



Rizzetta & Company

# **Connerton West Community Development District**

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## **Board of Supervisors' Regular Meeting December 1, 2025**

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

**[www.connertonwestcdd.org](http://www.connertonwestcdd.org)**

# **CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

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

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**Board of Supervisors**  
**Connerton West Community**  
**Development District**

November 26, 2025

**Revised Agenda**

Dear Board Members:

The Public Hearing of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, December 1, 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. STAFF REPORTS**
  - A.** Presentation of District Engineer Report ..... Tab 1
    1. Discussion of Connerton West and Connerton East Permit Agreement ..... Tab 2
  - B.** Presentation of Police Reports ..... Tab 3
  - C.** Aquatics Maintenance
    1. **Presentation of Aquatic Report..... Tab 4**
  - D.** Landscaping Inspection Report
    1. Presentation of Field Inspection Service Report..... Tab 5
    2. Presentation of Contractor Response Report..... Tab 6
  - E.** Irrigation Report
    1. Presentation of Irrigation Report..... Tab 7
    2. Consideration of Ballenger Proposals ..... Tab 8
  - F.** Presentation of Property Maintenance Report ..... Tab 9
  - G.** District Counsel
  - H.** District Manager
    1. Presentation of District Manager Report & Contract Log..... Tab 10
    2. Presentation of the Monthly Financials Statement  
(Under Separate Cover)
- 4. BUSINESS ITEMS**
  - A.** Public Hearing on Rules of Procedure
    1. **Consideration of Resolution 2026-05; Adopting Rules of Procedure..... Tab 11**
  - B.** Ratification of Tree Lifting Services Agreement ..... Tab 12
  - C.** Ratification of the Revised Grau & Associates Audit Contract ..... Tab 13
  - D.** Consideration of Resolution 2026-06, General Election and Notice.. Tab 14
  - E.** Consideration of Arbitrage Rebate Report Series 2006 ..... Tab 15
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on November 3, 2025 ..... Tab 16
  - B.** Consideration of Operation and Maintenance Expenditures for October 2025 ..... Tab 17

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**



December 1, 2025

**Connerton West Community Development District Engineer's Report:**

**Community Wide Sidewalk Flumes**

- Separated County owned areas where water was standing on sidewalks. Ready to send to County once maintenance agreements have been verified for responsibility. Signage reports for round a bouts will be sent to County for repairs with sidewalk report.

**Parcel 209 Turnover**

- Final punch list sent to developer for repairs.

**Parcel 218 Turnover**

- Final punch list sent to developer for repairs.
- Ashley Becker's punch list was completed. Email sent to council and developer.

**Missing sidewalk along Connerton Blvd. and Flourish Drive**

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

**Rose Cottage Playground**

- Contractor to ship playground window on 11/24. To be delivered to and installed by Nick.

**County Owned Sidewalk Review**

- Map has been updated to show County owned right of way. Most of the roads within Connerton are indicated as County owned. Grace is looking into maintenance agreement to ensure the CDD does not have maintenance responsibilities for maintenance on County owned roads.







## Tab 2



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**JOINT APPLICATION FOR  
INDIVIDUAL 5 B8 '7 CB7 9 DH 5 @ENVIRONMENTAL  
.....F9 GCI F7 9 'D9 FA ±##  
AUTHORIZATION TO USE STATE-OWNED  
SUBMERGED LANDS/  
FEDERAL DREDGE AND FILL PERMIT**

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FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION/  
WATER MANAGEMENT DISTRICTS/  
U.S. ARMY CORPS OF ENGINEERS

Effective October 1, 2013



**US Army Corps  
of Engineers®**

## INSTRUCTIONS FOR USE OF THIS FORM:

This form is designed to assist you in submitting a complete application. All applications must include Section A- General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities, and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbook Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C. and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

## What Sections of the Application Must I Fill Out?

Does the project involve....	Section							
	A- General Information	B- Single Family Projects	C- Wetlands and other Surface Waters	D- Structures or Works in Surface Waters	E- Stormwater Management System	F- State-owned Submerged Lands	G- Mitigation Banks	H- Mines
Fill in wetlands or waters for a single family residence?	X	X						
Docks, shoreline stabilization, seawalls associated with a single family residence?	X	X				X, if applicable		
Wetland impacts (other than associated with an individual residence)?	X		X					
Boating facilities, a marina, jetty, reef, or dredging?	X		X	X		X if applicable		
Any work on state owned submerged land?	X		X			X		
Construction of a stormwater management system?	X		X, if applicable		X			
Constructing a mitigation bank?	X		X		X, if applicable		X	
Creating a mine?	X		X, if applicable					X

*Note- if you are required to provide Section B, then you do not have to provide any other Sections, unless the activities are on state-owned submerged lands. In that case, Section F will also be required.*

**If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).**

# Section A: General Information for All Activities

## **PART 1: NAME, APPLICATION TYPE, LOCATION, AND DESCRIPTION OF ACTIVITY**

A. Name of project, including phase if applicable:

B. This is for (check all that apply):

- ☐ Construction or operation of **new** works, activities and/ or a stormwater management system
- ☐ **Conceptual Approval** of proposed works, activities and/ or a stormwater management system
- ☐ Modification or Alteration of **existing** works activities and / or a stormwater management system.  
Provide the existing DEP or WMD permit #, if known:                      Note: Minor modifications do not require completion of this form, and may instead be requested by letter.
- ☐ **Maintenance or repair** of works, activities and/ or stormwater management system previously permitted by the DEP or WMD Provide existing permit #, if known:
- ☐ Abandonment or removal of works, activities and/ or stormwater management system  
Provide existing DEP or WMD permit #, if known:
- ☐ Operation of an **existing unpermitted** stormwater management system.
- ☐ Construction of additional phases of a permitted work, activity and/ or stormwater management system.  
Provide the existing DEP or WMD permit #, if known:

C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections. Please also reference Applicant's Handbooks I and II for the type of information that may be needed.**

- ☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a General Permit: **Provide the information requested in Section B. Do not complete Section C.**
- ☐ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual residence). *Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, restoration/enhancement.* **Provide the information requested in Section C.**
- ☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**
- ☐ Activities that are (or may be) located within, on or over state-owned submerged lands (See Chapter 18-21, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>): **In addition to Section B or C, also provide the information requested in Section F**

- ☐ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**
- ☐ Creation or modification of Mitigation Bank (refer to Chapter 62-342, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342>): **Provide the information requested in Section G.**
- ☐ Mines (as defined in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**
- ☐ Other, describe:  
Please contact the Agency to determine which additional sections of the application are need.  
See Attachment 1 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit:

- E. For activities in, on, or over wetlands or other surface waters, check the type of federal dredge and fill permit requested (if known): ☐ Individual ☐ Programmatic General permit #: ☐ General ☐ Nationwide permit #: ☐ Not Applicable ☐ Not sure

- F. Project/Activity Street/Road Address or other location (if applicable):

City: County(ies): Zip:

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

- G. Project location map and Section, Township, and Range information (use additional sheets if needed):

**Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.**

Section(s): Township: Range: Land Grant name, if applicable:  
Section(s): Township: Range:  
Section(s): Township: Range:

- H. Latitude (DMS) ° ' " Longitude (DMS) ° ' " (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource):

- I. Tax Parcel Identification Number(s):

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

- J. Directions to Site (from major roads; include distances and landmarks as applicable):

- K. Project area or phase area: acres

L. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge:

**The following questions (M-O) are not applicable to activities related to a single-family residence, including private single-family residential docks, piers, seawalls or boat ramps.**

M. Is it part of a larger plan of development or sale? ☐ yes ☐ no

N. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable):  
acres or square feet

O. Volume of water the system is capable of impounding (if applicable): acre-feet.

## **PART 2: SUPPLEMENTAL INFORMATION, AND PERMIT HISTORY**

- A. Is this an application to modify an existing Environmental Resource Permit, or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? ☐ Yes ☐ No *If you answered "yes", please provide permit numbers below:*

AGENCY	DATE	PERMIT/APPLICATION NO.	PROJECT NAME

- B. Indicate if there have been any **pre-application meeting(s)** or other discussions about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

AGENCY	DATE	LOCATION	MEETING ATTENDEES

- C. **Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. **Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.
- D. Processing Fee: **Please submit the application processing fee along with this application form and supplemental information.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Attachment 3 to determine the appropriate fee.

