkle Ct, Wild Begonia Lp, Flourish Dr

6. The planting bed at the corner of Periwinkle and Wild Begonia has large *Bidens alba* (beggartick) that are flowering, seeding, and growing taller than the muhly grasses. These should have been pulled a couple of months ago. Detail the bed! (Pic 6a>, 6b>)



7. At the Sagewood sign, the bed has had very large weeds growing throughout. Along the brick wall, some plants are taller than the golden mounds. This is unacceptable — detail these beds. (Pic 7a, 7b>)



Flourish Dr

8. Along Flourish Drive, two areas of the sidewalk has been broken up and left on the ROW. I will continue to monitor this area until the project is completed. (Pic 8a, 8b)



9. In the ROW, the turf has been ripped up in a line, though it's unclear what caused it. Once the site work is completed, this turf will need to be tamped down to restore continuity. (Pic 9)



10. In this photo, there are three irrigation boxes that have not been line-trimmed. I have included this as a line item since taking over — Detail around the boxes to ensure they remain visible. One valve box is damaged and will need to be repaired. (Pic 10)



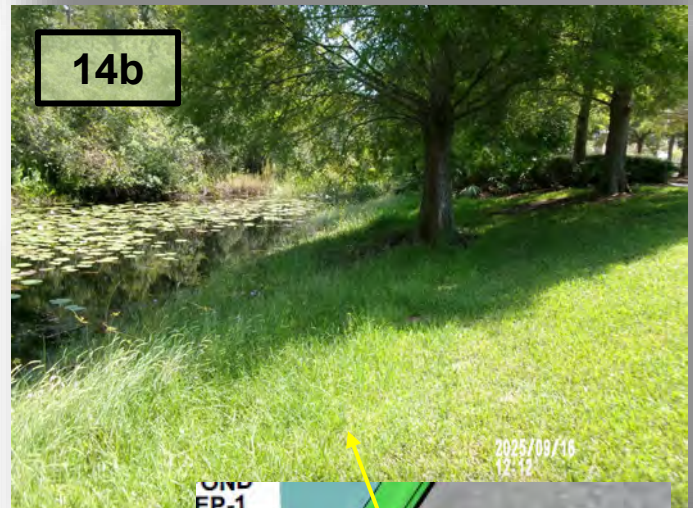
11. This pine tree along Flourish is being strangled by its straps. Straps should be adjusted and loosened once a tree has established itself. Moving forward, ensure that all trees with straps are either adjusted or removed if the tree appears stable. Starting with this pine tree, remove the straps as this tree appears to be stable. (Pic 11)



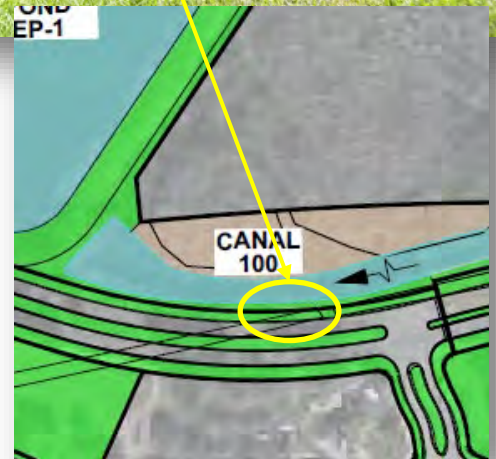
14. Along the pond edge of Canal 100, the grass is knee-high, the shrubs appear messy and unkempt, and branches remain on the ground, not picked up. It appears that only the visible side from the road, of the shrubs and pond is being maintained, while the other side is being left to become overgrown and uncontrolled. (Pic 14a, 14b)



12. Another irrigation lid has been damaged by a mower, located on Violet Periwinkle and Wild Begonia. There are two in this area, so please bring several circular lids, as this is not the only one that needs replacement. (Pic 12)



13. Along the median beds on Connerton, the turf appeared dry and stressed. I immediately contacted the Ballenger office and spoke with Chris. I am following up to ensure that this issue has been addressed and that the irrigation system is functioning properly.



Connerton Blvd

15. This photo shows the backside of the shrubs. While it may not be as visible as the front, it clearly illustrates how quickly weeds can take over if the area is not properly maintained. (Pic 15)



16. Detail, detail, detail! The saw palmettos along Connerton are not being properly maintained. Vines are growing across the tops, browning leaves are on the ground, and spent flowers are being left behind. Please clean out the beds thoroughly and detail them. (Pic 16)



17. Another irrigation box lid has been damaged by a mower, and adjacent to the rectangular lid is another damaged valve box lid. Please replace the broken lids immediately, this is located near the same area as #14 on the north side of Connerton Blvd. (Pic 17>)

18. In the median beds on Connerton, just east of the container area (Nick's office), this entire strip needs to be detailed. I observed a dogtail weed about 5 feet tall, vines going to seed, and areas where weeds are crowding out the intended plants. (Pic 18a, 18b, 18c>)



Connerton Blvd



19. Another area of the backside of the shrubs not being properly maintained, and the bed is lacking appropriate detailing. This area is located on the south side of Connerton, near the vicinity of #14. (Pic 19)



20. Near the front entrance of Arbors Trail, the shrubs that frame the beginning of the path should serve as a showcase of your work. Unfortunately, they are currently overrun with vines and understory weeds at the base, which detracts from the intended appearance. Please address this area with thorough detailing. (Pic 20>)

21. On Connerton, the Coontie's are encroaching onto the sidewalk by 10–12 inches. As they will look unruly for a short period I recommend cutting them back, as the plants will continue to recover. However, this situation cannot be allowed to persist. (Pic 21>)

22. Atop the yaupon holly shrub, the Saw Greenbrier vine is beginning to encase the top, which could cause dieback if not addressed. The vines have small spikes along the stems, so please exercise caution when hand-pulling them from the base. (Pic 22)



Connerton Blvd

23. The next section over from #22 is another area lacking proper detailing, with a broad range of weedy plants beginning to go to seed. Please ensure these beds are thoroughly detailed. (Pic 23a, 23b)



24. This area on Connerton appears poorly maintained. Pine needles are scattered across the shrubs and concrete, the shrubs have not been sheared in several weeks, and the mulch is cascading due to volcano mulching. The condition of this area needs to be addressed. (Pic 24>)

25. I reported on this yaupon holly in my first inspection, and the vine is still strung across the shrub. Additionally, the hedge appears to have been cut with dull shears. Please ensure that shears are sharpened and in proper working condition when visiting Connerton. (Pic 25>)

26. The backside of the shrub was also noted in my first report, and there has been little, if any, improvement. The shrubs behind the holly are dead—please clarify why they have not been removed. (Pic 26a, 26b>)



Connerton Blvd, Rose Cottage Way



28. The shrubs along the entrance walking path for Rose Cottage have become an eyesore, with multiple species of weedy growth throughout. Please clean and thoroughly detail this area to restore a neat and welcoming appearance. (Pic 28)



27. Rose Cottage Way: Two reports ago. This is not limited to a few spots—the vine is growing across the entire top of the shrubs. Please pull the vines from the base, as this approach will be far more effective than simply shearing the tops. (Pic 27a, 27b, 27c>, 27d>)



Westerland Dr, Magnolia Park, Winsome Way

29. The star jasmine shrubs were trimmed as requested, but they still appear uneven and mangled. Additionally, the weeding in this area was not completed. Please weed out the hedge thoroughly and correct the trimming to achieve a clean, uniform appearance. (Pic 29)



32. The current mowing pattern is causing significant turf damage, including visible mounding and turf loss. This is the third time I have reported this issue, in addition to at least one verbal request. Effective immediately, change the mowing direction to prevent further decline and restore healthy turf conditions. (Pic 32)



30. This area has been on my radar since my initial report. While the grassy weeds were sprayed, the treatment was not thorough enough to keep them from returning. Please continue to treat this area consistently and clean it up to maintain a neat appearance. (Pic 30)



33. The planting bed in the Winsome Way cul-de-sac is in poor condition and requires immediate attention. The shrubs are mixed with firebush, petunias, volunteer oaks, golden raintree, stink vine, and other unwanted growth, creating an unkempt appearance. Detail this bed thoroughly and ensure the milkweed perennials are treated promptly for aphid infestation.



31. This dead shrub was noted in my first report and remains in place. Please remove the dead shrub and clean up the surrounding area. Replacement can be considered later through a proposal, but for now the priority should be maintaining the area and addressing the weeds.. (Pic 31>)



The Arbors, Pleasant Plains Pkwy, Westerland Dr

34. I took a few photos of the “prepped” annual beds. Ideally, these beds should be completely weed-free and raked to present a neat appearance, even while they remain empty. This area is off a main road with frequent foot traffic, so presentation matters. Even with pre-emergent applied, I understand weeds will return, but the beds should still be maintained to remain neat and weed-free in the meantime. Also, another broken irrigation lid. (Pic 34a, 34b)



35. At Westerland and PPP, this area was noted in a previous report, yet the weeds remain, and the tree continues to decline. Please clean out the bed thoroughly and assess the tree to ensure it does not pose a risk of falling onto the sidewalk. (Pic 35>)

36. Palm Trees – These must be addressed no later than next week. The spent fruits and flowers need to be removed in accordance with the contract. (Pic 36a, 36b)



Pleasant Plains Pkwy, Westerland Dr, Shadyside Ln

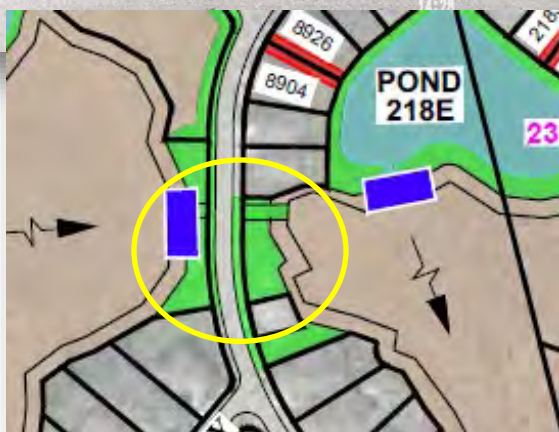
37. On PPP, there are actually two irrigation boxes located under the turf. Per contract, these areas need to be line-trimmed and maintained regularly to ensure easy access. (Pic 37)



39. At the mail kiosk pocket park between Shadyside and Emory Oak, the area is in poor condition. Many of the trees are either declining or showing signs of leaning, the bed edges are overgrown and blending into the turf, and the beds are heavily.... (next pg)



38. These photos were taken on Shadyside Ln, near the Pump Station. This area is very weedy and requires thorough detailing and cleanup. (Pic 38a, 38b>, 38c>, 38d>)



Shadyside Ln, Emory Oak PI

(cont.).... infested with weeds. Additionally, the irrigation team should inspect the system, as the soil appears dry and several loropetalum shrubs are showing wilting leaves. (Pic 39a, 39b, 39c, 39d>, 39e>)



Tab 10



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

PLANTER BED DETAILING PROPOSAL
FOR
CONNERTON WEST CDD

Attention: Mr. John Toborg - District Manager

September 17, 2025

Scope of Work

- Complete detailing of all plant beds associated with Connerton West CDD. Process to include:
 - o Pruning of all plant material up to a height of 12'.
 - o Removal of all visible weeds from plant material.
 - o Application of systemic herbicide in all planter beds and on pavement joints.
 - o Hand and mechanical removal of all visible weeds in planter beds and pavement joints.
- Project will be performed in a "start to finish" rotation that will include weekly progress updates with photographs until a full detail rotation is completed.
- Includes all labor, chemicals, debris removal, hauling and dumping fees.

Total Project Cost: \$23,000.00

Payment due upon completion.

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

Tab 11

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

EP2 Filter Flush Assembly Replacement

The following includes all labor and material to replace the shaft in the filter screen for EP2, This includes the removal of the filter, extraction of the damaged shaft and installation of new hydraulic piston assembly and dirt collection assembly.







Pump Repair

Pump/Well Repair

Pump/Well Repair Price: \$7,527.24

Subtotal	\$7,527.24
Estimated Tax	\$0.00
Total	\$7,527.24

Terms & Conditions

By 

Trey Ballenger

Date 9/17/2025

Ballenger Landcare Inc

By _____

Date _____

Connerton West CDD

Tab 12



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.

August 23

- Shop
- It's supposed to be pretty bad today until 12 with rain and storms but we'll see
- Was able to find a good little window and got all Saturdays work done except for the trail, and the inbound side of PPP trash pick-up because it started to boom and rain on me
- Got new cable ran which looks like it has finally stopped tripping the breaker after a day by day process of elimination
- Frank on Fri had got invoiced for the work and wanted to know if all was good. I informed him that when i left he was still working on it but that i would send a pic and put my hands on it on Sat which i did. I also gave measurements because it did not look like it moved that far but was perfect

according to Frank. Center of shaft to pole was 10'-8" and inside of pole to outside of ball was 6'-7"

August 24

- Shop
- Did the things i couldn't get to yesterday and didn't do much more than that because of weather
- Took a look at the lighting at Verona to get a game plan together
- Pretty much got beat on by the rain and left early

August 25

- Shop
- Another rainy day, on and off all day
- N/O - best i could
- Heat has always been an issue when having a windshield. So yesterday I might have found a way around this and gave me a chance to use the break I haven't been able to put to use yet. I just needed to make a scoop by breaking the metal to curve it. So, i did just that and installed it while it was raining

August 26

- Shop
- Meeting up with Daniel at 8:45 for lighting at Verona sign
- Worked on some of the lighting stuff and also was trying to chase down where the power was coming from to the outlet on top of the hill
- N/O + put some clips on the soccer net

August 27

- Lowes to pick up parts for new lighting for Verona and the Arbors
- Shop
- N/O
- Meeting was set with supervisor Chico from Rizzetta for Fri the 29th at 9 am

August 28

- Off / On call

August 29

- Shop
- Went through lighting materials and checked to make sure im ready to go
- Emailed yesterday about some wasp so I'm gonna take care of that
- N/O - while here, did a little trash pick-up. it needed more but i will have to wait till tomorrow
- Meeting with Chico he also helped me with some computer stuff
- Took Chico for a tour of the property

August 30

- Shop - rain on top of rain
- While it was raining tinkered with the lighting for Verona and Arbors making sure i have everything i need so when that window opens to go i can go
- N/O
- On my way out got a call from Chris about an accident that had just happened on PPP and asked for me to get the report and snap some pics of the crash site

August 31

- Shop - more rain
- Sent the email with the pics taken yesterday with the accident report as requested
- N/O
- Chris informed me of lighting issue in Garden Party so took care of that (timer issue)
- Fixed a dookie bin
- Got the crash site all cleaned up, now that everyone was gone also took some more pics and sent those

Sep 1

- Holiday + came in for a couple of hours just to help try and keep a lid on any craziness people might think of as well as keeping things picked for the mowers for tomorrow knowing they just run the crap over and not pick up the trash they see

Sep 2

- Shop
- Just tired of things looking so junky so from the shop to the entrance i shoveled out the gutters i still have some certain areas that need some help but it's amazing how just keeping the curbs, gutters, and street clean makes such a difference it's like vacuuming your carpet. I also believe that if they were blowing this stuff out like they're supposed to it would and shouldn't ever get that way
- I also shoveled up the wash out that covered the concrete at the dog park as well as where people are letting their dogs dig holes and throw the dirt up onto the concrete. I don't know why anyone would think this is ok!
- N/O

Sep 3

- Shop – I'M STILL DEALING with the tripping I'm running out of options
- Cleaned out the gutter at roundy-4 that one's been an eye sore for a while. To me anyway.
- From the Arbors to the shop i continued with gutters and that one area was so bad from the pigs and weather. I did my best but couldn't finish that area i just had nothing left as well as dug a hole out the center of my hand from all the shoveling yesterday and today
- N/O

Sep 4

- Off / On call

Sep 5

- Off / On call



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 needing cover from the elements.

Buda – is now (Big Country) = BC

Sep 6

- Shop
- Went to Lowes
- Was emailed by Daniel yesterday about a broken plexiglass window at the Arbors playground so got all the measurements and did all the prep work to fix the broken window to keep the children's from falling out. Kept running into issues and took way longer than i expected but is done
- N/O

Sep 7

- Shop
- I tried everything i could think of except for one, that's besides changing out the breaker again, so i put my investigative goggles on and ripped that 4 banger apart just to check and see if i can see anything not right and noticed that all the wiring was loosey-goosey and wasn't even grounded properly. So, i fixed it all up and now we'll have to wait and see.
- Took care of a signage issue sent from Daniel (pics and email sent)
- N/O

Sep 8

- Shop
- Got all prepped up to rip out the old and put in the new lights at **Verona all is done except a little beautification and positioning the lights which i will look at tomorrow morning while it's still dark**
- Frank asked for some dimension for the broken plex at the playground so went and got those
- N/O
- Clubhouse Meeting

Sep 9

- Went by Verona on the way in to get a look at the new lights and did a little adjusting as to not wash out the L E D lights. Now just need approval of how it all sits then i can drop a little mulch and do a little beautifying
- Shop
- Went over to Willow to caution off the playground for the work being done there today (polls being set for sails) and got him all set up with the things he needed
- N/O

Sep 10

- Shop
- Had to fix and reform a trash can that someone either hit or kicked or something like that on the trail
- N/O
- Did all my research, had some questions, got some answers, and got a trailer rented for a month for tree work and whatever else I do for them (and us as well if needed)

Sep 11

- Off / on call
- Went to pick up trailer from H-D with a few things needed for work being done. Then on the way to here stopped at Lowes to see if they had a hitch that would work for Big Country, since H-D didn't.
- Now that I'm here I need to do what i do to get everything in order, making sure it all works in a way to where I'm most efficient and i have all that i need also being able to lock the trailer down which i already found one issue and now have to go back to Lowes to get
- Got everything lubed up and changed out. I organized what i think is going to work best to be most efficient, but we will have to see. Also ran everything through its paces including attaching the trailer to Big Country and went for a ride. I took it up and down the curb a few times to see how it rides and to make sure the wires don't get ripped out which i had to rig-up, but all seems to be working just fine. I'll be putting everything to the test tomorrow

Sep 12

- Off / on call
- Shop
- Got geared up, attached and ready for duty
- Tree Service all day

Sep 13

- Shop
- Went to Lowes
- N/O

Sep 14

- Shop
- Did shop stuff while waiting for Brandon to do our scheduled ride-along
- After our ride-along I decided it would make the most sense if I just took him, to the ones you can't get to with a vehicle on Arbors trail. Thats a-lot to try and tote down the trail and this would get them quickly in and out and off the trail. Ride-along and work that was accomplished, all together only took an hour so no biggie

- With all my things in check and nothing needing immediate attention I took advantage of the weather and went back to cutting trees. (stayed alot longer than planned)
- N/O - ran through the mains

Sep 15

- Shop
- N/O

Sep 16

- Shop
- Shoveled and somewhat grated the rest of that area across from Arbors Park on Connerton Blvd
- Went to the hog feast disaster zone and did what I could to clean it up and ran it over 733 times with **Big Country** = (BC)
- N/O

Sep 17

- Shop
- Tree Service
- N/O - Q/R the mains
- I had a doctors app. so I had to leave around 1:30

Sep 18

- Off / on call
- Shop
- Tree Service all day

Sep 19

- Off / on call
- Shop
- Tree Service all day (did not complete I still need to de-moss and clean the last three trees up)

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

October 6

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash &
Investment Balance:

\$647,842

Reserve Fund Cash &
Investment Balance:

\$655,818

Debt Service Fund &
Investment Balance:

\$1,096,509

**Total Cash and Investment
Balances:**

\$2,400,169

**General Fund Expense
Variance: \$7,363**

**Over
Budget**

Tab 14

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, September 8, 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:

Sean Craft	District Manager, Rizzetta
Aimee Brodeen	Landscape Specialist, Rizzetta
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Alex Solano	Aquatic Weed Control (Via Conference Call)
Frank Nolte	District Engineer, Stantec (Via Conference Call)
Nicholas Bowen	District Maintenance Manager
Trey Bellenger	Ballenger Irrigation
Jonah Bellenger	Ballenger Irrigation
Carlos Garcia	Acct. Mgr. Yellowstone
Brian Alexander	Prod. Mgr. Yellowstone
Gene Degele	Lakeshore Restoration Services

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft opened the regular CDD Meeting at 4:00 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience comments were entertained regarding concerns with pond 37, sidewalk upkeep, restrooms and playground upkeep, low hanging tree limbs, easement access, and the feasibility of TB Landmark providing fill dirt to the District.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Hurricane Preparation 2025 Proposal

Discussion was held regarding the proposal submitted by Yellowstone. It was decided to table any action pending receipt of a contracted rate.

B. Ratification of Landscape Proposal

On a motion from Mr. Smith, seconded by Mr. Ngerem, with all in favor, the Board of Supervisors ratified the Yellowstone Proposal to remove and replace the leaning tree at a cost of \$3,970, for the Connerton West Community Development District.

C. Consideration of Bill of Sale

The Board tabled this matter until October pending receipt of Exhibit B and confirmation of the same.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Presentation of District Engineer Report

Mr. Nolte presented the District Engineer Report and a proposal for the installation of playground mulch and to add a skylight. A brief discussion was held, and the following Board action was taken:

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors authorized the Chairman to execute the amended proposal once received, for the Connerton West Community Development District.

B. Presentation of Police Report

The Board directed Staff to inform the deputies to stay within the boundaries of Connerton West, noting the Clubhouse is not owned by the District.

C. Review of the Aquatics Report

1. Presentation of the Aquatics Report

Mr. Solano presented the report along with two proposals. The Board asked that they pay more attention to trash in the ponds. They also asked that the proposal for ponds 4 & 37 be resubmitted in January of 2026.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved the proposal to add catfish to pond 43 at a cost of \$435, for the Connerton West Community Development District.

D. Review of Field Inspection Report

1. Presentation of Field Inspection Service Report

Ms. Brodeen presented two reports, noting issues with tree trimming and weeds in plant beds. A brief discussion was held with the Board putting Yellowstone on notice to have the trees trimmed to the contracted height within

30 days or the district would hire an outside firm to complete the work at Yellowstone's expense. The possibility of withholding payment was discussed with District Counsel recommending that they document deficiencies. The possibility of requesting a budgetary number from other landscapers informally rather than going for a formal RFP at this time was also put forward.

On a motion from Mr. Krutsinger, seconded by Mr. Smith, with all in favor, the Board of Supervisors directed District Counsel to prepare a deficiency letter for the Connerton West Community Development District.

Ms. Brodeen was asked to calculate costs for the tree trimming and weed removal and provide proposals based on 2 months of no corrective actions taken by Yellowstone. The Board authorized Mr. Bowen to begin work on tree trimming and weeding and authorized up to 20 hours per week of overtime to complete the work.

2. Presentation of Yellowstone's Landscape Response Report

There was no response provided for the report dated 8/29/2025.

3.Consideration of Yellowstone's Proposals

On a motion from Mr. Novak, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Yellowstone proposal to flush cut the dead pine, in the pond, at a cost of \$360.71 for the Connerton West Community Development District.

E. Review of Irrigation Report

1. Presentation of the Irrigation Report

Mr. Bellenger reviewed the Irrigation report. Noting that the County has restricted reclaimed water usage to Fridays. He stated that proposals to replace the irrigation clock and repair main line brakes are pending.

F. Presentation of Property Maintenance Report

Mr. Bowen reviewed the Property Maintenance Report noting that the outlets at the gazebo were recently replaced with heavy duty metal ones, but they are still tripping off. May need to install a counter sync or junction box. The Board directed him to repair or replace as needed.

G. District Counsel

Ms. Rinaldi informed the Board that the conveyance documents will be provided in October based on requests from the County regarding Symphony Parkway. Mr. Woodcock will be providing the punch list for parcel 208 and notices sent to residents blocking easements.

She stated that she will be presenting revised Rules of Procedures to the Board in October based on recent legislation.

H. District Manager

1. Review of District Manager Report & Monthly Financials

Mr. Craft presented the District Manager report, monthly financials, and the

Website Compliance Report. He stated that the audit cited a failure to have all agendas from the prior year on the website posted a week prior to the meeting date. A brief discussion ensued.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 4, 2025

On a motion from Mr. Ngerem, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on August 4, 2025, as presented, for the Connerton West Community Development District.

B. Consideration of Operation and Maintenance Expenditures for July 2025

On a motion from Mr. Kawalec, and seconded by Mr. Novak, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for July 2025 (\$165,319.37) for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Krutsinger asked to be provided with the paperwork for who is responsible for maintenance in the right-of-way in front of residential homes.

Mr. Kawalec spoke regarding the status of retaining wall along boulevard sidewalk by pond 1. The District Engineer will be providing a proposal. He also spoke about damages from the accident on Pleasant Pines by the Dentist Office.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Kawalec, and seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 6:43 p.m., for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 15

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 August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$171,646.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	100007	112183	Pond/Lake Maintenance 08/25	\$ 5,114.00
Ballenger Landcare, LLC	100001	267	Irrigation Repair 07/25	\$ 2,460.51
Ballenger Landcare, LLC	100003	272	Irrigation Contract Maintenance 08/25	\$ 9,291.00
Christopher Kawalec	081325-03	CK080425 ACH	Board of Supervisors Meeting 08/04/25	\$ 200.00
Daniel Novak	081325-04	DN080425 ACH	Board of Supervisors Meeting 08/04/25	\$ 200.00
Florida Brothers Maintenance & Repair, LLC	100010	1323	Install New Street Sign 08/25	\$ 937.65
Fountain Kings, Inc.	100004	INV-0825	Water Feature Bottom Coasting 07/25	\$ 2,943.00
Jerry Richardson Trapper	100012	2053	Monthly Hog Removal Service 08/25	\$ 800.00
John Ngerem	081325-01	JN080425 ACH	Board of Supervisors Meeting 08/04/25	\$ 200.00
Kilinski Van Wyk, PLLC	100013	12819	Legal Services 07/25	\$ 7,733.10
Pasco County Utilities	100008	22794671	0980245-01362420 Water Services 07/25	\$ 18.63

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	100008	Monthly Summary 07/25 415	Water Services 07/25	\$ 570.52
Rizzetta & Company, Inc.	100000	INV0000101218	District Management Fees 08/25	\$ 7,611.67
Rizzetta & Company, Inc.	100002	INV0000101313	Personnel Reimbursement, Amenity Management & Oversight 08/25	\$ 4,752.59
Rizzetta & Company, Inc.	100009	INV0000101351	Cell Phone and Auto Mileage & Travel 07/25	\$ 124.83
Rizzetta & Company, Inc.	100011	INV0000101385	Personnel Reimbursement 08/25	\$ 4,563.07
Roger H Smith	081325-02	RS080425 ACH	Board of Supervisors Meeting 08/04/25	\$ 200.00
School Now	100005	INV-SN-865	Quarterly Website & Compliance Services 07/25	\$ 384.38
Stantec Consulting Services, Inc.	100006	2297362 Refund	Returning Refund Check for INV 2297362 - Engineering Services 09/24	\$ 355.00
Stantec Consulting Services, Inc.	100014	2438154	Engineering Services 07/25	\$ 9,301.10
Valley National Bank	082625-02	CC073125-415 ACH	Credit Card Expenses 07/25	\$ 3,259.80
Withlacoochee River Electric Cooperative, Inc.	080625-01	2353522 06/25 ACH	Electric Services 06/25	\$ 48.47

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	081325-01	Monthly Summary 07/25 ACH	Electric Summary 07/25	\$ 28,092.49
Yellowstone Landscape	080525-01	926751	Wall Plant Removal 06/25	\$ 16,730.00
Yellowstone Landscape	080525-01	938462	Monthly Landscape Maintenance 07/25	\$ 44,640.50
Yellowstone Landscape	080525-01	954950	Remove Magnolias & Sod Tree Rings 07/25	\$ 1,450.00
Yellowstone Landscape	082625-01	972660	Juniper Replacement 07/25	\$ 4,537.50
Yellowstone Landscape	082625-01	972661	Tree Replacement 07/25	\$ 1,600.00
Yellowstone Landscape	082625-01	973290	Summer Annuals Rotation 08/25	\$ 11,826.50
Yellowstone Landscape	082625-01	973291	Dead Tree Removal - Sod Install 08/25	\$ 950.00
Yellowstone Landscape	082625-01	973292	Brick Wall Anise Replacement 08/25	<u>\$ 750.00</u>
Report Total				<u>\$ 171,646.31</u>



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
8/1/2025	112183

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/31/2025

Description	Amount
Monthly waterway service for (65) ponds/lakes at Connerton West CDD for the month this invoice is dated.	5,114.00
RECEIVED 08-05-2025	

Thank you for your business.