### PART 3: APPLICANT AND ASSOCIATED PARTIES INFORMATION

Instructions: Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3 (d) of Applicant's Handbook Volume I. Please attach evidence of sufficient real property interest over the land upon which the activities subject to the application will be conducted, including mitigation (if applicable). Refer to Section 4.2.3 (d) for acceptable ownership or real property interest documentation. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

<b>A. APPLICANT (ENTITY MUST HAVE SUFFICIENT REAL PROPERTY INTEREST)</b> <input type="checkbox"/> <b>THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION</b>			
Name: Last:		First:	Middle:
Title:		Company:	
Address:			
City:		State:	Zip:
Home Telephone:		Work Telephone:	
Cell Phone:		Fax:	
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>			
<b>B. LAND OWNER(S) (IF DIFFERENT OR IN ADDITION TO APPLICANT)</b> <input type="checkbox"/> <b>CHECK HERE IF LAND OWNER IS ALSO A CO-APPLICANT</b>			
Name: Last:		First:	Middle:
Title:		Company:	
Address:			
City:		State:	Zip:
Home Telephone:		Work Telephone:	
Cell Phone:		Fax:	
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>			
<b>C. OPERATION AND MAINTENANCE ENTITY (see Applicant's Handbook I, Section 12.3)</b>			
Entity Name:		Contact: Last:	First: Middle:
Title:		Company:	
Address:			
City:		State:	Zip:
Home Telephone:		Work Telephone:	
Cell Phone:		Fax:	
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>			



D. CO-APPLICANT (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:		Work Telephone:
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		
E. ENGINEERING CONSULTANT <input type="checkbox"/> THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:		Work Telephone:
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		
F. ENVIRONMENTAL CONSULTANT <input type="checkbox"/> THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:		Work Telephone:
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		
G. AGENT AUTHORIZED TO SECURE PERMIT (IF DIFFERENT FROM CONSULTANT) <input type="checkbox"/> THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:		Work Telephone:
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: <input type="checkbox"/>		

***If necessary, please add additional pages for other contacts and property owners related to this project.***

#### **PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY**

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

**A.** By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant or Applicant's Authorized Agent	Signature of Applicant or Applicant's Authorized Agent	Date
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(Corporate Title if applicable)

#### **B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY:**

**I certify that:**

☐ ***I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I***, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

**OR**

☐ I represent an entity having ***the power of eminent domain and condemnation authority***, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

Typed/Printed Name	Signature	Date
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(Corporate Title if applicable)

**C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE):**

I hereby designate and authorize \_\_\_\_\_ to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and / or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

_____ Typed/Printed Name of Applicant	_____ Signature of Applicant	_____ Date
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\_\_\_\_\_  
(Corporate Title if applicable)

(9.25.13)

## Tab 3



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 10/30/2025

Deputy: **FIVECOAT, JUSTIN (5910)**

Position: COMMUNITY (SECURITY)

Scheduled Time 5:30AM - 9:30AM

Actual Time 5:30AM - 8:30AM

Display Text	Answer Text1
Event Number:	2025649792
Who did you contact upon arrival?	ON ARRIVAL EMAIL darryla@rizzetta.com
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2025650021 (Citizen assist/medical call)
Please document a detailed Narrative of events that took place during your detail:	Upon arrival I patrolled Connerton Blvd. I then patrolled within the center portion of the neighborhood. I then received notification from my patrol vehicle that my rear driver tire was low PSI. I left the neighborhood at 0633 hours, and attempted to put air in it at the gas station, however it would not hold air. I then responded to the garage for the tire to be addressed. I returned to the neighborhood at 0724 hours. I posted on Blue Mist Parkway which is where a citizen reported to me she was responding to a residence within the neighborhood for a medical issue (Reference: 2025650021). The resident was complaining for medical issues, however decline Fire rescue response as he husband would be home soon to assist her. I then patrolled the northern and eastern portion of the neighborhood, followed by patrolling Pleasant Plains Pkwy. There were no other violations observed, and no dirt bikes heard or seen.
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 11/10/2025**

Deputy: **PETERS, JOSHUA (3096)**

Position: COMMUNITY (SECURITY)

Scheduled Time 5:30PM - 9:30PM

Actual Time 5:30PM - 9:30PM

Display Text	Answer Text1
Event Number:	2025675542
Who did you contact upon arrival?	Emailed vendor at request
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Nothing observed. Only 1 motorbike and golf cart observed and they were obeying the laws
Please document a detailed Narrative of events that took place during your detail:	I patrolled the community and basketball courts. I monitored the traffic throughout the long stretched roads. I observed no traffic violators. I observed nothing suspicious. No calls for service. I continued to patrol until the shift ended. Nothing to report at this time.
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.	Nothing to report. Detail manageable





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 11/21/2025**

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

Position: COMMUNITY (SECURITY)

Scheduled Time 8:00AM - 12:00PM

Actual Time 8:00AM - 12:00PM

Display Text	Answer Text1
Event Number:	2025699085
Who did you contact upon arrival?	Natasha Betancourt
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2025699131 assisted FHP on a traffic stop 2025699150 traffic stop (verbal warning) 2025699188 traffic stop (written warning) 2025699287 traffic stop (written warning)
Please document a detailed Narrative of events that took place during your detail:	Conducted traffic control near active school zones. Patrolled the area with cruise lights activated.
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 4

☐ Soft Rush











☐ Naiad
 ☐ \_\_\_\_\_  
☒ Pickerelweed  
☐ Soft Rush
 ☐ \_\_\_\_\_









**Beneficial Vegetation Notes:**



☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐









☐ Soft Rush









☐ Soft Rush













# AQUATIC WEED CONTROL, Inc.

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

## Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Paola

Date: 11/03/2025 Time: 11:17 AM

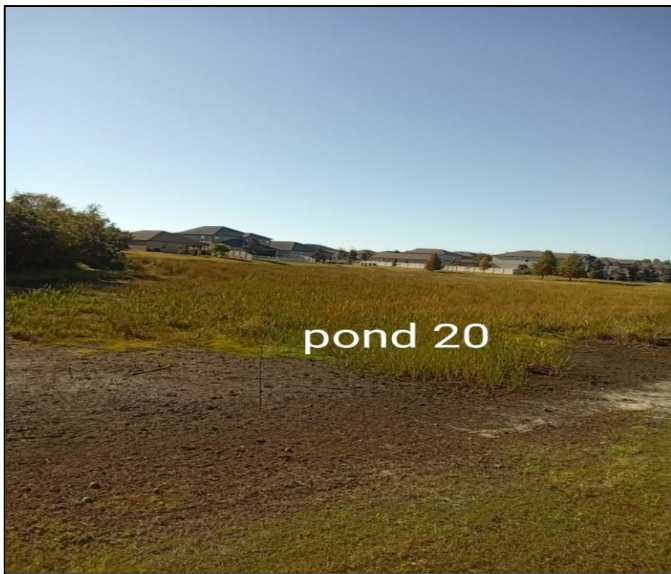
Customer Signature: \_\_\_\_\_

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 20	x		x						
Pond 21	x		x						
Pond 22	x		x						
Pond 23	x		x						
Pond 24	x		x						
Pond 30	x		x						
Pond 29	x		x						
Pond 28	x		x						
Pond 27	x		x						

<b>CLARITY</b>	<b>FLOW</b>	<b>METHOD</b>	<b>CARP PROGRAM</b>	<b>WATER LEVEL</b>	<b>WEATHER</b>
<input checked="" type="checkbox"/> <1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<b>FISH and WILDLIFE OBSERVATIONS</b>					
<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork	
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____	
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____	
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles		

<b>NATIVE WETLAND HABITAT MAINTENANCE</b>			<b>Beneficial Vegetation Notes:</b>	
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____









☐ Soft Rush











☐ Soft Rush









☐ Soft Rush



☐ Soft Rush







## Tab 5



# CONNERTON WEST

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## LANDSCAPE INSPECTION REPORT



November 06, 2025  
Rizzetta & Company  
Amiee Brodeen— Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Pleasant Plains Pkwy, Westerland Dr

## Summary, General Updates, Recent & Upcoming Maintenance Events

- During the slower months, please ensure the crew is staying on top of properly edging all bed and turf lines, as well as removing volunteer trees and weeds throughout the planting beds.
- **Yellowstone needs to provide an approximate date for each item on the report. They will be given 7 days. This is per the contract and was not received last 2 months.**

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. Plant Replacements – As we move into the slower season, please focus on identifying and proposing plant replacements at PPP. Several Lantana are dying back and will need to be removed and replaced. Please assess the full bed and provide a replacement recommendation for consistency across the planting area. (Pic 1a, 1b>)



2. There are still low-growing weeds present in the PPP and Westerland area that need to be treated. Since these are currently under 3 inches, this is an ideal time to spray Fusilade before they have a chance to seed and spread. Please address during the next maintenance visit. (Pic 2>)
3. In the same area, stay on top of removing volunteer trees as they emerge. Consistent removal will prevent them from establishing.



# Pleasant Plains Pkwy, Cressida Ct, Blue Mist Pkwy

4. On the corner of PPP and the east side of Westerland, the planting bed remains weedy. The weeds are taller than the 3-inch threshold and need to be hand-pulled as soon as possible to prevent further spread and maintain a clean appearance. (Pic 4)



**.... August, and per the maintenance schedule, this should be addressed during Day 3 of mowing. Please ensure the trail edging is incorporated as scheduled moving forward. (Pic 7)**



5. In the roundabout planting bed on Cressida Ct, the area needs detailing. Trim out the dead leaves in the grasses, remove any vines that are growing into the plant material, and remove all visible trash. (Pic 5)



8. In the roundabout at Blue Mist and PPP, cogongrass is present within the planting bed. Instead of being removed, it appears to have been trimmed down. This is an invasive species and needs to be properly eradicated immediately, not maintained through line-trimming.
9. While removing the cogongrass, please have the crew clean up the flax lilies and crinum lilies in the same bed. Trim out dead or damaged foliage and remove the debris as it has been left in the bed.