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



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

Invoice 267

Date	PO#
07/31/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Property Address

Connerton West CDD
Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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E controller Decoder and Solenoid Replacements

The following includes all labor and material to replace decoders and solenoids found following the installation of the module, Upon the installation of the new module we found we received decoder alarms and power surge alarms, tracked down and diagnosed the area of the the lightning strike that took out the module and the decoders. This controller has two wire paths and we found the following:

1st wire path found zone decoders for 23,24,25,26 all failed due to lightning damage (see first picture below) 2- ICD-200's

2nd wire path and found lightning strike that broke through a round valve box lid and totally destroyed a decoder (ICD-100)(zone 65) It also hit a tree right next to the box (see pictures below) It traveled the wire path across the road knocking 2 more decoders down. Zones 54 and 55 which would be 2 more ICD-100s









Irrigation Repair - 07/30/2025

\$2,460.51

RECEIVED
07-31-2025

Subtotal	\$2,460.51
Sales Tax	\$0.00
Total	\$2,460.51
Credits/Payments	(\$0.00)
Balance Due	\$2,460.51

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,460.51	\$11,355.39	\$7,094.76	\$0.00	\$0.00



Proposal #426

Date: 7/25/2025

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

E controller Decoder and Solenoid Replacements

The following includes all labor and material to replace decoders and solenoids found following the installation of the module. Upon the installation of the new module we found we received decoder alarms and power surge alarms, tracked down and diagnosed the area of the the lightning strike that took out the module and the decoders. This controller has two wire paths and we found the following:

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**irrigation repair****Irrigation Repair**

Irrigation Repair Price:	\$2,460.51
---------------------------------	-------------------

Subtotal	\$2,460.51
-----------------	------------

Estimated Tax	\$0.00
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Total	\$2,460.51
--------------	-------------------

Terms & Conditions

By Brian Brown

Brian Brown

Date 7/25/2025

Ballenger Landcare Inc

By Darryl Adams

Date 7-25-25

Connerton West CDD



3840 68th Ave N
Pinellas Park, FL 33781
www.ballengerlandcare.com

INVOICE

Date	Invoice No.
08/01/25	272
Terms	Due Date
Due on Receipt	08/01/25

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

PROPERTY
Connerton West CDD Land O' Lakes, FL

Amount Due	Enclosed
\$9,291.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#193 - Irrigation Maintenance Agreement 24/25 August 2025		\$9,291.00	\$0.00	\$9,291.00
	#193 - Irrigation Maintenance Agreement 24/25 August 2025		\$9,291.00	\$0.00	\$9,291.00
	Monthly Maintenance		\$0.00	\$0.00	\$0.00
	PUM - Quarterly Maintenance		\$0.00	\$0.00	\$0.00
Total			\$9,291.00	\$0.00	\$9,291.00

RECEIVED
08-01-2025

Connerton West CDD BOS MeetingMeeting Date: August 4, 2025**SUPERVISOR PAY REQUEST****RECEIVED**
08-06-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Roger Smith	<i>Yes</i>
Daniel Novak	<i>Yes</i>
Chris Kawalec	<i>Yes</i>
Tyson Krutsinger	<i>No</i>
John Ngerem	<i>Yes</i>

ACH

ACH

ACH

ACH

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<i>4:00pm</i>
Meeting End Time:	<i>7:30pm</i>
Total Meeting Time:	<i>3.50</i>

Time Over (3) Hours:	<i>30 mins</i>
----------------------	----------------

Total at \$175 per Hour:	<i>87.50</i>
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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: *Taylor Adams*

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.: 1323
Terms: Net 30
Invoice date: 08/13/2025
Due date: 09/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install New Street Sign	This invoice is for the (35) 12x18 Custom Signs needed for "NO FISHING BEHIND HOMES".	35	\$26.79	\$937.65

Total \$937.65

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.

Note to customer

Thank you for your business opportunity.

(35) Custom Signs to be made. To be paid in full to manufacturer for these signs.

Customer is tax exempt.



View and pay



INVOICE

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

Invoice Date

Jul 21, 2025

Invoice Number

INV-0825

Reference

WaterFeatureCoating

Fountain Kings Inc.

5668 Fishhawk Crossing

Blvd #155

LITHIA FL 33547

UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFR	Water Feature Bottom Coating per signed quote QU-0528. Completed 7/18/2025.	1.00	2,943.00	2,943.00
			Subtotal	2,943.00
			TOTAL TAX	0.00
			TOTAL USD	2,943.00

RECEIVED
07-21-2025

Due Date: Aug 20, 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 # 2053

DATE 08/15/2025

DUE DATE 09/01/2025

TERMS Net 15

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

5 Traps/5 cameras are currently in use.

LTD: Hogs Removed: 295
YTD: Hogs Removed: 22
MTD: Hogs Removed: 3

Notes:

Hogs were caught Connerton south of Connerton
Boulevard and the conservation area.

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
08-15-2025



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

INVOICE

Invoice # 12819
Date: 08/14/2025
Due On: 09/13/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$7,733.10	) - (\$0.00	) = \$7,733.10

CWCDD-01

CONNERTON WEST CDD - GENERAL

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GK	07/03/2025	Prepare form of landscape agreement for RFP package; review RFP project manual, confer with J. Liggett regarding the same; review agenda materials, including staff and vendor reports, June meeting minutes.	2.80	\$310.00	-	\$868.00
Service	MH	07/03/2025	Confer with District staff regarding landscape RFP and request for revised form of agreement.	0.10	\$350.00	100.0%	\$0.00
Service	MH	07/03/2025	Review draft landscape RFP and form of landscape agreement.	0.60	\$350.00	-	\$210.00
Service	GK	07/07/2025	Confer with G. Woodcock regarding inspections for property conveyance; confer with County	4.30	\$310.00	-	\$1,333.00

			Attorney regarding roadway signage maintenance responsibility; attend Board meeting.				
Expense	KB	07/07/2025	Travel: Mileage - GR.	38.00	\$0.70	-	\$26.60
Service	GK	07/08/2025	Review proposed sidewalk flume locations, maintenance entity for the same; begin preparing temporary access agreement for pool construction at 9097 Bella Vita Circle.	1.60	\$310.00	-	\$496.00
Service	MH	07/09/2025	Analyze District records regarding County right-of-way maintenance responsibilities for areas proposed to be modified as identified by District engineering firm; property ownership and maintenance related to Gardenia Glen HOA and homeowner request for temporary access agreement; and Florida law regarding notice requirements for video and audio surveillance.	1.00	\$350.00	-	\$350.00
Service	GK	07/09/2025	Review License and Maintenance Agreements with Pasco County regarding sidewalk maintenance responsibilities, analyze proposed sidewalk flume locations, confer with G. Woodcock regarding the same; confer with Chair regarding access agreement for pool construction.	1.30	\$310.00	-	\$403.00
Service	GK	07/10/2025	Confer with County Attorney regarding status of County review regarding maintenance responsibility for roadway signage.	0.20	\$310.00	-	\$62.00
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on	0.10	\$385.00	-	\$38.50

			updated Rules of Procedure and notices of rulemaking and rule development.				
Service	GK	07/16/2025	Review updated inspection report for Parcel 218; confer with G. Woodcock regarding the same; complete preparing temporary access agreement for pool construction at 9097 Bella Vita Circle; prepare temporary access agreement for pool construction at 9047 Pleasant Woods Circle.	2.20	\$310.00	-	\$682.00
Service	GK	07/17/2025	Confer with G. Woodcock regarding updated inspection report for Parcel 218; finalize access agreements for pool construction, confer with Chair, District Manager, G. Woodcock regarding the same; confer with District Manager regarding roadway signage, maintenance of the same.	0.90	\$310.00	-	\$279.00
Service	MH	07/17/2025	Review draft access agreements.	0.40	\$350.00	-	\$140.00
Service	GK	07/18/2025	Review maps of access routes for Temporary Access Agreements, finalize the same; prepare Amendment to Landscape Maintenance Services Agreement for second-annual renewal; review update regarding Landscape Inspection Specialist.	1.70	\$310.00	-	\$527.00
Service	MH	07/18/2025	Review revised drafts of access agreements.	0.10	\$350.00	100.0%	\$0.00
Service	GK	07/21/2025	Confer with County regarding responsibility for maintenance of roadway signage; finalize amendment to landscape services agreement,	0.40	\$310.00	-	\$124.00

			confer with District Manager regarding the same.				
Service	GK	07/21/2025	Confer with County regarding maintenance of roadway signage, District agreements regarding the same; review request for property conveyance regarding District roadways.	0.60	\$310.00	-	\$186.00
Service	MH	07/21/2025	Review draft landscape agreement amendment.	0.10	\$350.00	100.0%	\$0.00
Service	GK	07/22/2025	Review County update regarding maintenance of roadway signage, entity responsible for the same; review roadways for conveyance to Pasco County; confer with District Manager regarding Temporary Access Agreement for 9047 Pleasant Woods Drive.	0.40	\$310.00	-	\$124.00
Service	GK	07/23/2025	Review tentative agenda, confer with District Manager regarding materials for the same; review and revise updated operation and maintenance map for the District; confer with District Manager regarding Temporary Access Agreements.	0.90	\$310.00	-	\$279.00
Service	MH	07/24/2025	Confer with District staff regarding temporary access and easement requests.	0.10	\$350.00	-	\$35.00
Service	GK	07/24/2025	Confer with G. Woodcock regarding status of punchlist for conveyance of Parcel 209.	0.10	\$310.00	-	\$31.00
Service	GK	07/25/2025	Confer with A. Becker regarding status of Parcel 218 conveyance; confer with G. Woodcock regarding punchlist for the same; analyze County's	0.70	\$310.00	-	\$217.00

			position regarding entity responsible for maintenance of roadway signage.				
Service	MH	07/25/2025	Review District Engineer's draft maintenance map; analyze District records as related to same.	0.20	\$350.00	-	\$70.00
Service	GK	07/28/2025	Confer with County regarding responsibility to maintain roadway signage.	0.20	\$310.00	-	\$62.00
Service	GK	07/30/2025	Review resident revisions to Temporary Access Agreement for 9047 Pleasant Woods, revise agreement regarding the same; confer with G. Woodcock regarding revisions to operation and maintenance map; confer with District Management regarding additional agenda materials.	1.30	\$310.00	-	\$403.00
Service	GK	07/31/2025	Confer with F. Nolte regarding updates to operation and maintenance map, review the same; review updated punch list reports for Parcel 218, confer with A. Becker and Charter School regarding the same; review revised agenda materials, including staff and vendor reports, vendor proposals, June meeting minutes; finalize updates to Temporary Access Agreement for 9047 Pleasant Woods Drive, confer with resident regarding the same.	2.20	\$310.00	-	\$682.00
Service	MH	07/31/2025	Review vendor requests for revision to temporary construction and access agreement; analyze Florida law and related implications to same and revise agreement.	0.30	\$350.00	-	\$105.00

Line Item Discount Subtotal	- \$105.00
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Total	\$7,733.10
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Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

RECEIVED
08-14-2025



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: 22794671

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 6/23/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0980245	01362420
Please use the 15-digit number below when making a payment through your bank	
098024501362420	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399008	6/16/2025	2197	6/23/2025	2220	7	23

Usage History

Water

June 2025	23
June 2025	20
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

Transactions

Previous Bill	23.33
Payment 07/22/25	-23.33 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
08-08-2025

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.

Annual Water Quality Report: The 2024 Consumer Confidence
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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 VILLAGE II PARCEL 213
21379 SOUTHERN CHARM DR
LAND O LAKES FL 34637

Account # 0980245
Customer # 01362420
Balance Forward 0.00
Current Transactions 18.63

Total Balance Due \$18.63
Due Date 8/22/2025

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.

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 07/25

06/16/25 to 07/16/25

Account #	Customer #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
0325440	01044338	\$21.56	8/5/2025	8/22/2025	00000 Connerton Blvd	53600	4301
0939485	01044338	\$21.56	8/5/2025	8/22/2025	21736 Billowy Jaunt	53600	4301
0945935	01044338	\$6.48	8/5/2025	8/22/2025	8114 Swiss Chard Cir	53600	4301
0980230	01044338	\$18.63	8/5/2025	8/22/2025	21852 Briske Morning Ave	53600	4301
0980235	01044338	\$43.74	8/5/2025	8/22/2025	21318 Wistful Yearn Dr	53600	4301
0980240	01044338	\$44.55	8/5/2025	8/22/2025	21212 Wistful Yearn Dr	53600	4301
0980250	01044338	\$18.63	8/5/2025	8/22/2025	21915 Butterfly Kiss Dr	53600	4301
0986210	01044338	\$21.06	8/5/2025	8/22/2025	21990 Butterfly Kiss Dr	53600	4301
1004720	01044338	\$75.33	8/5/2025	8/22/2025	21922 Butterfly Kiss Dr	53600	4301
1022185	01044338	\$0.00	8/5/2025	8/22/2025	8775 Birchleaf	53600	4301
1022195	01044338	\$19.44	8/5/2025	8/22/2025	22018 Emory Oak	53600	4301
1022205	01044338	\$0.00	8/5/2025	8/22/2025	8583 Gibbon Grove	53600	4301
1022230	01044338	\$39.69	8/5/2025	8/22/2025	8788 white Sage	53600	4301
1022320	01044338	\$0.00	8/5/2025	8/22/2025	8611 Acadia Reclaim	53600	4301
1146145	01044338	\$239.85	8/5/2025	8/22/2025	Connerton Pond#1 Reclaim	53600	4301
1146150	01044338	\$0.00	8/5/2025	8/22/2025	Connerton Pond#2 Reclaim	53600	4301
Total		\$570.52					
Grand Total		\$570.52	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: 22787822

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0325440	01044338
Please use the 15-digit number below when making a payment through your bank	
032544001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	07354825	6/16/2025	126	7/16/2025	126	30	0

Usage History

Water	Irrigation
July 2025	0
June 2025	3
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

Transactions

Previous Bill	73.67
Payment 07/22/25	-73.67 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	21.56
Total Current Transactions	21.56
TOTAL BALANCE DUE	\$21.56

RECEIVED
08-06-2025

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.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 0325440
Customer # 01044338
Balance Forward 0.00
Current Transactions 21.56

Total Balance Due \$21.56
Due Date 8/22/2025

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

Round-Up Donations to Charity

Amount Enclosed **\$21.56**

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
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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: 22793975
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0939485	01044338
Please use the 15-digit number below when making a payment through your bank	
093948501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13594970	6/16/2025	80	7/16/2025	80	30	0

Usage History

	Water
July 2025	0
June 2025	1
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

Transactions

Previous Bill	49.69
Payment 07/22/25	-49.69 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Total Current Transactions	21.56
TOTAL BALANCE DUE	\$21.56

RECEIVED
08-06-2025

Annual Water Quality Report: The 2024 Consumer Confidence
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paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 0939485
Customer # 01044338
Balance Forward 0.00
Current Transactions 21.56

Total Balance Due \$21.56
Due Date 8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$21.56

☐ 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: **8114 SWISS CHARD CIRCLE**

Bill Number: 22794055

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0945935	01044338
Please use the 15-digit number below when making a payment through your bank	
094593501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020289	6/16/2025	1287	7/16/2025	1295	30	8

Usage History

Water

July 2025	8
June 2025	15
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

Transactions

Previous Bill	21.06
Payment 07/22/25	-21.06 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
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CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 0945935
Customer # 01044338
Balance Forward 0.00
Current Transactions 6.48

Total Balance Due \$6.48
Due Date 8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$6.48

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CONNERTON WEST CDD

Service Address: **21852 BRISKE MORNING AVENUE**
Bill Number: 22794668
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0980230	01044338
Please use the 15-digit number below when making a payment through your bank	
098023001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858990	6/16/2025	182	7/16/2025	205	30	23

Usage History		
Water		
July 2025	23	
June 2025	17	
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	

Transactions		
Previous Bill		35.15
Payment 07/22/25		-35.15 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



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CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 0980230
Customer # 01044338
Balance Forward 0.00
Current Transactions 18.63

Total Balance Due \$18.63
Due Date 8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$18.63

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CONNERTON WEST CDD

Service Address: **21318 WISTFUL YEARN DR**
Bill Number: 22794669
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0980235	01044338
Please use the 15-digit number below when making a payment through your bank	
098023501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020279	6/16/2025	2064	7/16/2025	2118	30	54

Usage History		
Water		
July 2025	54	
June 2025	34	
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	

Transactions		
Previous Bill		60.51
Payment 07/22/25		-60.51 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	54 Thousand Gals X \$0.81	43.74
Total Current Transactions		43.74
TOTAL BALANCE DUE		\$43.74

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CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 0980235
Customer # 01044338
Balance Forward 0.00
Current Transactions 43.74

Total Balance Due \$43.74
Due Date 8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$43.74

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CONNERTON WEST CDD

Service Address: **21212 WISTFUL YEARN DR**
Bill Number: 22794670
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0980240	01044338
Please use the 15-digit number below when making a payment through your bank	
098024001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020286	6/16/2025	3780	7/16/2025	3835	30	55

Usage History		
Water		
July 2025		55
June 2025		69
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

Transactions		
Previous Bill		94.20
Payment 07/22/25		-94.20 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	55 Thousand Gals X \$0.81	44.55
Total Current Transactions		44.55
TOTAL BALANCE DUE		\$44.55

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CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 0980240
Customer # 01044338
Balance Forward 0.00
Current Transactions 44.55

Total Balance Due	\$44.55
Due Date	8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$44.55

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CONNERTON WEST CDD

Service Address: **21915 BUTTERFLY KISS DR**
Bill Number: 22794672
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0980250	01044338
Please use the 15-digit number below when making a payment through your bank	
098025001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020285	6/16/2025	2305	7/16/2025	2328	30	23

Usage History		
Water		
July 2025		23
June 2025		20
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

Transactions		
Previous Bill		36.69
Payment 07/22/25		-36.69 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

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Account # 0980250
Customer # 01044338
Balance Forward 0.00
Current Transactions 18.63

Total Balance Due \$18.63
Due Date 8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$18.63

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CONNERTON WEST CDD

Service Address: **21990 BUTTERFLY KISS DR**
Bill Number: 22794813
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0986210	01044338
Please use the 15-digit number below when making a payment through your bank	
098621001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399011	6/16/2025	1571	7/16/2025	1597	30	26

Usage History		
Water		
July 2025		26
June 2025		21
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

Transactions		
Previous Bill		56.21
Payment 07/22/25		-56.21 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	26 Thousand Gals X \$0.81	21.06
Total Current Transactions		21.06
TOTAL BALANCE DUE		\$21.06

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CONNERTON WEST CDD
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Account # 0986210
Customer # 01044338
Balance Forward 0.00
Current Transactions 21.06

Total Balance Due	\$21.06
Due Date	8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$21.06

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CONNERTON WEST CDD

Service Address: **21922 BUTTERFLY KISS RECLAIM DR**
Bill Number: 22795163
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1004720	01044338
Please use the 15-digit number below when making a payment through your bank	
100472001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580271	6/16/2025	2579	7/16/2025	2672	30	93

Usage History
Water

July 2025	93
June 2025	46
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

Transactions

Previous Bill	39.69
Payment 07/22/25	-39.69 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	93 Thousand Gals X \$0.81 75.33
Total Current Transactions	75.33
TOTAL BALANCE DUE	\$75.33

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3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 1004720
Customer # 01044338
Balance Forward 0.00
Current Transactions 75.33

Total Balance Due \$75.33
Due Date 8/22/2025

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

Round-Up Donations to Charity
Amount Enclosed **\$75.33**

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CONNERTON WEST CDD

Service Address: **8775 BIRCHLEAF RECLAIM CT**

Bill Number: 22795497

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1022185	01044338
Please use the 15-digit number below when making a payment through your bank	
102218501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809644	6/16/2025	811	7/16/2025	821	30	10

Usage History

Water

July 2025	10
June 2025	11
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

Transactions

Previous Bill	-11.22 CR
Balance Forward	-11.22 CR
Current Transactions	
Reclaimed	
Reclaimed	10 Thousand Gals X \$0.81 8.10
Total Current Transactions	8.10
TOTAL BALANCE DUE	-\$3.12 CR

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Account #	1022185
Customer #	01044338
Balance Forward	-11.22 CR
Current Transactions	8.10
Total Balance Due	-\$3.12 CR

CREDIT - DO NOT PAY

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
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CONNERTON WEST CDD

Service Address: **22018 EMORY OAK RECLAIM PLACE**
Bill Number: 22795498
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1022195	01044338
Please use the 15-digit number below when making a payment through your bank	
102219501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180234810	6/16/2025	1048	7/16/2025	1072	30	24

Usage History		
Water		
July 2025		24
June 2025		23
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

Transactions		
Previous Bill		40.01
Payment 07/22/25		-40.01 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

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3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 1022195
Customer # 01044338
Balance Forward 0.00
Current Transactions 19.44

Total Balance Due	\$19.44
Due Date	8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$19.44

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CONNERTON WEST CDD

Service Address: **8583 GIBBONS GROVE LOOP**
Bill Number: 22795499
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

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take effect Oct. 1, 2025.**

Account #	Customer #
1022205	01044338
Please use the 15-digit number below when making a payment through your bank	
102220501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190292543	6/16/2025	578	7/16/2025	589	30	11

Usage History

Water

July 2025	11
June 2025	12
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

Transactions

Previous Bill	-74.31 CR
Balance Forward	-74.31 CR
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81 8.91
Total Current Transactions	8.91
TOTAL BALANCE DUE	-\$65.40 CR

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Account #	1022205
Customer #	01044338
Balance Forward	-74.31 CR
Current Transactions	8.91
Total Balance Due	-\$65.40 CR

CREDIT - DO NOT PAY

CONNERTON WEST CDD
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TAMPA FL 33614

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CONNERTON WEST CDD

Service Address: **8788 WHITE SAGE RECLAIM WAY**

Bill Number: 22795501

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1022230	01044338
Please use the 15-digit number below when making a payment through your bank	
102223001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18142596	6/16/2025	3135	7/16/2025	3184	30	49

Usage History

Water

July 2025	49
June 2025	69
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

Transactions

Previous Bill	106.68
Payment 07/22/25	-106.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	49 Thousand Gals X \$0.81 39.69
Total Current Transactions	39.69
TOTAL BALANCE DUE	\$39.69

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CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 1022230
Customer # 01044338
Balance Forward 0.00
Current Transactions 39.69

Total Balance Due \$39.69
Due Date 8/22/2025

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

Round-Up Donations to Charity	
Amount Enclosed	\$39.69

☐ 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: **8611 ACADIA RECLAIM LOOP**
Bill Number: 22795502
Billing Date: 8/5/2025
Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1022320	01044338
Please use the 15-digit number below when making a payment through your bank	
102232001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	19044408	6/16/2025	496	7/16/2025	501	30	5

Usage History

Water

July 2025	5
June 2025	7
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

Transactions

Previous Bill	-100.02 CR
Balance Forward	-100.02 CR
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$0.81 4.05
Total Current Transactions	4.05
TOTAL BALANCE DUE	-\$95.97 CR

RECEIVED
08-06-2025

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	-100.02 CR
Current Transactions	4.05
Total Balance Due	-\$95.97 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



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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: 22796411

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1146145	01044338
Please use the 15-digit number below when making a payment through your bank	
114614501044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	20811513	6/16/2025	32670	7/16/2025	33285	30	615

Usage History

Water

July 2025	615
June 2025	733
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

Transactions

Previous Bill	442.88
Payment 07/22/25	-442.88 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	615 Thousand Gals X \$0.39 239.85
Total Current Transactions	239.85
TOTAL BALANCE DUE	\$239.85

RECEIVED
08-06-2025

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.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

Account # 1146145
Customer # 01044338
Balance Forward 0.00
Current Transactions 239.85

Total Balance Due \$239.85
Due Date 8/22/2025

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

Round-Up Donations to Charity
Amount Enclosed **\$239.85**

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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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: 22796413

Billing Date: 8/5/2025

Billing Period: 6/16/2025 to 7/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1146150	01044338
Please use the 15-digit number below when making a payment through your bank	
114615001044338	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13124975	6/16/2025	9242	7/16/2025	9242	30	0

Usage History
Water

July 2025	0
June 2025	0
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

Transactions

TOTAL BALANCE DUE \$0.00

RECEIVED
08-06-2025

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.

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a



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 # 1146150
Customer # 01044338
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due	\$0.00
Due Date	8/22/2025

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101218

Bill To:

CONNERTON WEST CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	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
		Subtotal	\$7,611.67
		Total	\$7,611.67

RECEIVED
07-30-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101313

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00057

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$940.00	\$940.00
Personnel Reimbursement	1.00	\$3,812.59	\$3,812.59
RECEIVED 08-01-2025	Subtotal		\$4,752.59
	Total		\$4,752.59

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/1/2025	INV0000101351

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00057

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/15/2025	INV0000101385

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00057

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$4,563.07	\$4,563.07
Subtotal			\$4,563.07
Total			\$4,563.07

RECEIVED
08-18-2025



INVOICE

Connerton West CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel FL 33755
United States

Invoice # INV-SN-865
Invoice Date: 7/16/2025
Due Date: 8/15/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2024		Subtotal: \$384.38
Subscription end: 9/30/2025		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

RECEIVED
07-28-2025

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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

Check Request

Amount: \$355.00

RECEIVED
07-23-2025

Date: 07/23/25

Payable to: Stantec Consulting Services, Inc.

Address: 13980 Collections Center Drive Chicago,
IL 60693-0139

Reason: Returning refund check for Inv 2297362

Requestor: Eric Kanjirathingal

Coding: 001-20706

Approved By: Darryl Adams



Stantec Consulting Services Inc.
13980 Collections Drive, Chicago IL, 60693-0001

DEC 03 2024

11/11/2024

Connerton West CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Please find the attached refund check for \$355.00 related to project 238200376. Invoice 2297362 was already cleared thru check #100228 but still paid on check 100738 dated 11/06/2024.

If you should have any questions or concerns, feel free to email me at the address below.