6. Along the wall on Cressida Ct, the bed edge has been lost, and turf has grown into the Viburnum plantings. Please re-establish a defined bed edge and remove the encroaching turf. (Pic 6>)

- 7. While walking the trail, it is still not being edged. This was originally reported in....**





# Pleasant Plain Pkwy, Chrysalis Cay Loop, Sequester Loop

10. Although the pictures may appear minor, the ornamental grasses were cut too low, which can stress the root systems and result in dieback or irregular growth patterns. Best practices, the grasses should not be trimmed any lower than 6", this issue should be addressed to ensure plant health and longevity moving forward. (Pic 10a, 10b)



11. This photo was shared with the vendor for replacements. I counted at least 76 dead lantanas on PPP around the Gardenia Glenn bull nose that will need to be replaced, as outlined in Proposal #548844 they are still under warranty. (Pic 11>)
12. The park on Chrysalis Cay Loop has been picked up and the shrubs trimmed; however, the pine needles should be blown back into the beds. [Ballenger, please check the....](#)

.... irrigation in this area, as the Muhly grasses are falling over and the soil appears dry. (Pic 12)



13. The dead Arborvitae tree in Butterfly Kiss was removed, and the hole should have been filled by now; however, this bed was not detailed during the crew's visit. Why was this missed? This would have been an ideal opportunity to detail and edge the bed. (Pic 13a>, 13b>)
14. Yellowstone, can you verify that the holes in the pocket park on Sequester Loop have been filled? [Ballenger, please ensure that the driplines are capped for now until additional trees can be installed.](#)
15. [Ballenger, can you also check the broken irrigation line under the cypress tree just south of the recently removed trees? A.... \(next pg\)](#)





# Pleasant Plains Pkwy, Woodshadow Way, Willow Vista

(cont.).... section of the line is exposed by the roots and appears to be leaking. (Pic 15)



16. At the entrance of Willow Vista on the east corner, the turf is in poor condition and overrun with weeds. What actions has Yellowstone taken to restore the turf and....

.... eradicate the weeds? Additionally, we are losing the common edge to the preserve line. This should be apart of the maintenance when the crew is visiting this area. (Pic 16)



17. On the west side of the Willow Vista entrance, the beds require immediate detailing. This has been an ongoing issue and is still not being addressed. The area has low-growing weeds, sprouting nutsedge, flax lilies that need trimming, and the Walters viburnum shrubs should be properly hedged. When will this be added to the schedule? (Pic 17a, 17b>)



18. Additionally, same area as #17 the turf is being overtaken by weeds and is dying off. What is the Yellowstone AG team doing to treat this area and eradicate the weedy growth? This needs to be a priority for turf recovery.





# Blue Myrtle Way, White Sage Way, Emory Oak Pl

19. During my inspection, I confirmed that the hole at the mail kiosk on White Sage and Blue Myrtle was filled; however, the surrounding beds were not detailed. I currently have the mowing schedule, but I do not have the detailing schedule. Please confirm what day this area is assigned for detailing. This area also needs the planting beds edged and all surfaces blown off, as outlined in the contract. (Pic 19a, 19b>, 19c>)



.... control and must be removed as soon as possible. I have reported this location for several months and there has been no visible improvement. A resident even mentioned that the area used to look much better before the plant material began thinning, weeds became persistent, and the irrigation driplines became exposed. Once the team has sprayed and removed the weeds, I recommend applying a Pre-M and then adding fresh mulch to help suppress future weed growth and to cover the exposed driplines. (Pic 21a>, 21b>, 21c>)

20. On the northeast side of the mail kiosk, we have lost several Blue Daze and Loropetalum shrubs. Do we know the cause of this decline? When was the irrigation last tested in this area, and is it operating properly? The soil is very dry.

21. Additionally, this area needs immediate attention. The weeds are completely out of....

22. Along Violet Periwinkle, the turf has declined significantly and is now mostly weeds. But with the warm-season weeds starting to die off, the turf appears dry and dead. Please send someone from the AG team to take lead on repairing the turf.





# Flourish Dr, Violet Periwinkle Dr, Magnolia Park

23. About 20–25 feet west on Flourish at Violet Periwinkle, on the north side of the street, we are still missing an irrigation lid (approximately 6" round). Please replace as soon as possible.



24. At the Sagewood sign, please send a crew to remove the weeds. This area has been noted in multiple reports, and there is now a Beggarsticks plant approximately 5 feet tall. This needs to be addressed promptly. (Pic 24a, 24b)



25. Magnolia Park continues to be a concern. During my inspection, the area was still very dry and plant material is declining. When was the last wet check performed here? Also, were the two dripline breaks previously reported repaired?

26. During my inspection, I checked the stems on the Viburnum shrubs, and they are showing signs of stress from lack of water. They may need supplemental irrigation until they recover. I recommend running irrigation in this park at least 3 days per week, for at least 20 minutes in the morning.





# Magnolia Park

27. To reiterate item #25, the switchgrasses are nearing decline. This area needs immediate attention to bring it back to the standard it was in when the property was taken over. Magnolia Park needs focused detailing and recovery measures as soon as possible. (Pic 27)



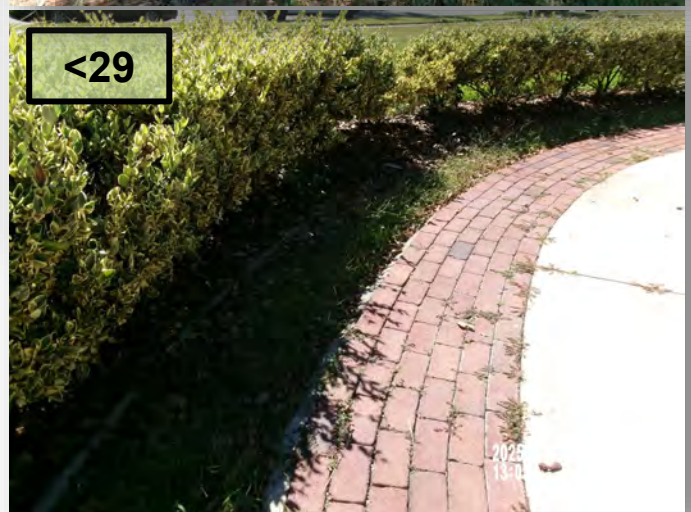
30. Ballenger, the viburnum hedges in Magnolia Park are in severe decline due to the continued lack of moisture. As previously recommended, please increase the irrigation schedule for this area. Ensure the clocks are adjusted to provide additional watering days to support recovery. (Pic 30a, 30b)



28. When visiting Magnolia Park, please rake the mulch out of the gravel areas and remove the dead material from the grasses. The space currently looks unfinished and needs detailing. (Pic 28)



29. The concrete and brick circle area under the pergola should be included in the regular detailing for this park. I have noted this previously. There is ongoing weed growth within the gravel, and it needs to be treated before the weeds go to seed. Please address this on the next visit. (Pic 29>)





# Shady Pavilion Ct, Magnolia Park (11/06)

31. The roundabout at Shady Pavilion Ct has not been addressed for quite some time. This area has been reported on for over three months and remains overrun with cogongrass. The bed edge is fading into the turf, and the Fakahatchee grasses now need to be trimmed to remove the brown foliage. Please prioritize and detail this bed immediately. (Pic 31a, 31b>)



33. While detailing Magnolia Park, please trim out the dead foliage from the crinum lilies and remove any creeping turf from within the mulched beds. (Pic 33)



32. During my visit to Connerton on 11/06, I observed that Magnolia Park still has several issues that need to be addressed. The irrigation dripline is completely exposed and leaning against the brick pillar. To ensure proper irrigation, the line should be buried beneath the mulch. Please correct this issue. (Pic 32)



34. Additionally, the mowing pattern still has not been corrected in Magnolia Park, and now turf has been compacted and has died off in the middle of the park. Yellowstone, this issue needs to be addressed immediately, and the area repaired. Please provide a plan of action for how this turf will be restored. (Pic 34>)

35. Yellowstone, when will the crew be scheduled to visit Magnolia Park? The mulch has spilled into the gravel portions of the bed, dead ornamental grass clippings are scattered throughout the area, weeds are growing in the cracks, and volunteer tree saplings are emerging within the grasses. This.... (next pg)





# Magnolia Park, Rose Cottage Way

(cont.).... area needs to be addressed immediately. Please send photos of the completed work once it has been detailed. This issue has gone on long enough. (Pic 35a, 35b)