Thank You,

Philip Balaan
Cash Application Specialist
Philip.Balaan@stantec.com



Design with community in mind



INVOICE

Invoice Number	2297362
Invoice Date	October 11, 2024
Customer Number	183410
Project Number	238200376

Bill To

Connerton West Community Development District
Accounts Payable
12750 Citrus Park Lane
Suite 115
Tampa FL 33625
US

Please 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:

\$355.00

For Period Ending:

October 4, 2024

Net Due in 30 Days or in accordance with terms of the contract



INVOICE

Invoice Number	2438154
Invoice Date	August 7, 2025
Customer Number	182812
Project Number	238202252

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:

\$9,301.10

For Period Ending:

August 1, 2025

RECEIVED
08-14-2025

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2438154

Project Number238202252

Top Task 2025 FY

2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Enfinger, Jennings L.	14.75	150.00	2,212.50
	14.75		2,212.50
Kostakis, Vasili	0.50	206.00	103.00
	0.50		103.00
Nolte, Robert (Frank)	43.00	110.00	4,730.00
	43.00		4,730.00
Woodcock, Braydon	8.50	85.00	722.50
	8.50		722.50
Woodcock, Gregory (Greg)	10.00	130.00	1,300.00
	10.00		1,300.00
Professional Services Subtotal	76.75		9,068.00

Disbursements

	Current Amount
Direct - Vehicle (mileage)	233.10
Disbursements Subtotal	233.10

Top Task 2025 FY Total

9,301.10

Total Fees & Disbursements

\$9,301.10

INVOICE TOTAL (USD)

\$9,301.10

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-07-08	238202252	2025 FY	Direct - Regular	ENFINGER, JENNINGS L.	6.00	150.00	900.00	PUNCHLIST FOR 218.
2025-07-09	238202252	2025 FY	Direct - Regular	ENFINGER, JENNINGS L.	3.00	150.00	450.00	PUNCHLIST REPORT
2025-07-16	238202252	2025 FY	Direct - Regular	ENFINGER, JENNINGS L.	1.50	150.00	225.00	FINALIZE O AND M REPORTS.
2025-07-17	238202252	2025 FY	Direct - Regular	ENFINGER, JENNINGS L.	4.25	150.00	637.50	REVIEW SCHOOL PUNCHLIST IN FIELD TO VERIFY WORK COMPLETE.
2025-07-08	238202252	2025 FY	Direct - Regular	KOSTAKIS, VASILI	0.50	206.00	103.00	SHADE SAIL PROPOSAL COORDINATION
2025-06-30	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING AGENDA ITEMS FOR UPCOMING CDD MEETING. PREPARING FOR WALL REPAIR AND PAINTING SITE WALK WITH CONTRACTOR
2025-07-01	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	110.00	440.00	SITE PUNCH WALK AND REVIEW OF WALL PAINTING AND REPAIR
2025-07-02	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	110.00	550.00	CREATING REPORT OF COMPLETED PAINTING/WALL REPAIR AREAS, COORDINATION WITH DM FOR INVOICE PAYMENT. COORDINATION WITH CONTRACTOR FOR CHANGE ORDER TO PRESSURE WASH FENCING. HIGH WATER REPORT, REVIEWING PLANS AND COORDINATION WITH CONTRACTORS
2025-07-07	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	REVIEWING AND APPROVING PROOF FOR FISHING SIGNAGE THROUGHOUT THE COMMUNITY. COORDINATION WITH INSTALLER.
2025-07-08	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATION WITH CONTRACTOR AND DISTRICT FOR PROPOSAL TO CLEAR/CLEAN CLOGGED OUTFALL AND STORMWATER PIPING ALONG PLEASANT PLAINS PKWY
2025-07-09	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	110.00	660.00	SITE VISIT TO OVERSEE JETTING/VAC OF CLOGGED INLET ON PLEASANT PLAINS PKWY, REVIEWING COMPLETED PAINTING AND PRESSURE WASHING AREAS.
2025-07-10	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	CREATING REPORT OF JETTING AND VAC OF FLOODED INLET. COORDINATION WITH CONTRACTOR FOR REVISED INVOICE
2025-07-15	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH CDD AND WALL PAINTING CONTRACTOR FOR INVOICE PAYMENT. PROVIDING PHOTOS OF COMPLETED PRESSURE WASHING AREAS.
2025-07-23	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	PUBLIC RECORDS REQUEST FOR LANDSCAPE PLANS FOR ROSE POINTE. REVIEWING DEVELOPMENT CODE FOR TREE REPLACEMENT.
2025-07-24	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	LANDSCAPE MAP UPDATES
2025-07-25	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	REVIEWING AND COMBINING LANDSCAPE PLANS AND REPLACEMENT REQUIREMENTS TO BOARD CHAIR FOR ROSE POINTE POND TREES.
2025-07-28	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	110.00	440.00	RESEARCHING LANDSCAPE TREE REPLACEMENT REQUIREMENTS, REQUESTING PLANS FROM COUNTY. PREPARING AGENDA ITEMS FOR UPCOMING MEETING.
2025-07-29	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	110.00	440.00	COORDINATION WITH SIGN CONTRACTOR FOR NO FISHING SIGNS, REVIEWING PLACEMENT OF SIGNS. REVIEWING PLATS FOR SIGNAGE MAINTENANCE ENTITY THROUGHOUT COMMUNITY
2025-07-30	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	REVIEWING GARDENIA GLEN STOP SIGN REPLACEMENT RESPONSIBILITIES, PREPARING REPORT OF FINDINGS

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-07-31	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	MAINTENANCE MAP UPDATES, COORDINATION WITH DISTRICT COUNCIL FOR REVISED MAINTENANCE AREAS.
2025-07-14	238202252	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	3.50	85.00	297.50	O AND M REPORT AND 218 PUNCHLIST
2025-07-23	238202252	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	1.00	85.00	85.00	SENDING O AND M REPORTS TO CONTRACTORS FOR PROPOSALS
2025-07-31	238202252	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	4.00	85.00	340.00	TURNOVER REVIEW AND ROSE COTTAGE PARK EQUIPMENT REVIEW
2025-07-07	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	130.00	390.00	PREPARE FOR AND ATTEND CDD MEETING. PRINT PLANS AND MAP FOR STAFF TO REVIEW FLOODING ON PLEASANT PLAINS .
2025-07-10	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	CALL WITH FRANK TO DISCUSS JETTING AND TV OF STORM LINE.
2025-07-14	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	CALL WITH FRANK TO DISCUSS PAINTING PROJECT COMPLETION. REVIEW PROPOSALS FOR BUTTERFLY KISS EROSION AND SEND TO DARRYL FOR AGENDA
2025-07-17	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	COORDINATE WITH DA REGARDING SCHOOL AGREEMENT AND TURNOVER REPAIRS. PRINT REPORT FOR STAFF TO REVIEW.
2025-07-18	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	PREPARE EXHIBITS FOR TEMP ACCESS FOR POOL CONSTRUCTION.
2025-07-21	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	REVIEW O AND M REPORTS AND UPDATE AS NEEDED. SEND TO BRAYDON FOR PROPOSALS.
2025-07-28	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	CALL WITH FRANK REGARDING ENGINEERING UPDATES AND COORDINATE WITH DARRYL REGARDING SHADE SAIL DEPOSIT.
2025-07-31	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	130.00	260.00	REVIEW 218 PUNCHLIST FOR DEVELOPER AND SCHOOL SEPARATE DUPLICATE ITEMS AND SEND UPDATED PUNCH LIST TO GRACE.
Total Labor:					76.75		\$9,068.00	
2025-06-19	238202252	2025 FY	Direct - Vehicle (mileage)	ENFINGER, JENNINGS L.	30.80	1.00	30.80	CONNERTON ONSITE INSPECTION
2025-06-23	238202252	2025 FY	Direct - Vehicle (mileage)	ENFINGER, JENNINGS L.	30.80	1.00	30.80	CONNERTON ONSITE INSPECTION
2025-06-24	238202252	2025 FY	Direct - Vehicle (mileage)	ENFINGER, JENNINGS L.	30.80	1.00	30.80	CONNERTON ONSITE INSPECTION
2025-07-08	238202252	2025 FY	Direct - Vehicle (mileage)	ENFINGER, JENNINGS L.	17.50	1.00	17.50	CONNERTON - 218 DEVELOPER REVIEW
2025-07-17	238202252	2025 FY	Direct - Vehicle (mileage)	ENFINGER, JENNINGS L.	30.80	1.00	30.80	CONNERTON - O AND M
2025-05-30	238202252	2025 FY	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	30.80	1.00	30.80	CONNERTON ONSITE INSPECTION
2025-06-23	238202252	2025 FY	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	30.80	1.00	30.80	CONNERTON ONSITE INSPECTION
2025-07-07	238202252	2025 FY	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	30.80	1.00	30.80	CONNERTON WEST CDD MEETING
Total Direct - Vehicle (mileage)					233.10		\$233.10	
Total Project 238202252					309.85		\$9,301.10	



CC073125-415

0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$5,947.00
Statement Closing Date July 31, 2025
Days in Billing Cycle 31
Previous Balance \$1,330.92
Payments & Credits \$1,405.25
Purchases & Other Charges \$3,334.13
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$3,259.80
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 \$3,259.80
Minimum Payment Due \$3,259.80
Payment Due Date August 25, 2025

RECEIVED
08-06-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$1,330.92-	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,330.92-
		MICHELLE WHITE	\$0.00	
		NICHOLAS BOWEN	\$3,259.80	
07/01	07/01	55432865N5SABXQ41	AMAZON MKTPL*N33PR86G2 AMZN.COM/BILL WA	352.49
			MCC: 5942 MERCHANT ZIP:	
07/02	07/02	55432865P5SL1GBNK	LOWES #02238* LUTZ FL	26.26
			MCC: 5200 MERCHANT ZIP: 33549	
07/02	07/02	55432865P5SMYVQTA	AMAZON.COM*N32304A51 AMZN.COM/BILL WA	69.33
			MCC: 5942 MERCHANT ZIP:	
07/07	07/07	55432865W5W87DVG5	LOWES #02238* LUTZ FL	151.03
			MCC: 5200 MERCHANT ZIP: 33549	
07/12	07/12	5543286615Y0BEG9X	TMOBILE*AUTO PAY 800-937-8997 WA	79.68
			MCC: 4814 MERCHANT ZIP:	
07/16	07/16	5543286665ZQW11V5	CIRCLE K # 07575 LAND O LAKES FL	92.58
			MCC: 5542 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date August 25, 2025
New Balance \$3,259.80
Minimum Payment Due \$3,259.80
Past Due Amount \$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 0

CONNERTON WEST COMMUNITY DEVELOPME
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/18	07/18	755475468BBQVYYP0	BIG ORANGE RENTALS - L LAND O LAKES FL MCC: 7394 MERCHANT ZIP:	1,621.90
07/18	07/18	755475468BBQVYYP7	BIG ORANGE RENTALS - L LAND O LAK CREDIT MCC: 7394 MERCHANT ZIP:	73.40-
07/20	07/20	05587456900001M92	RBT CIRCLE K # 07575 EASYSAVINGS CREDIT MCC: 6532 MERCHANT ZIP:	0.93-
07/23	07/23	55432866Q61J72G3D	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	261.58
07/24	07/24	55432866D61NPE3PS	AMAZON MKTPL*SH1YE2983 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	193.26
07/24	07/24	55432866D61PJBB8F	AMAZON MKTPL*WM2AQ68L3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	89.98
07/29	07/29	55432866J63DQB8AG	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	101.07
07/29	07/29	55432866J63FFW26A	AMAZON MKTPL*U485C32M3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	294.97

IMPORTANT ACCOUNT INFORMATION

\$0 - \$3,259.80 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$3.59	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$8.15	\$0-\$500,000 = 0.25%
New Cashback Balance	\$11.74	\$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.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

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.

Connerton West CDD**Closing Date**

July 31, 2025

Payment Date

August 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	Pedestrian Bridge/ Boardwalk Maintenance	Vehicle Maintenance	Playground Equipment & Maintenance
Date	Vendor Name	Description	Amount	57200-4785	57200-6431	57200-4660	57200-4638
7/1/2025		Beginning Balance	\$1,330.92				
07/01/25	Amazon	Banner Hardware	\$352.49	\$352.49			
07/02/25	Lowes	Buckets for Painting/Fitting	\$26.26	\$26.26			
07/02/25	Amazon	Breaker Finder	\$69.33	\$69.33			
07/07/25	Lowes	Windshield for Buda	\$151.03	\$151.03			
07/12/25	T Mobile	Reaccuring - Phone Service (ACH)	\$79.68	\$79.68			
07/16/25	Circle K	Gas for Buda	\$92.58			\$92.58	
07/18/25	Big Orange Rentals	Rental Vehicle	\$1,621.90			\$1,621.90	
07/18/25	Big Orange Rentals	Rental Vehicle	(\$73.40)			(\$73.40)	
07/20/25	Circle K	Gas for Buda	(\$0.93)			(\$0.93)	
07/23/25	Lowes	Inventory, Fill Station	\$261.58	\$261.58			
07/24/25	Amazon	Items for Buda	\$193.26	\$193.26			
07/24/25	Amazon	Valves for Fill Station	\$89.98	\$89.98			
07/29/25	Lowes	Last pieces to the Fill Station	\$101.07	\$101.07			
07/29/25	Amazon	Budas Tires, Fill Station	\$294.97	\$18.99		275.98	
07/25/25		CC Payment	(\$1,330.92)				
07/31/25	TOTAL		3,259.80	1,343.67	0.00	1,916.13	0.00
				57200-4785	57200-6431	57200-4660	57200-4638

JULY 1

Details for Order #114-5018010-6805810

Order Placed: July 1, 2025

PO number : connerton west

Amazon.com order number: 114-5018010-6805810

Order Total: \$352.49

Not Yet Shipped

Items Ordered

	Price
1 of: Hard Case for Klein Tools ET310 AC Circuit Breaker Finder Electric Tester & 80041 Outlet Repair Tool Kit & RT250 GFCI Outlet Tester and Accessories Electrical Tools Storage Organizer Bag (Case Only) Sold by: HESPLUS (seller profile) Condition: New	\$17.99
4 of: Anley Street Light Pole Banner Mounting Bracket Kit for 30" Wide Banners - Outdoor Weather Proof Support - Quick In Stallation Perfect for Promoting Events, Business, Advertisement Sold by: ANLEY (seller profile) Business Price Condition: New	\$39.95
10 of: OURU 10Pack 6 inch Hose Clamp, Stainless Steel Large Hose Clamps Adjustable from 5-3/4"-6-5/16"/145-160mm, Metal Worm Drive Gear Duct Clamp for Air Ducting, Dryer Vent Hose, Fuel Line, Plumbing, Automotive Sold by: OURU (seller profile) Business Price Condition: New	\$17.47

Shipping Address:

Nicholas bowen
28999 CREDENCE DR
WESLEY CHAPEL, FL 33544-2803
United States

*THINGS FOR BANNERS
TOLD TO GET

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

Nicholas bowen
28999 CREDENCE DR
WESLEY CHAPEL, FL 33544-2803
United States

Item(s) Subtotal: \$352.49
Shipping & Handling: \$0.00

Total before tax: \$352.49
Estimated Tax: \$0.00

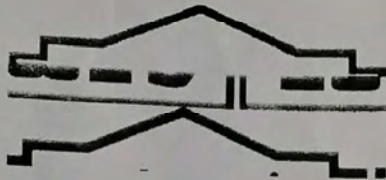
Grand Total: \$352.49

To view the status of your order, return to [Order Summary](#).

① 352.49

LOWES

JULY 2



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2230SB1 736524 TRANS#: 54461319p 07-02-25

4853 5-GAL LOWES BUCKET-ENCORE	9.16
2 @ 4.58	
954438 2-GAL LOWES BUCKET-UNITED	5.96
2 @ 2.98	
877203 1/2-IN MIP X 1/4-IN FIP B	5.58
276477 5-GAL BLUE LID-ENCORE (+2	5.56
2 @ 2.78	

SUBTOTAL:	26.26
TOTAL TAX:	0.00
INVOICE 70147 TOTAL:	26.26
M/C:	26.26

***** MY LOWE'S PRO REWARDS *****

EST. POINTS EARNED: 26*
* Points are awarded on eligible purchases
for orders that have been settled and fulfilled

* BUCKETS
FOR PAINTING
AND A FITTING

*
③ 26.26
+ 421.82
TOTAL = 448.08



JULY 1

Final Details for Order #114-2045690-3210633

Order Placed: July 1, 2025
PO number : connerton west
Amazon.com order number: 114-2045690-3210633
Order Total: \$69.33

Shipped on July 2, 2025	
Items Ordered	Price
1 of: Klein Tools ET310KIT AC Circuit Breaker Finder Kit, Electric Tester, GFCI Tester, Leads, Adapters and Case Sold by: Amazon.com Condition: New	\$69.33
Shipping Address: Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	Item(s) Subtotal: \$69.33 Shipping & Handling: \$0.00 ----- Total before tax: \$69.33 Sales Tax: \$0.00 ----- Total for This Shipment: \$69.33 -----

TOOL FOR TRACKING
BREAKERS

Payment information	
Payment Method: MasterCard Last digits: 0814	Item(s) Subtotal: \$69.33 Shipping & Handling: \$0.00 ----- Total before tax: \$69.33 Estimated Tax: \$0.00 ----- Grand Total: \$69.33
Billing address Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
Credit Card transactions	MasterCard ending in 0814: July 2, 2025: \$69.33

To view the status of your order, return to [Order Summary](#).

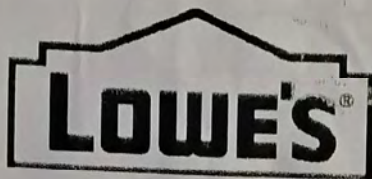
[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

② = 69.33
+ 352.49

TOTAL = 421.82

LOWE'S

7/7/25



LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020
- SALE -
SALES#: S2238SB1 736524 TRANS#: 43600177 07-07-25

TE#: 500978831
452387 8-OZ ALL PURPOSE/PRMR HA 13.48
211151 STEELWORKS S9 FLAT-LOCK W 5.48
755676 HM FENDER WASHER ASSORTME 7.96
2 @ 3.98
916562 170LT INT SCREW ASSORTED 7.98
5730767 KT 1 1/4 PVC CUTTER 21.98
23892 1-IN PVC EL 45D SXS 10.56
6 @ 1.76
23870 1-IN PVC EL 90D SXS 5.92
4 @ 1.48
23876 1-IN PVC TEE SXSXS 4.14
2 @ 2.07
779272 BETTERVUE P&P BLK(+117583) 46.48
23977 1-IN X 5-FT SCH40 PVC PIP 27.05
5 @ 5.41

SUBTOTAL: 151.03
TOTAL TAX: 0.00
INVOICE 96082 TOTAL: 151.03
M/C: 151.03

TAX EXEMPTION #: 500978831

I CERTIFY THAT THE ITEMS PURCHASED ON THIS INVOICE AND NOT TAXED WILL BE RESOLD OR USED IN CONFORMITY WITH THE PURPOSE AS STATED IN THE TAX EXEMPT CERTIFICATE PROVIDED TO LOWE'S AND THAT THEY ARE BEING PURCHASED WITH FUNDS OF MY COMPANY/ORGANIZATION AND NOT BY A PERSONAL CHECK OR MONIES. I FURTHER CERTIFY THAT, IN THE EVENT THAT I DO NOT USE THESE ITEMS IN THE MANNER STATED ABOVE, I WILL ACCRUE AND PAY USE TAX AS REQUIRED BY LAW.

CUSTOMER SIGNATURE
STORE: 2238 TERMINAL: 03 07/07/25 12:06:29

* ALL TO TRY AND
BUILD SOMETHING
ON BUDA TO STOP
THE RAIN FROM
COMING IN

④ = 151.03
+ 448.08
TOTAL = 599.11



Thanks for your payment

1 message

T-Mobile USA <donotreply@notifications.t-mobile.com>

Reply-to: donotreply@notifications.t-mobile.com

To: cddpropertycare@gmail.com

Sat, Jul 12, 2025 at 9:42 PM

T-Mobile

Thanks for your payment

Your monthly T-Mobile AutoPay of **\$79.68** was successfully processed on **07/12/2025** using **CREDIT CARD ****0814**. To view your payment transactions, **log in** to your T-Mobile account and go to your account history.

Thank you,
Your T-Mobile Team

$$\begin{array}{r} \textcircled{5} = 79.68 \\ + 599.11 \\ \hline \text{TOTAL} = 678.79 \end{array}$$

THIS IS AN AUTOMATED E-MAIL. PLEASE DO NOT REPLY.

T-Mobile, the T logo, and the magenta color are registered

C-K

7/16/25

025 at
12 PM

7/16/2025 8:33:40 AM
Order Number: 1649299
Circle K 2707575

7767 Land O'Lakes Blvd
Land O'Lakes, FL 34638
(813) 929-8788

Register: 100

ICR

(DUPLICATE RECEIPT)

Pay at Pump Sale

Pump # 1 Diesel

24.499 Gallons @ \$3.779/Gal \$92.58

Sub. Total: \$92.58

Tax: \$0.00

Total: \$92.58

Discount Total: \$0.00

Master Card: \$92.58

Change \$0.00

SALE

Master Card

Card Num : (R)

XXXXXXXXXXXX0814

Contactless

USD\$ 92.58

Mastercard

AID: A0000000041010

TVR: 000008001

IAD:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

380326CDEE0914C3

07/16/2025 08:33:31

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

Thank You
Come Again

*GAS FOR
BUD A

⑥ = 678.79
+ 92.58
TOTAL = 771.37

BIG Orange RENTAL

A Florida Coast Equipment Company

3827 LAND O' LAKE BLVD
LAND O' LAKES, FL 34639
Phone: 813-995-2533

Remit To:

BIG ORANGE RENTALS
1401 FORUM WAY, STE 100
WEST PALM BEACH, FL 33401

RENTAL OUT

Customer: FL B31276399000

6
5844 OLD PASCO RD SUITE 100
WESLEY CHAPEL, FL 33544

Job Site:

6
5844 OLD PASCO RD SUITE 100
WESLEY CHAPEL, FL 33544

Job Tel#: 813-551-7808

Contract #... 5000178
Contract dt. 7/18/25
Date out.... 7/18/25 12:59 PM
Est return... 8/15/25 12:59 PM
Job Loc..... CUST PICK UP
Job No.....
P.O. #.....
Ordered By..
Terms..... ***C.O.D***
Sales Rep: JAMES ANDERSON
Written by.. MELLYSA BEADLE

Qty	Equipment #	Min	Day	Week	4 Week	Amount
1	UTILITY VEHICLE 4 SEATER DIES 2114	200.00	200.00	450.00	900.00	900.00
	Make: KUBOTA Model: RTVX1140WLH Ser #: A5KD2GDBCRG079777					
	HR OUT1 3.50					

\$500 DEPOSIT HELD ON TOP OF RENTAL RATE *** CASH CUSTOMERS ONLY ***
DEPOSIT IS FULLY REFUNDABLE

* IF DAMAGES OCCUR, THERE IS A \$1,000 DEDUCTIBLE TO BE CHARGED
** DEPOSIT HELD CAN BE USED TOWARDS THE DEDUCTIBLE UPON RETURN

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV	EA	13.500	13.50
	ENVIRONMENTAL FEE			

* TOTAL IF USED FOR A MONTH 1048.50
IF TURNED IN BEFORE THEY WILL PRORATE
* FULL TOTAL INCLUDES 500\$ DEPOSIT 1548.50
WHICH WE WILL GET BACK UPON DELIVERY

Sub-total: 913.50
Damage waiver: 135.00
Exempt: .00
Total: 1048.50
Deposit: 1548.50

PAYMENT HISTORY

DATE	TYPE	REF #	AUTH #	TRANS TYPE	AMOUNT	APPLIED
7/18/25	MASTERCARD	**0814	018094	CHARGED	1621.90	1621.90
7/18/25	MASTERCARD	**0814	018823	CREDITED	73.40-	73.40-

If machine is not returned full of fuel there will be a refueling charge of \$7.95 a gallon. 2819.37

PLEASE CONTACT BIG ORANGE RENTALS IMMEDIATELY IF YOU ARE NOT COMPLETELY SATISFIED WITH YOUR EQUIPMENT

By signing below, I agree that I have received, read, and understand the instructions regarding the use and operation of the rental equipment. I assume full responsibility for all rented equipment. I have read and understand the terms and conditions of this rental agreement and I understand that I am entering into a binding contract with Lessor, as listed on the reverse.

Customer Signature

Date

Customer Name Printed

Big Orange Rental Employee

LOWES

7/23/25

LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOVE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S223BHHR 4768519 TRANS#: 922365040 07-23-25

4909211 MOXIE W/MINT-X 33-GAL (-23)	44.94
3 @ 14.98	
23833 2-IN X 5-FT SCH40 PIPE	11.63
839717 NTN 6-PC WIRE BRUSH CUP S	19.98
77594 DW 4-IN KNOTTED WIRE WHEE	22.98
241416 RUBBERMAID MULTIPURPOSE	63.92
4 @ 15.98	
5271537 12-OZ 2X GLOSS GRAPE	6.48
429752 15-OZ FLN RED-ORANGE MARK	19.96
2 @ 9.98	
23902 2-IN PVC COUPLING SX5	4.36
2 @ 2.18	
1144125 2-IN PVC POOL SWEEP EL 90	16.32
2 @ 8.16	
1144127 2-IN PVC SIDE OUTLET EL S	6.59
23910 2-IN PVC EL 90D SX5	13.74
3 @ 4.58	
23904 2-IN PVC MALE ADAPTER SXH	10.40
4 @ 2.60	
797872 HERCULES TAPE	4.70
21580 10-IN ROUND VALVE BOX W/B	15.58
SUBTOTAL:	261.58
TOTAL TAX:	0.00
INVOICE 80704 TOTAL:	261.58
M/C:	261.58

MC: XXXXXXXXXXXX0814 AMOUNT: 261.58 AUTHCD: 023719
TAP REFID: 223803704567 07/23/25 13:37:16
CUSTOMER CODE: connerton
TVR: 0000008001
RID: A0000000041010

* MOSTLY ALL
TO RE RUN THE
FILL ^{STARTED} UNDERGROUND
PER PASCO COUNTY
- TRASH BAGS, MARKING
PAINT, HANGERS
(INVENTORY)

⑨ 2512.63
+ 268.58
TOTAL = 2781.21

amazon.com

Details for Order #114-7079549-8937850

7/22

Order Placed: July 22, 2025
PO number : connerton west
Amazon.com order number: 114-7079549-8937850
Order Total: \$193.26

Not Yet Shipped

Items Ordered

Price

1 of: StarknightMT Ranger XP 1000 Windshield, Ranger Front Full Windshield Compatible with Polaris Ranger XP 1000 2017-2025, R
anger Crew XP 1000/ Diesel 2014-2025
Sold by: Star Knight Motor ([seller profile](#))
Business Price
Condition: New

\$151.99

FOR BUDA CUT TO SIZE

1 of: SACKORANGE 2 Pack UCP206-20 Pillow Block Bearing - 1-1/4 Inch Mounted Pillow Block Bearings Solid Cast Iron Base - Self
Alignment (UCP206)
Sold by: Sackorange ([seller profile](#))
Condition: New

\$19.49

MAKES IT GO UP AND DOWN

1 of: Hose Clamps Stainless Steel, Hose Clamp Assortment Kit, 32.81FT DIY Large Adjustable Worm Gear Metal Clamps Fuel Line Cl
amp with 40 Fasteners for Plumbing, Water Pipe, Radiator, Automotive, Mechanical
Sold by: AiYiHome ([seller profile](#))
Condition: New

\$36.98

FOR ATTACHING CUT TO SIZE

Shipping Address:

Nicholas bowen
28999 CREDENCE DR
WESLEY CHAPEL, FL 33544-2803
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

Nicholas bowen
28999 CREDENCE DR
WESLEY CHAPEL, FL 33544-2803
United States

Item(s) Subtotal: \$208.46

Shipping & Handling: \$0.00

Promotion applied: -\$15.20

Total before tax: \$193.26

Estimated Tax: \$0.00

Grand Total: \$193.26

⑧ 2319.37
+ 193.26
TOTAL = 2512.63

To view the status of your order, return to [Order Summary](#).



JULY 23

Final Details for Order #114-3288335-9066644

Order Placed: July 23, 2025
PO number : Connerton
Amazon.com order number: 114-3288335-9066644
Order Total: \$89.98

Shipped on July 24, 2025	
Items Ordered	Price
2 of: GOVALVE Heavy Duty Gate Valve - 2" NPT Stainless Steel Female x Female Thread Rotary Sluice Valve with Wheel Handle 200WOG For Water Oil Gas Sold by: govalve (seller profile) Condition: New	\$44.99
Shipping Address: Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	Item(s) Subtotal: \$89.98 Shipping & Handling: \$0.00 ----- Total before tax: \$89.98 Sales Tax: \$0.00 ----- Total for This Shipment: \$89.98 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 0814	Item(s) Subtotal: \$89.98 Shipping & Handling: \$0.00 ----- Total before tax: \$89.98 Estimated Tax: \$0.00 ----- Grand Total: \$89.98 -----
Billing address Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
Credit Card transactions	MasterCard ending in 0814: July 24, 2025: \$89.98

To view the status of your order, return to [Order Summary](#).