36. At the roundabout of Rose Cottage Way, the stink vines continue to grow over the shrubs. Please address this area by removing the vines and detailing the bed accordingly. (Pic 36)



37. Spanish moss and grapevines continue to hang from the tree branches in the roundabout. As this is part of the maintenance contract, please address and remove them. Detail the area as needed to help rejuvenate the surrounding plant material. (Pic 37)



38. It appears that someone has been discarding trash just east of the Rose Cottage roundabout. Yellowstone, please provide a proposal to remove the debris and clean up the area. (Pic 38>)

39. The shrubs just outside the roundabout are covered with vines. Please remove.... (nxt pg)





# Connerton Blvd, Shadyside Ln

(cont.).... and detail this area thoroughly. Do not use hedge shears to cut back the vines, as this only encourages regrowth — the vines should be hand-pulled to ensure proper removal. (Pic 39a, 39b)



40. Along Connerton, all Fakahatchee grasses need to be trimmed back. Please ensure they are not cut too low, as this can stress the root ball and cause irregular regrowth. Add this detailing task to the upcoming maintenance schedule. (Pic 40)



41. The median beds along Connerton require detailing, as several areas with weeds were missed and are now flowering and going to seed. Please provide a timeline for when this area will be properly detailed. (Pic 41)



42. Along Shadyside the crew trimmed the Fakahatchee grasses but did not remove the weeds growing within them and the grass clippings were left. Why was this missed? The detailing schedule should have aligned with the trimming to ensure efficiency and prevent additional work. (Pic 42a>, 42b>, 42c>)





# Connerton Blvd, Emory Oak Pl, Blue Mist Pkwy

43. The Emory Oak and Connerton planting bed is in poor condition and unkempt. The creeping grass has encroached into the beds, completely shading out the Blue Daze plants. Please have the crew address this area and ensure it is properly detailed. (Pic 43>)



44. This entire planting bed appears to have been neglected for quite some time. Weeds are overgrown, the bed edge is no longer defined, and the creeping grass is so thick that the mulch is barely visible. When will this area be addressed? At this point, I am requesting photos of the completed work once it has been properly detailed. (Pic 44a, 44b>, 44c>)



45. Along the Connerton planting beds, I have noticed that several trees still have the green clear straps attached, which are causing indentations on the trunks. As the crews are detailing and/or mowing around these trees, please have them begin removing or loosening the straps to prevent further damage.

46. At the roundabout of Blue Mist and Connerton, the trees are all.... (next pg)



# Connerton Blvd, Blue Mist Pkwy

(cont.).... struggling. One cypress tree has lost all its leaves and is covered in Spanish moss and lichens. This tree was reported several months ago, yet no improvements are visible. Were any vines or Spanish moss removed from the trees? This area should be prioritized. Please have a crew detail this roundabout as soon as possible.  
(Pic 46a>, 46b>, 46c>)



47. On Blue Mist Parkway, the cogongrass growing within the Viburnum shrubs has reached at least 18" taller than the shrubs. This grass is highly invasive and continues to spread south toward PPP. This area needs to be eradicated immediately. Additionally, someone has string-trimmed the cogongrass growing in the mulched areas. This is not an effective method, as it does not eliminate the grass. The area needs to be properly....



.... treated with herbicide and then the cogongrass removed. I recommend sending photos of the completed work.  
(Pic 47a>, 47b>)





# Blue Mist Pkwy



## **Tab 6**





# **Connerton Nov. 6th Response Pictures**

**Tuesday, November 18, 2025**

**21 Issues Identified**



Item #2 & #4

Fusilade has been applied to The Arbors entrance. Please allow 2-3 weeks to see results, if not, we will apply another treatment.



Item #5 Complete!





Item #6

Area has been cleaned out & fusilade has been applied



Item #6

Area has been cleaned out & fusilade has been applied



Item #14  
Tree holes have been filled!



Item #14  
Tree holes have been filled!





Item #17

Crews hand pulling weeds & we  
sprayed the area with Fusilade



Item #17



Item #17



Item #17





Item #17



Item #24 Complete

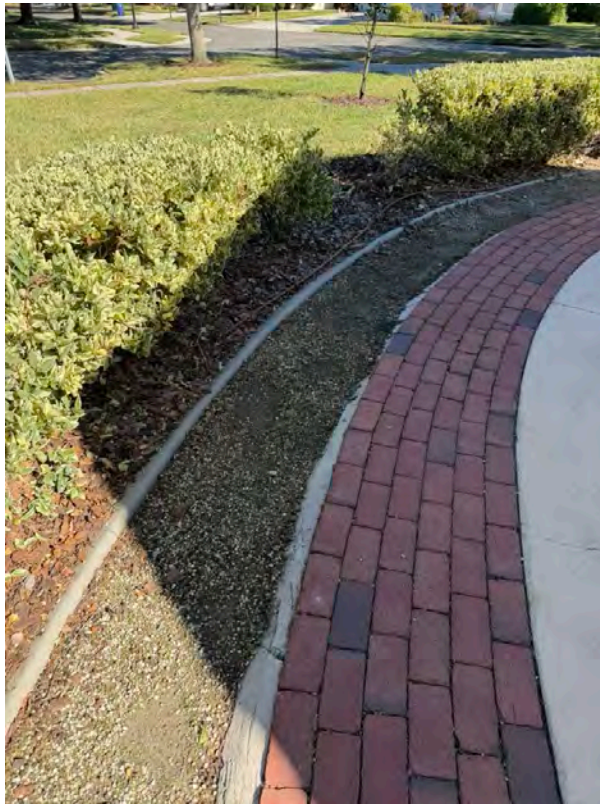


Item #24 Complete



Item #24 Complete





Item #29

Weeds have been cleaned up & sprayed round up on top & in the gazebo area



Item #29

Weeds have been cleaned up & sprayed round up on top & in the gazebo area



Item #31 Complete!  
Trimmed, cogongrass removed &  
sprayed



Item #31 Complete!  
Trimmed, cogongrass removed &  
sprayed





Sprayed Fuscilade To Butterfly Kiss  
Pocket Park



NOT IN THE REPORT BUT CAR  
DAMAGE



### Car Damage

On the side leaving Verona heading towards Blue Mist, an oak appears to have major damage either from a car or a golf cart. We will monitor to see if the tree lives.

Carlos Garcia  
Yellowstone Landscape



## **Tab 7**



*Enhancing landscape with water-conscious techniques*

November 24, 2025

**Connerton West CDD – Land O’ Lakes - November Irrigation Report**

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

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

11/04/25	E Clock Decoder Replacement
11/04/25	B clock broken head
11/04/25	Broken Rotor E clock
11/06/25	Drip Zone Repairs
11/19/25	Repair gate valve and broken pipe
11/19/25	Multiple Repairs on PPP
11/19/25	Replaced broken heads on B clock
11/19/25	Replaced broken heads on A & B clock
11/21/25	Gatorbags and bubblers for 2 new trees
11/24/25	Pipe break per email
11/24/25	Connerton West A Clock / Possible down decoded
11/24/25	Pipe break per email
11/24/25	Troubleshoot multiple clocks due to possible decoder problems

Water Use Permit #347.09 meter readings were updated with Southwest Florida Water Management District (SWFWMD). Report is attached.

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

- None

The weather conditions: extreme drought. No new landscape enhancements should be considered until spring. ET and solar sync sensors have been checked and are working properly.

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

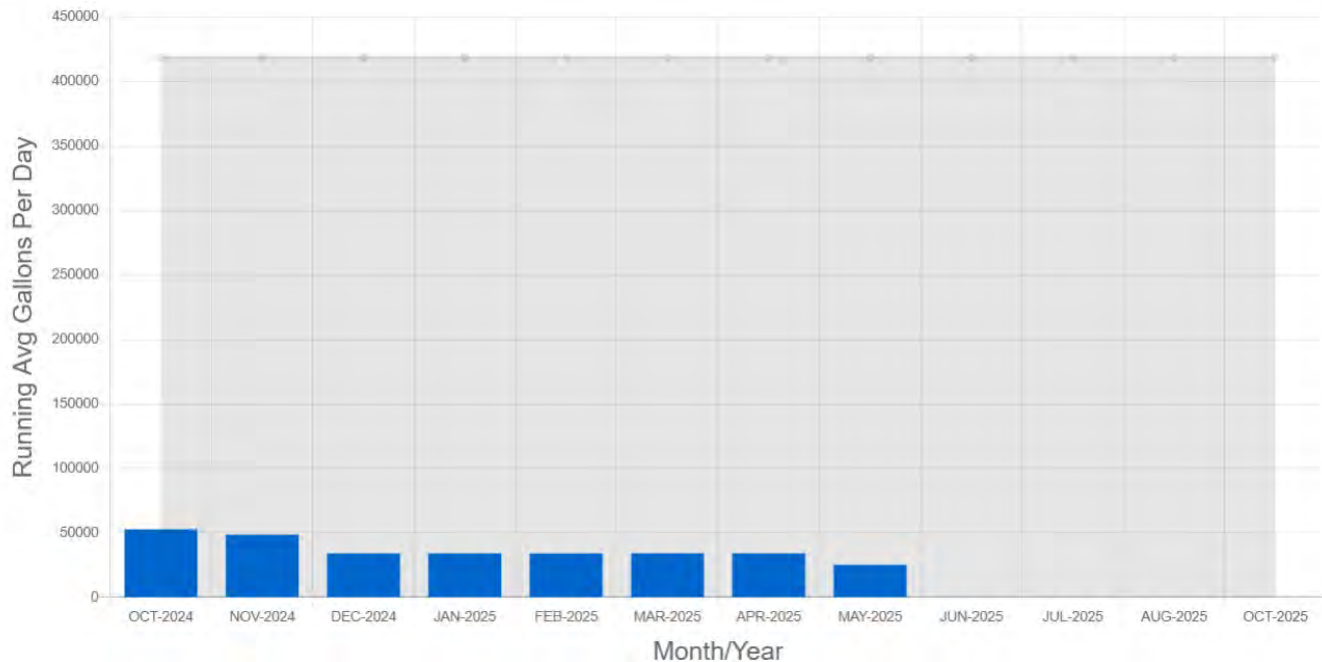
**3840 68<sup>th</sup> Ave. N.  
Pinellas Park, FL 33781  
727-520-1082**