(10) 2781.21
89.98

2871.19

LOWES



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238SB1 736524 TRANS#: 864056277 07-29-25

5195469 ETN TWR ST GFCI 20A 125V	52.34
2 @ 26.17	
2146974 KOBALT 2IN PVC CUTTER	25.81
23858 1-IN PVC MALE ADAPTER SXH	2.32
2 @ 1.16	
23864 1-IN PVC FEMALE ADAPTER S	3.08
2 @ 1.54	
23904 2-IN PVC MALE ADAPTER SXH	5.20
2 @ 2.60	
23906 2-IN PVC FEMALE ADAPTER S	6.24
2 @ 3.12	
23870 1-IN PVC EL 90D SXS	2.96
2 @ 1.48	
22909 2-INX1-IN PVC BUSHING SPG	3.12

SUBTOTAL:	101.07
TOTAL TAX:	0.00
INVOICE 75857 TOTAL:	101.07
M/C:	101.07

MC: XXXXXXXXXXXX0814 AMOUNT: 101.07 AUTHCD: 029554
TAP REFID: 223803857108 07/29/25 06:53:26
CUSTOMER CODE: Connerton
TUR: 0000008001
AID: A0000000041010

STORE: 2238 TERMINAL: 03 07/29/25 06:53:47
OF ITEMS PURCHASED: 14
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

7/29/25

LAST PARTS
TO FILL STATION

(12) ~~61~~
3166.16
101.07
3267.23

amazon.com

JULY 28

Details for Order #114-0807132-4565006

Order Placed: July 28, 2025

PO number : connerton west

Amazon.com order number: 114-0807132-4565006

Order Total: \$294.97

Not Yet Shipped

Items Ordered

Price

2 of: OTR 350 Mag All Terrain ATV/UTV Tire (25x10.00-12)

\$137.99

Sold by: Veteran Tire & Rubber Inc ([seller profile](#))

Business Price

Condition: New

BUDAS TIRES

1 of: SAFBY 2 PCS Type B Aluminum Global Type B Cam and Groove Hose Fitting, 2" Plug x 2" NPT Male with 2 PCS 2" Camlock Gasket Fitting (2")

\$18.99

Sold by: SAFBY Direct ([seller profile](#))

Business Price

Condition: New

FILL STATION

Shipping Address:

Nicholas bowen
28999 CREDENCE DR
WESLEY CHAPEL, FL 33544-2803
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$294.97

Shipping & Handling: \$0.00

Billing address

Nicholas bowen
28999 CREDENCE DR
WESLEY CHAPEL, FL 33544-2803
United States

Total before tax: \$294.97

Estimated Tax: \$0.00

Grand Total: \$294.97

To view the status of your order, return to [Order Summary](#).

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⑪ 2871.19
294.97

3166.16

est JULY 1 → 31

CONNERTON WEST 7/29

[illegible]

July 1-31

PAGE-2

7/29/25

[illegible]



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 **07/07/2025**
Amount Due **43.47**
Current Charges Due **07/28/2025**

District Office Serving You
Bayonet Point

Service Address 8927 PLEASANT WOODS DR
Service Description MAIL KIOSK
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02		07/01	1				1

Previous Balance 0.00
Payment 0.00
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1 KWH @ 0.06090 0.06
Fuel Adjustment 1 KWH @ 0.04400 0.04
FL Gross Receipts Tax 1.01
State Tax 2.80
Pasco County Tax 0.40

Total Current Charges 43.47
Total Due 43.47

Please Pay

RECEIVED
07-10-2025

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	0
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.



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.



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: 07/07/2025

District: BP03

Use above space for address change ONLY.

2353522 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	07/28/2025
TOTAL CHARGES DUE	43.47
Total Charges Due After Due Date	48.47

000235352200000434700000484706

Withlacoochee River Electric Cooperative, Inc
for Connerton West CDD
8/6/2025

Account #	Amount	Due Date	Service Address	GL Code	Object Code
1474879	\$40.16	8/27/2025	8520 Wonderment Way	53100	4301
1474880	\$46.94	8/27/2025	Westerland Drive	53100	4301
1474881	\$45.76	8/27/2025	7800 Pleasant Plains Pkwy	53100	4301
1474882	\$55.66	8/27/2025	Garden Party Drive	53100	4301
1474883	\$527.44	8/27/2025	Connerton Boulevard	53100	4301
1474885	\$1,693.23	8/27/2025	9258 Symphony Pkwy	53100	4301
1474886	\$6,788.14	8/27/2025	Connerton Boulevard	53100	4319
1474886	\$17,455.22	8/27/2025	Connerton Boulevard	53100	4315
1474888	\$45.87	8/27/2025	8800 Pleasant Plains Parkway	53100	4301
1474889	\$47.06	8/27/2025	20515 Lace Cascade Road	53100	4301
1474892	\$662.34	8/27/2025	20920 Connerton Boulevard	53100	4301
1474893	\$40.59	8/27/2025	8701 Blue Mist Parkway	53100	4301
1474894	\$81.59	8/27/2025	9259 Symphony Parkway Trler	53100	4301
1474896	\$41.56	8/27/2025	21736 Billowy Jaunt Drive	53100	4301
2004533	\$43.29	8/27/2025	Forget Me Not Court	53100	4301
2004537	\$40.16	8/27/2025	Picket Fence Ct-Up-Lt Sculpture	53100	4301
2004544	\$40.92	8/27/2025	8516 Wonderment Way	53100	4301
2087686	\$44.79	8/27/2025	21832 Connerton Boulevard	53100	4301
2087689	\$44.90	8/27/2025	21615 Emory Oaks Place	53100	4301
2101307	\$44.69	8/27/2025	21739 Emory Oak Place	53100	4301
2101312	\$40.16	8/27/2025	8949 Pleasant Woods Drive	53100	4301
2246020	\$44.06	8/27/2025	9934 Wild Begonia Loop	53100	4301
2246022	\$44.99	8/27/2025	9475 Floursh Drive	53100	4301
2246024	\$45.56	8/27/2025	21675 Violet Periwinkle Drive	53100	4301
2246033	\$44.06	8/27/2025	21511 Violet Periwinkle Drive	53100	4301
2353522	\$43.35	8/27/2025	8927 Pleasant Woods Dr	53100	4301
Total		\$28,092.49			
Total by Code		4301 \$3,805.78	Electric		
		4319 \$6,788.14	Collector		
		4315 \$17,455.22	Village		
Grand Total		\$28,049.14			



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 **08/06/2025**
Amount Due **40.16**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address **8520 WONDERMENT WAY**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	1697	08/01	1697				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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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 **40.16**

Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 08/06/2025

District: BP03

1474879 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	40.16

000147487900000401600000401602



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 **08/06/2025**
Amount Due **46.94**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address **WESTERLAND DR**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	27481	08/01	27544				63

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	2
Jul 2025	29	2
Aug 2024	31	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

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Previous Balance **46.94**
Payment **46.94CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 63 KWH @ 0.06090 **3.84**
Fuel Adjustment 63 KWH @ 0.04400 **2.77**
FL Gross Receipts Tax **1.17**

Total Current Charges **46.94**
Total Due **46.94** Please Pay

RECEIVED
08-07-2025

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Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/06/2025

District: BP03

Use above space for address change ONLY.

1474880 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	46.94
Total Charges Due After Due Date	46.94

000147488000000469400000469408



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 **08/06/2025**
Amount Due **45.76**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	2
Jul 2025	29	2
Aug 2024	31	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

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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	32910	08/01	32962				52

Previous Balance **44.90**
Payment **44.90CR**
Balance Forward **0.00**

Customer Charge	39.16
Energy Charge 52 KWH @ 0.06090	3.17
Fuel Adjustment 52 KWH @ 0.04400	2.29
FL Gross Receipts Tax	1.14

Total Current Charges **45.76**
Total Due **45.76** Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: **08/06/2025**

District: BP03

1474881 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	45.76
Total Charges Due After Due Date	45.76

000147488100000457600000457603



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 **08/06/2025**
Amount Due **55.66**
Current Charges Due **08/27/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	5
Jul 2025	29	4
Aug 2024	31	3

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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	28709	08/01	28853				144

Previous Balance **52.10**
Payment **52.10CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 144 KWH @ 0.06090 **8.77**
Fuel Adjustment 144 KWH @ 0.04400 **6.34**
FL Gross Receipts Tax **1.39**

Total Current Charges **55.66**
Total Due **55.66** Please Pay

RECEIVED
08-07-2025

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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: **08/06/2025**

District: BP03

1474882 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	55.66
Total Charges Due After Due Date	55.66

000147488200000556600000556609



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 **08/06/2025**
Amount Due **527.44**
Current Charges Due **08/27/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	146
Jul 2025	29	16
Aug 2024	31	20

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.

ELECTRIC SERVICE								
From	To							
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
07/01	49893	08/01	54422		15.65	16	4529	

Previous Balance **90.51**
Payment **90.51CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,529 KWH @ 0.06090 **275.82**
Fuel Adjustment 4,529 KWH @ 0.04400 **199.28**
FL Gross Receipts Tax **13.18**

Total Current Charges **527.44**
Total Due **527.44** Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: **08/06/2025**

District: BP03

1474883 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	527.44
Total Charges Due After Due Date	527.44

000147488300005274400005274403



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 **08/06/2025**
Amount Due **1,693.23**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	50
Jul 2025	29	146
Aug 2024	31	51

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.

ELECTRIC SERVICE								
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
07/01	55731	08/01	57276		26.57	27	1545	

Previous Balance 1,982.21
Payment 1,982.21CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,545 KWH @ 0.06090 94.09
Fuel Adjustment 1,545 KWH @ 0.04400 67.98
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 12.11

Total Current Charges 1,693.23
Total Due Please Pay 1,693.23

RECEIVED
08-07-2025

Lights/Poles Type/Qty Type/Qty Type/Qty
321 44 471 15 960 59

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 08/06/2025

District: BP03

1474885 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	1,693.23
Total Charges Due After Due Date	1,693.23

000147488500016932300016932308



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 **08/06/2025**
Amount Due **24,243.36**
Current Charges Due **08/27/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	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.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	47887	08/01	47927				40

Previous Balance **24,243.46**
Payment **24,243.46CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 40 KWH @ 0.06090 **2.44**
Fuel Adjustment 40 KWH @ 0.04400 **1.76**
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 **135.32**

Total Current Charges **24,243.36**
Total Due **24,243.36** Please Pay

RECEIVED
08-07-2025

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	

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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: **08/06/2025**

District: BP03

1474886 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	24,243.36
Total Charges Due After Due Date	24,243.36

000147488600242433600242433600



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 **08/06/2025**
Amount Due **45.87**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address 8800 PLEASANT PLAINS PKY
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/01	4550	08/01	4603				53

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	2
Jul 2025	29	2
Aug 2024	31	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

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 46.30
Payment 46.30CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 53 KWH @ 0.06090 3.23
Fuel Adjustment 53 KWH @ 0.04400 2.33
FL Gross Receipts Tax 1.15

Total Current Charges 45.87
Total Due Please Pay 45.87

RECEIVED
08-07-2025

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Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 08/06/2025

District: BP03

1474888 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	45.87
Total Charges Due After Due Date	45.87

000147488800000458700000458707



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 **08/06/2025**
Amount Due **47.06**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	2
Jul 2025	29	2
Aug 2024	31	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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	21301	08/01	21365				64

Previous Balance 46.30
Payment 46.30CR
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 Please Pay 47.06

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08-07-2025

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Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 08/06/2025

District: BP03

1474889 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	47.06
Total Charges Due After Due Date	47.06

000147488900000470600000470603



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 **08/06/2025**
Amount Due **662.34**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	187
Jul 2025	29	195
Aug 2024	31	98

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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	19711	08/01	25494		30.12	30	5783

Previous Balance **648.04**
Payment **648.04CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,783 KWH @ 0.06090 **352.18**
Fuel Adjustment 5,783 KWH @ 0.04400 **254.45**
FL Gross Receipts Tax **16.55**

Total Current Charges **662.34**
Total Due **662.34** Please Pay

RECEIVED
08-07-2025

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Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **08/06/2025**

District: BP03

1474892 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	662.34
Total Charges Due After Due Date	662.34

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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 **08/06/2025**
Amount Due **40.59**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address **8701 BLUE MIST PKY**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/01	3157	08/01	3161				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	1
Aug 2024	31	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 **41.77**
Payment **41.77CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4 KWH @ 0.06090 **0.24**
Fuel Adjustment 4 KWH @ 0.04400 **0.18**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.59**
Total Due **40.59** Please Pay

RECEIVED
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Please **Detach and Return** This Portion With
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Bill Date: 08/06/2025

District: BP03

Use above space for address change ONLY.

1474893 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	40.59
Total Charges Due After Due Date	40.59

000147489300000405900000405904



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 **08/06/2025**
Amount Due **81.59**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address 9259 SYMPHONY PKWY
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/01	17432	08/01	17817				385

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	12
Jul 2025	29	12
Aug 2024	31	10

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

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Previous Balance 76.31
Payment 76.31CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 385 KWH @ 0.06090 23.45
Fuel Adjustment 385 KWH @ 0.04400 16.94
FL Gross Receipts Tax 2.04

Total Current Charges 81.59
Total Due Please Pay 81.59

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Bill Date: 08/06/2025

District: BP03

Use above space for address change ONLY.

1474894 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	81.59
Total Charges Due After Due Date	81.59

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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 **08/06/2025**
Amount Due **41.56**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	1966	08/01	1979				13

Previous Balance 41.67
Payment 41.67CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 13 KWH @ 0.06090 0.79
Fuel Adjustment 13 KWH @ 0.04400 0.57
FL Gross Receipts Tax 1.04

Total Current Charges 41.56
Total Due Please Pay 41.56

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Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/06/2025

District: BP03

1474896 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	41.56
Total Charges Due After Due Date	41.56

000147489600000415600000415603



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 **08/06/2025**
Amount Due **43.29**
Current Charges Due **08/27/2025**

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	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	3260	08/01	3289				29

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	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 **43.18**
Payment **43.18CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 29 KWH @ 0.06090 **1.77**
Fuel Adjustment 29 KWH @ 0.04400 **1.28**
FL Gross Receipts Tax **1.08**

Total Current Charges **43.29**
Total Due **Please Pay 43.29**

RECEIVED
08-07-2025

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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: 08/06/2025

District: BP03

2004533 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	43.29
Total Charges Due After Due Date	43.29

000200453300000432900000432908



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 **08/06/2025**
Amount Due **40.16**
Current Charges Due **08/27/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	1541	08/01	1541				0

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 **40.16**

Please Pay

RECEIVED
08-07-2025

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Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **08/06/2025**

District: BP03

2004537 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	40.16

000200453700000401600000401600



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 **08/06/2025**
Amount Due **40.92**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	1
Aug 2024	31	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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	3152	08/01	3159				7

Previous Balance 42.00
Payment 42.00CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7 KWH @ 0.06090 0.43
Fuel Adjustment 7 KWH @ 0.04400 0.31
FL Gross Receipts Tax 1.02

Total Current Charges 40.92
Total Due Please Pay 40.92

RECEIVED
08-07-2025

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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: 08/06/2025

District: BP03

2004544 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	40.92
Total Charges Due After Due Date	40.92

000200454400000409200000409201



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 **08/06/2025**
Amount Due **44.79**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address 21832 CONNERTON BLVD
Service Description SIGN
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	2596	08/01	2639				43

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	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

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 **44.57**
Payment **44.57CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 43 KWH @ 0.06090 **2.62**
Fuel Adjustment 43 KWH @ 0.04400 **1.89**
FL Gross Receipts Tax **1.12**

Total Current Charges **44.79**
Total Due **44.79** Please Pay

RECEIVED
08-07-2025

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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: **08/06/2025**

District: BP03

2087686 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	44.79
Total Charges Due After Due Date	44.79

000208768600000447900000447904



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 **08/06/2025**
Amount Due **44.90**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	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

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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	2436	08/01	2480				44

Previous Balance **44.57**
Payment **44.57CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 44 KWH @ 0.06090 **2.68**
Fuel Adjustment 44 KWH @ 0.04400 **1.94**
FL Gross Receipts Tax **1.12**

Total Current Charges **44.90**
Total Due **44.90** Please Pay **44.90**

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: **08/06/2025**

District: BP03

2087689 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	44.90
Total Charges Due After Due Date	44.90

000208768900000449000000449001



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 **08/06/2025**
Amount Due **44.69**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address **21739 EMORY OAK PL**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	1936	08/01	1978				42

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	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 **44.47**
Payment **44.47CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 42 KWH @ 0.06090 **2.56**
Fuel Adjustment 42 KWH @ 0.04400 **1.85**
FL Gross Receipts Tax **1.12**

Total Current Charges **44.69**
Total Due **44.69** Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 08/06/2025

District: BP03

Use above space for address change ONLY.

2101307 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	44.69
Total Charges Due After Due Date	44.69

000210130700000446900000446903



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 **08/06/2025**
Amount Due **40.16**
Current Charges Due **08/27/2025**

District Office Serving You
Bayonet Point

Service Address **8949 PLEASANT WOODS DR**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	7	08/01	7				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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 **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 **40.16**

Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: **08/06/2025**

District: BP03

Use above space for address change ONLY.

2101312 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	40.16

000210131200000401600000401602



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 **08/06/2025**
Amount Due **44.06**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	08/01		306				6

Previous Balance 43.94
Payment 43.94CR
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 44.06
Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 08/06/2025

District: BP03

2246020 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	44.06
Total Charges Due After Due Date	44.06

000224602000000440600000440602



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 **08/06/2025**
Amount Due **44.99**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	08/01		606				14

Previous Balance 44.99
Payment 44.99CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 14 KWH @ 0.06090 0.85
Fuel Adjustment 14 KWH @ 0.04400 0.62
FL Gross Receipts Tax 1.04
State Tax 2.90
Pasco County Tax 0.42

Total Current Charges 44.99
Total Due 44.99

Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 08/06/2025

District: BP03

2246022 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	44.99
Total Charges Due After Due Date	44.99

000224602200000449900000449901



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 **08/06/2025**
Amount Due **45.56**
Current Charges Due **08/27/2025**

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	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	53430	08/01	53449				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	1
Jul 2025	29	1
Aug 2024	31	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 45.34
Payment 45.34CR
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
State Tax 2.93
Pasco County Tax 0.42

Total Current Charges 45.56
Total Due 45.56

Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 08/06/2025

District: BP03

Use above space for address change ONLY.

2246024 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	45.56
Total Charges Due After Due Date	45.56

000224602400000455600000455606



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 **08/06/2025**
Amount Due **44.06**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
Aug 2024	31	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

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	08/01		410				6

Previous Balance **44.17**
Payment **44.17CR**
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 **44.06**

Please Pay

RECEIVED
08-07-2025

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: **08/06/2025**

District: BP03

2246033 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	44.06
Total Charges Due After Due Date	44.06

000224603300000440600000440608



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 **08/06/2025**
Amount Due **43.35**
Current Charges Due **08/27/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	31	0
Jul 2025	29	0
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.



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	08/01		1				0

Previous Balance 43.47
Payment 48.47CR
Balance Forward 5.00CR

Late Charge 5.00
Customer Charge 39.16
FL Gross Receipts Tax 1.00
State Tax 2.79
Pasco County Tax 0.40

Total Current Charges 48.35
Total Due 43.35

Please Pay

RECEIVED
08-07-2025

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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: 08/06/2025

District: BP03

2353522 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/27/2025
TOTAL CHARGES DUE	43.35
Total Charges Due After Due Date	43.35

000235352200000433500000433503

**Bill To:**

Connerton West CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Connerton West CDD**Address:** 3434 Colwell Avenue
Suite 200
Tampa, FL 33614**INVOICE**

INVOICE #	INVOICE DATE
926751	6/3/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025**Invoice Amount:** \$16,730.00

Description	Current Amount
Plant Removals From Designated Walls Part 2	
Wall Plant Removal Part 2	\$16,730.00

Invoice Total **\$16,730.00****RECEIVED**
06-03-2025**EXCELLENCE**
IN COMMERCIAL LANDSCAPING**Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Connerton West CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Connerton West CDD**Address:** 3434 Colwell Avenue
Suite 200
Tampa, FL 33614**INVOICE**

INVOICE #	INVOICE DATE
938462	7/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025**Invoice Amount:** \$44,640.50

Description	Current Amount
Monthly Landscape Maintenance July 2025	\$44,640.50

Invoice Total **\$44,640.50****RECEIVED**
06-24-2025**IN COMMERCIAL LANDSCAPING****Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Connerton West CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Connerton West CDD**Address:** 3434 Colwell Avenue
Suite 200
Tampa, FL 33614**INVOICE**

INVOICE #	INVOICE DATE
954950	7/10/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 9, 2025**Invoice Amount:** \$1,450.00

Description	Current Amount
Remove 5 Magnolias & Sod Tree Rings	
Landscape Enhancement	\$1,450.00

Invoice Total **\$1,450.00****RECEIVED**
07-10-2025**EXCELLENCE**
IN COMMERCIAL LANDSCAPING**Should you have any questions or inquiries please call (386) 437-6211.**



Proposal #: 548770

Date: 4/28/2025

From: Chris Van Helden

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

Remove 5 Magnolias & Sod Tree Rings

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
St Augustine 225sf 1/2 Pallet	1	\$375.00	\$375.00
Soil per Yard	2	\$50.00	\$100.00
Removal & Installation	15	\$65.00	\$975.00

- Remove 5 declining Magnolia trees
- Located between the Arbors & Clubhouse on Connerton Blvd
- Remove root ball
- Fill in holes with soil
- Install new St Augustine
- Dump Fees & Taxes

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

Daniel Nark

Print Name/Title

Date

5.5.25

Connerton West CDD

Subtotal	\$1,450.00
Sales Tax	\$0.00
Proposal Total	\$1,450.00

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
972660	7/31/2025
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: August 30, 2025

Invoice Amount: \$4,537.50

Description	Current Amount
Juniper Replacement at Westerland & PPP	
Arbors Island Juniper Replacement	\$4,537.50

Invoice Total \$4,537.50

RECEIVED
08-07-2025

EXCELLENCE
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #: 548844

Date: 4/28/2025

From: Chris Van Helden

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

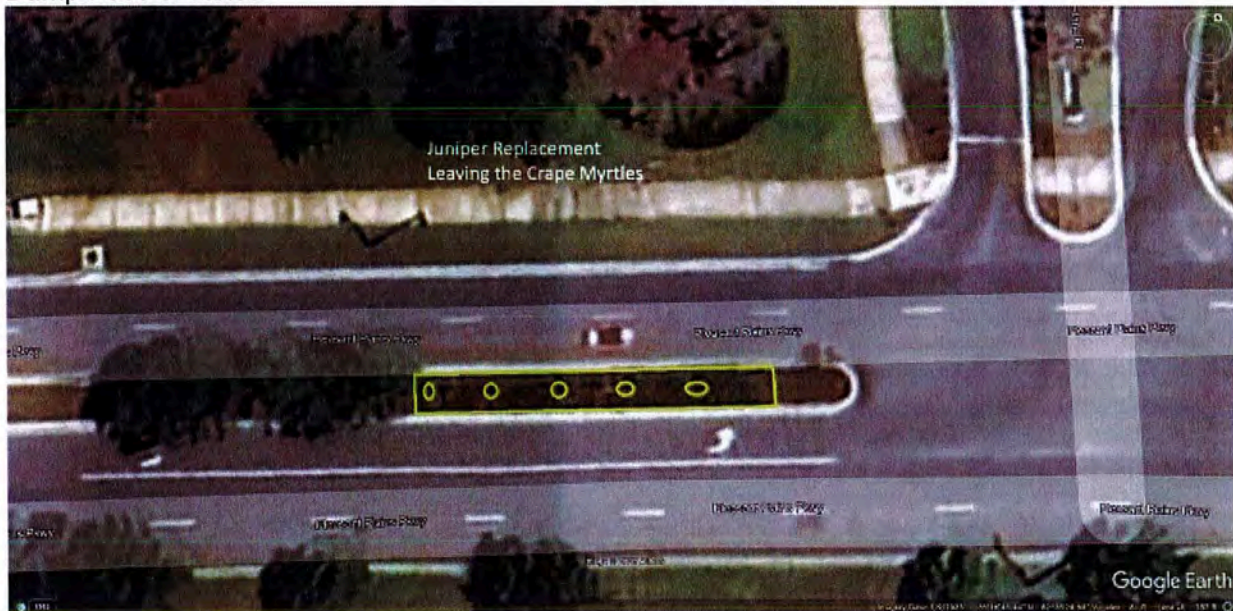
LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Juniper Replacement at Westerland & PPP

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Lantana 1gal	230	\$11.25	\$2,587.50
Removal & Installation	30	\$65.00	\$1,950.00

- Remove declining Juniper
- Install new Lantana
- Dump Fees & Taxes

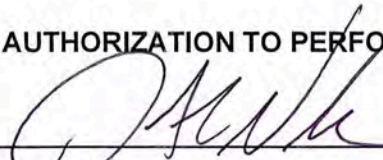


Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will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

Darryl Allen

Date

5/5/25

Connerton West CDD

Subtotal	\$4,537.50
Sales Tax	\$0.00
Proposal Total	\$4,537.50

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
972661	7/31/2025
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: August 30, 2025

Invoice Amount: \$1,600.00

Description	Current Amount
Leaning Tree replacement in front of Jasmine Abbey	
Landscape Enhancement	\$1,600.00

Invoice Total \$1,600.00

RECEIVED
08-07-2025

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
973290	8/7/2025
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: September 6, 2025

Invoice Amount: \$11,826.50

Description	Current Amount
-------------	----------------

Summer 2025 Change Out

- Removal of old annuals
- Installation of mixed soil
- Installation of new 4" Summer Annuals(Mixed Cosmos)
- Dump Fees & Taxes

Summer 25 Rotation

\$11,826.50

Excellence

Invoice Total

\$11,826.50

IN COMMERCIAL LANDSCAPING

RECEIVED
08-08-2025

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #: 551621

Date: 5/6/2025

From: Chris Van Helden

**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

Summer 2025 Change Out

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
4" Apollo Cosmos Mix	6,758	\$1.75	\$11,826.50
• Removal of old annuals • Installation of mixed soil • Installation of new 4" Summer Annuals(Mixed Cosmos) • Dump Fees & Taxes			

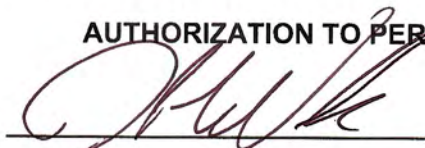


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Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water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

AUTHORIZATION TO PERFORM WORK:

By



Daniel Novak Chair
Print Name/Title

Date

5-7-25

Connerton West CDD

Subtotal	\$11,826.50
Sales Tax	\$0.00
Proposal Total	\$11,826.50

THIS IS NOT AN INVOICE

**Bill To:**

Connerton West CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Connerton West CDD**Address:** 3434 Colwell Avenue
Suite 200
Tampa, FL 33614**INVOICE**

INVOICE #	INVOICE DATE
973291	8/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 6, 2025**Invoice Amount:** \$950.00

Description	Current Amount
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Dead Live Oak removal/Sod install at Pleasant Woods Dr

- remove the oak tree located in the playground and fill the hole in with soil
- we will place St Augustine sod on top of where the tree was and disperse the mulch that was on it
- with the remaining sod, we can repair the dead patch in the middle island before the Verona entrance
- we will also fill in the hole located on the round a bout by Gardenia Glen with soil and place sod on top of the hole

Landscape Enhancement

\$950.00

IN COMMERCIAL LANDSCAPING**Invoice Total \$950.00****RECEIVED**
08-08-2025**Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Connerton West CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Connerton West CDD**Address:** 3434 Colwell Avenue
Suite 200
Tampa, FL 33614**INVOICE**

INVOICE #	INVOICE DATE
973292	8/7/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 6, 2025**Invoice Amount:** \$750.00

Description	Current Amount
Shady Pavillion Court brick wall anise replacement	
Landscape Enhancement	\$750.00

Invoice Total **\$750.00****RECEIVED**
08-08-2025**IN COMMERCIAL LANDSCAPING****Should you have any questions or inquiries please call (386) 437-6211.**