## PUMPAGE REPORT – 10/2024 to 10/2025

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

Month Year	Pumped GPD	Permitted GPD	% Overpumped
Oct-24	52698	419000	0
Nov-24	48591	419000	0
Dec-24	34048	419000	0
Jan-25	34047	419000	0
Feb-25	34028	419000	0
Mar-25	34121	419000	0
Apr-25	34047	419000	0
May-25	25143	419000	0
Jun-25	18	419000	0
Jul-25	15	419000	0
Aug-25	15	419000	0
Oct-25	8	419000	0





*Enhancing landscape with water-conscious techniques*

11/3/25

Connerton West CDD October Irrigation Maintenance Report

Routine maintenance was completed throughout the month.

**In addition to routine maintenance, the following issues were addressed:**

- **Mainline repair along PPP**
- **Mainline repair on corner of Connterton Blvd and Shady Pavillion**
- **D clock decoder replacement**
- **E clock decoder replacement**
- **EP2 filter has been fixed**

Repairs attached to inspection report have been completed.

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



## Tab 8



## Proposal #618

Date: 11/21/2025

### 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

## Repairs for week November 17th

This proposal includes all of the parts and labor for replacing 55 6" spray heads, 10 6" rotors, 26 funny pipe fittings. Damaged caused by lawn maintenance equipment around the community.

### Irrigation Repairs

#### Irrigation Repair

<b>Irrigation Repair Price:</b>	<b>\$2,157.74</b>
---------------------------------	-------------------

<b>Subtotal</b>	<b>\$2,157.74</b>
-----------------	-------------------

<b>Estimated Tax</b>	<b>\$0.00</b>
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<b>Total</b>	<b>\$2,157.74</b>
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**Terms & Conditions**

**By** \_\_\_\_\_

**Christopher Zotti**

**Date** \_\_\_\_\_

11/21/2025

**Ballenger Landcare Inc**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Connerton West CDD**

## Tab 9





**Nicholas Bowen**

**[Cddpropertycare@gmail.com](mailto: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 fields, trails, remove moss dangles 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 in-house 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.*

**Nov 1**

- **Shop**
- **Roger stopped in to talk shop, and we scheduled a 2-oclock ride-along**
- **N/O + since the start of doing lids I've noticed that especially the round ones, that all lids are not created equal and for the most part are not interchangeable, and most of the ones I found missing or broken are purple and of course are the ones you can't find or they don't make, that fit those kind of bases but after some research found some universal purples. I can buy greens everywhere, but I needed purple. They make green, tan and purple, 6in and 10in at 8 and 12 bucks. iiii like it!!**
- **Went on our ride-along and noticed some areas looking better as well as some areas still lacking, but there is noticeable progress, but still a lot of work to be done. It all has just been let go for too long, but we'll get there**

Nov 2

- Shop
- Got geared up to go finish the exit side and wrap that corner at Rose Point. So now the entrance and exit is done to what i believe looks proper anyway. Also, while there i found 4 lids that were covered completely with grass and so i cleaned those all up and got them exposed
- N/O + spotted another missing lid and replaced
- I also noticed today that my sawzall is gone, and I know for a fact it was on Big Country = (BC) so someone snagged it or I lost it but in either case i need to grab another one. This is one of the reasons I chose to go with Ryobi because when things go wrong it is relatively cheap to replace but can also stand up to the work I do

Nov 3

- Shop
- Went to Lowes to get wood for boardwalks (found me some softies)
- Had to take apart and fix my whacker. A thin vine got sucked in past the safeguards all the way up in deep and was bogging down and started to overheat my whacker, but its good now
- Stopped to speak with Will and did a little scheduling while he was putting up lights also discussed putting in an outlet
- I got a text from Mark (owner – Balinger) if i could meet him. So, I did that. He had questions about his guys and what I have seen
- Got back to the shop and A Y W Tree Service showed up while putting everything away to get ready for our meeting and just reminded them of the expectations of this meeting and that they might not even get talked to. (O-how I was wrong on that one)
- Clubhouse meeting

Nov 4

- Shop
- Checked on some things at the fountain with a game plan for outlet install so they can stop unplugging the fountain lights every time they do something needing power
- N/O
- Found me a dead pig on the tunnel median, had to scoop him up



Nov 5

- Lowes on the way in
- Shop
- Installed a 4-banger with a photocell that runs only 2 of the sockets for the lights. For those who don't know the problem has always been there have only been 2 live sockets and those are taken up by the fountain led lights. Every time there is maintenance or like now, the Christmas lights going in you had to unplug the fountain lights which seems to screw things up. So, i am hoping this will fix these reoccurring issues
- N/O

Nov 6

- Off / on call
- Tree Service – my return time is 2 days from now on Sat for the trailer. And since I saw Will putting lights up I'm gonna get some of that moss out and cut off the low danglers at the 2 center big trees at PPP and Connerton so it looks half decent until AYW-tree service gets in there to 100% it. Then finish the PPP entrance / exit side of trail. I have close to half of it done already. If i get all this done i can then take the trailer back tomorrow instead of Sat and save a little there

Nov 7

- Off / on call
- I did not get as far as i wanted yesterday. It wasn't too bad at Connerton, but PPP was long and drawn out. These people driving could give a flying flip as to me trying to get this tree cut without shutting down the lane. I had a hard time just trying to get them to leave a gap while the light was red, but whatever i got what I could. It was and still is super hard for me to leave these two trees half done but it looks much better now
- Had to put some diesel in BC all my cans are empty
- I finished the PPP entrance / exit to trail
- Got emailed by Chris about lights out, so after i put everything away I went and checked it out. Seems they must have lost power at some point for about an hour and a half because they were all off except for the fountain because I had just got that all set up
- Got a call from Ballinger about the spot I flagged and asked them to check out on the entrance side of PPP about 100 yards before Round-about 4. So I stopped by on

my way out and there is a good amount of damage there. We will also need some grass installed and possibly even some more dirt to bring it back up

Nov 8

- Shop
- H/D to take back trailer
- Stripped down BC and got him all cleaned up and reorganized
- Got the shop back on point. (everything was so messy)
- Marked the boards I plan to change out tomorrow
- N/O

Nov 9

- Shop
- Got all the gas cans juiced up
- Got geared up and ready for boardwalk work then swapped out 5 softies. There are 2 that are still painted I just want them done but they are still stable
- Break down and change out for N/O + spray painted that cap for the mailboxes
- N/O + put that topper on the mailbox (sent email and pics with the-? to use or not) subject = mailbox topper feedback
- It looked like it was about to rain, and I have been wanting to try something so i got my pumper all filled up and sprayed the first set of wall caps in hopes that a little rain will do the rest and i will check that out on Tues when i get back

Nov 10

- Off / on call

Nov 11

- Shop
- Took pics of weds and sent them in as asked, only from 41 up Connerton to and then through Arbors. Just in that short length i found quite a bit not done
- N/O

Nov 12

- Lowes first thing to pick up the caps, paint, and screws for mailboxes. Then once there i got my measurement all twisted up with id's and od's and started double guessing myself, was it 3 or 3 ½ well, I didn't get them because I wasn't 100% sure.
- Got back and first thing was measure and come to find out its both 3 and 3 ½. Its sold as a 3in cap but measures 3 ½ because it goes to the outside of an id dimension of 3in pvc. Man, that aggravates me and I know this stuff but didn't click in the moment. Good news is Amazon had them 3.5 bucks cheaper per cap
- N/O

Nov 13

- Off / on call

Nov 14

- Off / on call





**Nicholas Bowen**

**[Cddpropertycare@gmail.com](mailto: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 fields, 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 in-house 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.***

Oct 18

- Shop
- N/O
- Went ahead and replaced those 2 lids and then went a whack-n on 4 more that were right there that hadn't been done in a long long time as they were completely covered. If you remember in my last report the pinecones and emails that it took to find these 2 broken lids, well this is why, because it all looked like grass. There were 5 or 6 side by side that just couldn't be seen.

Oct 19

- Shop
- I have a ride-a-long this morning with All Your Way Tree Service. It took longer than expected didn't get done till 1

- **N/O + got 2 more lids down with some whack-n**

Oct 20

- Went to Site-1 first thing on the way in to get some more lids and another box
- Shop
- Got grapple guys all squared away and they cleared out 2/3 of the pile but second load wouldn't have been a full one so we 'll wait till there is a full load because they don't drop the price for a lesser load.
- N/O + while running around took care of 5 more lids, 2 of which were full dig-outs. I have also been cleaning out the insides, and whack-n on all the ones i see in the immediate area as I haven't been to one yet that has been maintained properly.

Oct 21

- Shop
- Took care of some wasp per email received last night
- N/O
- Replaced 2 more lids
- Got everything squared away to carry over for the three days I'll be out

Oct 22

- Vac-day / off – on call

Oct 23

- Off / on call

Oct 24

- Off / on call

Oct 25

- I'm BAAAACK! and-o how bored I was. You know, it's weird, or should i say I'm just weird, that when i came in this morning I got that same refreshing feeling you get when you return home after being gone for a while
- Shop
- Trying to get my head wrapped back around all that's been going on and what I need to do
- N/O + just getting everything back up to my standards

Oct 26

- Shop
- All Your Way Tree Service came back out today to look at some stuff and get a count on all the palms. This is the second time they have spent a day out here crossing T's and dotting I's and again it just shows that they care and everything is included in how I / we want things to be done and look.
- N/O

Oct 27

- 
- 

Oct 28

- 

Oct 29

- 

Oct 30

- Off / on call

Oct 31

- Off / on call



## **Tab 10**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 5, 2025 at 4:00 pm
- **2024 Voter Registration:** 3,110
- **Total Community:** 1,949.25

## District Manager's Report

December 1

# 2025

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#### FINANCIAL SUMMARY

10/31/2025

General Fund Cash &  
Investment Balance:

\$243,679

Reserve Fund Cash &  
Investment Balance:

\$642,465

Debt Service Fund &  
Investment Balance:

\$1,103,600

**Total Cash and Investment  
Balances:**

**\$1,989,744**

**General Fund Expense  
Variance: \$74,453**

**Under  
Budget**

## Connerton West Community Development District (updated 8.30.24)

Contract Type	Vendor	Contract Start Date	Contract End Date
<b>Professional Services</b>			
Amenity Services	Rizzetta & Company, Inc.	10/1/2023	9/30/2024
District Management	Rizzetta & Company, Inc.	10/1/2023	Auto renews
Administrative Services	Rizzetta & Company, Inc.	10/1/2023	Auto renews
Assessment Roll	Rizzetta & Company, Inc.	10/1/2023	Auto renews
Financial Revenue & Collections	Rizzetta & Company, Inc.	10/1/2023	Auto renews
Accounting Services	Rizzetta & Company, Inc.	10/1/2023	Auto renews
Rizzetta Technology	Rizzetta Technology Services	8/26/2019	Auto Renews
Rizzetta Field Services	Rizzetta & Company, Inc.	10/01/18	Auto Renews
Dissemination Services	Rizzetta & Company, Inc.	8/1/2018	Auto Renews
District Counsel	KE Law Group	08/02/21	Auto renews
District Engineer	Stantec	07/06/20	Auto renews
<b><u>Service Agreements</u></b>			
Arbitrage Calculations S2006	LLS Tax Solutions	04/04/22	09/30/24
Arbitrage Calculations S2018	LLS Tax Solutions	08/01/22	08/07/25
Auditor	Grau	08/08/21	09/30/27
Landscape Maintenance	Yellowstone	10/1/2023	Auto renews
Irrigation Village I Maint	Ballenger & Company	10/1/2023	09/30/24
Irrigation 212 L-30 Maint	Ballenger & Company	10/1/2023	09/30/24
Irrigation Pump Station Maint	Ballenger & Company	10/1/2023	09/30/24
Village II Irrigation Maint	Ballenger & Company	10/1/2023	09/30/24
Village II Parcel 218 Maint	Ballenger & Company	10/1/2023	09/30/24
Pond Maintenance	AWC	10/1/2023	09/30/24
Mitigation/Wetland Area Maint	Stantec	03/06/17	Auto Renews
Website Services	Campus Suite	10/7/2019	Auto Renews
Fountain Maintenance and Cleaning	Fountain Kings	8/6/2024	Auto Renews
Banners	American Power Washing	3/5/2024	Auto Renews



## Connerton West Community Development District (updated 11.24.25)

Contract Type	Vendor	Contract Start Date	Contract End Date
<b>Professional Services</b>			
Amenity Services	Rizzetta & Company, Inc.	10/1/2025	Auto renews
District Management	Rizzetta & Company, Inc.	10/1/2025	Auto renews
Administrative Services	Rizzetta & Company, Inc.	10/1/2025	Auto renews
Assessment Roll	Rizzetta & Company, Inc.	10/1/2025	Auto renews
Financial Revenue & Collections	Rizzetta & Company, Inc.	10/1/2025	Auto renews
Accounting Services	Rizzetta & Company, Inc.	10/1/2025	Auto renews
Rizzetta Technology	Rizzetta Technology Services	10/1/2025	Auto Renews
Rizzetta Field Services	Rizzetta & Company, Inc.	10/1/2025	Auto Renews
Dissemination Services	Rizzetta & Company, Inc.	10/1/2025	Auto Renews
District Counsel	KE Law Group	08/02/21	Auto Renews
District Engineer	Stantec	07/06/20	Auto Renews
<b>Service Agreements</b>			
Arbitrage Calculations S2006	LLS Tax Solutions	04/04/22	09/30/26
Arbitrage Calculations S2018	LLS Tax Solutions	08/01/22	04/02/27
Auditor	Grau	08/08/21	09/30/27
Landscape Maintenance	Yellowstone	10/1/2024	07/31/27
Irrigation Village I Maint	Ballenger & Company	10/1/2025	09/30/25
Irrigation 212 L-30 Maint	Ballenger & Company	10/1/2025	09/30/25
Irrigation Pump Station Maint	Ballenger & Company	10/1/2025	09/30/25
Village II Irrigation Maint	Ballenger & Company	10/1/2025	09/30/25
Village II Parcel 218 Maint	Ballenger & Company	10/1/2025	09/30/25
Pond Maintenance	AWC	10/1/2025	09/30/25
Mitigation/Wetland Area Maint	Stantec	03/06/17	Auto Renews
Website Services	Campus Suite	10/7/2019	Auto Renews
Fountain Maintenance and Cleaning	Fountain Kings	8/6/2024	Auto Renews
Banners	American Power Washing	3/5/2024	Auto Renews

## **Tab 11**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING AMENDED AND RESTATED RULES OF  
PROCEDURE; AND PROVIDING A SEVERABILITY CLAUSE;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Connerton West Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and being situated in Pasco County, Florida; and

**WHEREAS**, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amended and Restated Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of December 2025.

**ATTEST:**

**CONNERTON WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Amended and Restated Rules of Procedure



**EXHIBIT A**

Amended and Restated Rules of Procedure

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

**EFFECTIVE AS OF DECEMBER 1, 2025**

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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 their 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 three (3) business days 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 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 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 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, 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, 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 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 Section 120.541(2), *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, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to 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 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 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 procedure protects the public interest and complies with applicable law and 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 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, 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 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 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, 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 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, 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, 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, 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, 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 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, 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, 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, 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, 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 Responsive and Responsible 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, 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, 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, , 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, hand delivery, or email with delivery confirmation 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 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 terms that 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 December 1, 2025, 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 12**



## **AGREEMENT FOR TREE LIFTING SERVICES**

**THIS AGREEMENT (“Agreement”)** is made and entered into this 3rd day of November 2025, by and between:

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

**ALL YOUR WAY LAWN, TREE & PROPERTY MAINTENANCE INC.**, a Florida corporation, with a mailing address of 11664 Bessie Dix Road, Seffner, Florida 33584 (“**Contractor**” and, together with the District, “**Parties**”).

### **RECITALS**

**WHEREAS**, the District was established by rule of the Florida Land and Water Adjudicatory Commission and operating pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

**WHEREAS**, the District has a need to retain an independent contractor to provide tree lifting services, as more specifically described herein; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide the services identified in **Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“**Services**”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

**SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of

the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District for the proper adjustment, and in no case proceed with the Services in uncertainty.

- B.** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein).
- C.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- D.** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services. Contractor agrees to use any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and at **Exhibit A**.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F.** Contractor shall report directly to Daryl Adams, who serves as District Manager, or his designee ("**District Representative**"). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G.** Contractor shall coordinate commencement and completion of the Services with the District Representative. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.
- H.** Contractor shall keep the premises and surrounding area free from accumulation of

waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.

- I. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

### **SECTION 3. COMPENSATION AND PAYMENT.**

- A. The District shall pay Contractor a total amount not to exceed **One Hundred Fifty Thousand Dollars and Zero Cents (\$150,000.00)** for the Services identified in **Exhibit A** for 1590 oak trees and 230 palm trees. Payment shall be made in four separate installments, each in the amount of Thirty-Seven Thousand, Five Hundred Dollars (\$37,500), payable upon final completion and acceptance by the District of the Services for each respective phase as described in **Exhibit A**, all in accordance with the pricing set forth in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall invoice the District for the Services actually performed. Contractor shall maintain records conforming to usual accounting practices.
- B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require,

as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

#### **SECTION 4. TERM AND TERMINATION.**

- A. *Term.*** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide fifteen (15) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

**SECTION 5. WARRANTY.** Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional



registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

#### **SECTION 6. INSURANCE.**

- A.** Contractor shall, at its own expense, maintain insurance during the performance of the Work under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B.** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Additional Insureds**”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Work. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

#### **SECTION 7. INDEMNIFICATION.**

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys’ fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly

employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
- C.** Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.

**SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its

employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

**SECTION 10. LIENS AND CLAIMS.** Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. If Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

**SECTION 12. INDEPENDENT CONTRACTOR STATUS.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

**SECTION 13. NOTICES.** All notices, requests, consents and other communications under this Agreement (each, a "**Notice**" and collectively, "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

- A.     **If to Contractor:**     All Your Way Lawn, Tree &  
Property Maintenance Inc.  
11664 Bessie Dix Road  
Seffner, Florida 33584  
Attn: \_\_\_\_\_
- B.     **If to the District:**     Connerton West Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager
- With a copy to:**     Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

**SECTION 14. ENFORCEMENT OF AGREEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 15. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc. ("Public Records Custodian")**. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3)



ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, DARRYL@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

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

**SECTION 17. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**SECTION 20. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 21. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such

approval shall be void.

**SECTION 22. COMPLIANCE WITH E-VERIFY.** Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 23. FOREIGN INFLUENCE.** Contractor understands that under section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

**SECTION 24. SCRUTINIZED COMPANIES STATEMENT.** In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

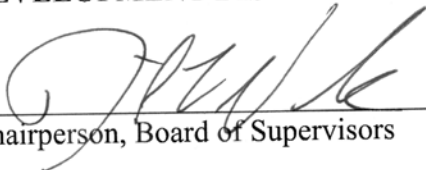
**SECTION 25. ANTI-HUMAN TRAFFICKING.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

**SECTION 26. PUBLIC ENTITY CRIMES.** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

*[Signatures on following page.]*

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

**CONNERTON WEST COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**ALL YOUR WAY LAWN, TREE &  
PROPERTY MAINTENANCE INC.**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Scope of Services

## Exhibit A Scope of Services



### All Your Way Tree Service

Nick

(813) 333-8518

Oddpropertycare@gmail.com

ESTIMATE	#81
ESTIMATE DATE	Oct 20, 2025
EXPIRATION DATE	Nov 19, 2025
TOTAL	\$150,000.00

#### CONTACT US

11664 Bessie Dix Rd

Seffner, FL 33584

(813) 650-4018

allyourwaytree@gmail.com

### ESTIMATE

Services	Qty
Scope of Service	1.0
<p><b>1. Entryway Enhancement and Oak &amp; Palm Tree Trimming:</b> At each subdivision entrance, we will conduct specialized Palm tree and Oak tree trimming aimed at maintaining a visually appealing and healthy landscape feature that enhances community pride and property values. The trimming process includes thinning out dense foliage to improve airflow and sunlight penetration, deadwooding to remove all dead, dying, or diseased fronds/branches which reduces the risk of falling debris, and canopy raising to improve sightlines and clearance for vehicles and pedestrians. Trees will be trimmed symmetrically on both sides of the entrance to ensure a balanced and professional appearance, which also aids in reducing liability by minimizing uneven weight distribution that could lead to branch failure. This precise trimming supports tree vitality and reduces hazards, thereby enhancing safety and curb appeal.</p> <p><b>2. Common Area Tree Maintenance:</b> In all designated common areas, routine pruning will be performed to remove dead or hazardous branches that pose a risk to residents and property. Low Hanging Limbs will be removed to raise the canopy. Pruning will follow industry best practices, including proper cut techniques to promote wound closure and prevent disease entry. Symmetrical trimming will be applied to maintain uniformity across the landscape, which not only improves aesthetics but also stabilizes tree structure, lowering the risk of limb failure during storms. This maintenance is critical for liability coverage, as proactively managing tree health reduces the likelihood of injury or property damage claims.</p> <p><b>3. Street Tree Care and Clearance:</b> Street trees lining sidewalks and roadways will be trimmed to maintain adequate clearance for pedestrian and vehicular traffic, ensuring compliance with local ordinances and safety standards. The trimming will focus on removing low-hanging branches and raising canopies to improve visibility and accessibility. Symmetry in trimming enhances the neighborhood's streetscape by providing a cohesive and orderly appearance, which positively impacts community perception and property values. Proper clearance also minimizes risks associated with obstructed sightlines or interference with utility lines, which is essential for risk mitigation. We will also be trimming away any limbs that are encroaching upon or overhanging the edge cap of the brick wall. These areas were recently repaired, and this measure is intended to reduce the risk of future damage.</p> <p><b>4. Vegetation Removal Using Bush Hogging:</b> To manage overgrown brush and undergrowth in common areas, sidewalks and roadways, we will employ bush hogging—a mechanical method involving a rotary mower designed to cut through dense vegetation efficiently. This technique allows for rapid clearing of invasive and unwanted plants, reducing fire hazards and pest habitats. Bush hogging prepares the site for subsequent maintenance and planting efforts, ensuring a safer and more manageable environment.</p> <p><b>5. Following our discussion with the maintenance technician and after reviewing the property standards, our team understands the expectations for maintaining a clean and visually appealing landscape.</b>  We will perform targeted demossing services focused on removing the majority of visible moss clusters from trees within the general eye-line view. While some minor residual moss may remain on higher or hard-to-reach areas, we will ensure the overall appearance meets the agreed-upon standards and significantly improves the visual presentation of the property.</p> <p>Our team will carry out this work safely and efficiently, taking care to preserve the health of the trees and surrounding vegetation.</p> <p><b>6. Equipment and Crew Deployment:</b> The project will utilize specialized equipment including a bucket truck with a material handler for safe and efficient tree trimming at height, two skid steers for maneuvering and clearing debris, grapple trucks for loading and hauling cut material, and a professional crew trained in arboricultural safety standards. This combination of equipment and skilled personnel ensures that operations are conducted efficiently while maintaining high safety standards, reducing the risk of accidents and enhancing overall project quality.</p>	



#### 7. Payment Structure:

The payment plan is divided into four phases to align with project milestones and ensure accountability.

- Phase 1: First Roundabout entrance enhancement
- Phase 2: Second Roundabout entrance enhancement
- Phase 3: Third Roundabout entrance enhancement
- Phase 4: Common areas and playground maintenance

Payments will be made in installments, with each payment due immediately upon the satisfactory completion of the corresponding project phase. No payment will be released until the prior phase is fully completed and approved.

$$150,000 / 4 = 37,500$$

#### Payment Breakdown:

- Payment 1: \$37,500
- Payment 2: \$37,500
- Payment 3: \$37,500
- Payment 4: \$37,500

#### Bundle Pricing Breakdown:

$$150,000.00 / 1500 = 100$$

Our Bundle Pricing Reflects that the estimated cost per item serviced is \$100.00

#### 8. Debris Management and Hauling Process:

All vegetative and tree debris generated during the trimming and clearing operations will be systematically collected and managed to ensure a clean, safe, and organized work environment. Debris will be initially loaded into a designated trailer on-site and transported to our staging area located at the container/shop area. This centralized location allows for efficient material consolidation and minimizes disruption to the community during active service.

Once relocated, our grapple trucks will be deployed to load the debris directly from the container/shop staging area and haul it off-site for proper disposal or recycling, in compliance with environmental regulations and industry best practices. This two-stage debris relocation and hauling process enhances operational efficiency, reduces time on-site, and ensures the subdivision remains clean and accessible throughout the project.

This method also allows for better quality control and faster project completion, while mitigating safety hazards associated with scattered or unmanaged debris piles in public areas.

—

If you have any questions, comments or concerns please do not hesitate to reach out to us. Thank you so much for the opportunity and consideration and we hope to hear back from you soon!

#### Attachments:

- Our company's business license and insurance documentation
- Photo documentation of the property taken today.

---

Services subtotal: \$150,000.00

**Total**

**\$150,000.00**

We're always striving to enhance our service, and your feedback is essential! If you have a moment, we'd love for you to share your experience on platforms like Yelp, Facebook, The BBB or Google. Your insights help us grow and better serve our community.

**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

I, \_\_\_\_\_, as \_\_\_\_\_, on behalf of All Your Way Lawn, Tree & Property Maintenance Inc., a Florida corporation (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

All Your Way Lawn, Tree & Property Maintenance Inc.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by \_\_\_\_\_, as \_\_\_\_\_, of All Your Way Lawn, Tree & Property Maintenance Inc., who is ☐ personally known to me or ☐ who produced \_\_\_\_\_ as identification this \_\_\_\_ day of \_\_\_\_\_, 2025.

(Notary Seal)

\_\_\_\_\_  
Notary Public

## **Tab 13**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

November 6, 2025

To Board of Supervisors  
Connerton West Community Development District  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33755

We are pleased to confirm our understanding of the services we are to provide Connerton West Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Connerton West Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O RIZZETTA & COMPANY, INC., 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, OR DARRYL@RIZZETTA.COM, PH: (813) 994-1001.**

Our fee for these services will not exceed \$3,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year for which the audit is conducted, in order for us to deliver a draft audit to the District no later than May 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Connerton West Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE

This letter correctly sets forth the understanding of Connerton West Community Development District.

By: 

Title: Chair

Date: 11-11-25



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

## **Tab 14**

## RESOLUTION 2026-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Pasco County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John Ngerem	November 2028
2	Tyson Krutsinger	November 2028
3	Chris Kawalec	November 2026
4	Roger Smith	November 2026
5	Daniel Novak	November 2026

**2. GENERAL ELECTION SEATS.** Seat 3, Seat 4, and Seat 5 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.



**4. COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

**5. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**6. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**7. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

**9. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of December 2025.

ATTEST:

**CONNERTON WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Connerton West Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Ste 200 Dade City, FL 33523. The Supervisor of elections may be contacted by phone at (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Connerton West Community Development District has three (3) seats up for election, specifically Seats 3, 4, and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before \_\_\_\_\_, 2026\*

\*Deadline is at least 2 weeks before the start of the qualifying period

## **Tab 15**



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

October 30, 2025

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

**Connerton West Community Development District  
(Pasco County, Florida)  
\$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and  
\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2  
("Bonds")**

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended September 25, 2025 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of September 25, 2025.

The next annual arbitrage rebate calculation date is September 25, 2026. We have provided a new engagement letter for the next three annual computation periods ending September 25, 2026, September 25, 2027, and September 25, 2028, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

# ***Connerton West Community Development District***

*Connerton West Community  
Development District (Pasco County, Florida)  
\$6,265,000 Capital Improvement Revenue Bonds,  
Series 2006A-1 and \$4,370,000 Capital Improvement  
Revenue Bonds, Series 2006A-2*

*For the period ended September 25, 2025*





LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

October 30, 2025

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

Re: Connerton West Community Development District (Pasco County, Florida)  
\$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and \$4,370,000  
Capital Improvement Revenue Bonds, Series 2006A-2 ("Bonds")

Connerton West Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended September 25, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(556,158.75) at September 25, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.4035%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Connerton West Community Development District

October 30, 2025

(Pasco County, Florida) \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and

\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2

For the period ended September 25, 2025

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is September 26, 2006.
2. The end of the first Bond Year for the Bonds is September 25, 2007.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Connerton West Community Development District

October 30, 2025

(Pasco County, Florida) \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and

\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2

For the period ended September 25, 2025

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation we have relied on prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Requirement Liability as of September 25, 2011.
12. Concurrently with the delivery of the Series 2018-1, and 2018-2 Bonds on August 8, 2018, the District refunded all of the remaining outstanding aggregate \$1,850,000 principal amount of the Series 2006A-1 Bonds, and a portion of the \$360,000, principal amount of the Series 2006A-2 Bonds. The unrefunded portion of the Series 2006A-2 Bonds is still outstanding as of September 25, 2025, and thus remain subject to arbitrage compliance.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Connerton West Community Development District

October 30, 2025

(Pasco County, Florida) \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and

\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2

For the period ended September 25, 2025

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Connerton West Community Development District

October 30, 2025

(Pasco County, Florida) \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and

\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2

For the period ended September 25, 2025

**SOURCE INFORMATION**

Bonds

Source

Closing Date

Official Statement

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements



**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Connerton West Community Development District

October 30, 2025

(Pasco County, Florida) \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and

\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2

For the period ended September 25, 2025

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE REQUIREMENT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)  
 \$6,265,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2006A-1 AND  
 \$4,370,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2006A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 26 / 2006      ISSUE DATE  
 9 / 26 / 2021      BEGINNING OF COMPUTATION PERIOD  
 9 / 25 / 2025      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4035%	ALLOWABLE EARNINGS
9 / 26 / 2021	BEGINNING BALANCE		0.00	38,000.51	47,027.07	9,026.56
10 / 1 / 2021	RESERVE FUND A-2		0.31	0.00	0.00	0.00
11 / 1 / 2021	RESERVE FUND A-2		0.32	0.00	0.00	0.00
12 / 1 / 2021	RESERVE FUND A-2		0.31	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND A-2		0.38	0.00	0.00	0.00
1 / 3 / 2022	RESERVE FUND A-2		0.06	0.00	0.00	0.00
1 / 3 / 2022	RESERVE FUND A-2		0.26	0.00	0.00	0.00
2 / 1 / 2022	RESERVE FUND A-2		0.12	0.00	0.00	0.00
2 / 1 / 2022	RESERVE FUND A-2		0.13	0.00	0.00	0.00
3 / 1 / 2022	RESERVE FUND A-2		0.17	0.00	0.00	0.00
4 / 1 / 2022	RESERVE FUND A-2		0.20	0.00	0.00	0.00
5 / 2 / 2022	RESERVE FUND A-2		0.19	0.00	0.00	0.00
6 / 1 / 2022	RESERVE FUND A-2		9.58	0.00	0.00	0.00
7 / 1 / 2022	RESERVE FUND A-2		21.88	0.00	0.00	0.00
8 / 1 / 2022	RESERVE FUND A-2		38.23	0.00	0.00	0.00
9 / 1 / 2022	RESERVE FUND A-2		57.64	0.00	0.00	0.00
10 / 3 / 2022	RESERVE FUND A-2		65.94	0.00	0.00	0.00
11 / 1 / 2022	RESERVE FUND A-2		86.50	0.00	0.00	0.00
11 / 28 / 2022	RESERVE FUND A-2		0.00	(668.56)	(777.24)	(108.68)
12 / 1 / 2022	RESERVE FUND A-2		105.48	0.00	0.00	0.00
1 / 3 / 2023	RESERVE FUND A-2		117.63	0.00	0.00	0.00
2 / 1 / 2023	RESERVE FUND A-2		125.60	0.00	0.00	0.00
3 / 1 / 2023	RESERVE FUND A-2		120.82	0.00	0.00	0.00
4 / 3 / 2023	RESERVE FUND A-2		137.00	0.00	0.00	0.00
5 / 1 / 2023	RESERVE FUND A-2		138.81	0.00	0.00	0.00
5 / 9 / 2023	RESERVE FUND A-2		0.00	(745.35)	(846.09)	(100.74)
6 / 1 / 2023	RESERVE FUND A-2		149.39	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND A-2		146.07	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND A-2		153.16	0.00	0.00	0.00
9 / 1 / 2023	RESERVE FUND A-2		159.72	0.00	0.00	0.00
10 / 1 / 2023	RESERVE FUND A-2		155.25	0.00	0.00	0.00
11 / 1 / 2023	RESERVE FUND A-2		161.44	0.00	0.00	0.00
12 / 1 / 2023	RESERVE FUND A-2		157.28	0.00	0.00	0.00
12 / 21 / 2023	RESERVE FUND A-2		0.04	0.00	0.00	0.00
1 / 2 / 2024	RESERVE FUND A-2		163.09	0.00	0.00	0.00
2 / 1 / 2024	RESERVE FUND A-2		163.01	0.00	0.00	0.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)  
 \$6,265,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2006A-1 AND  
 \$4,370,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2006A-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 26 / 2006      ISSUE DATE  
 9 / 26 / 2021      BEGINNING OF COMPUTATION PERIOD  
 9 / 25 / 2025      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4035%	ALLOWABLE EARNINGS
3 / 1 / 2024	RESERVE FUND A-2		152.52	0.00	0.00	0.00
4 / 1 / 2024	RESERVE FUND A-2		163.29	0.00	0.00	0.00
5 / 1 / 2024	RESERVE FUND A-2		158.38	0.00	0.00	0.00
5 / 8 / 2024	RESERVE FUND A-2		0.00	(1,882.64)	(2,026.44)	(143.80)
6 / 3 / 2024	RESERVE FUND A-2		158.32	0.00	0.00	0.00
7 / 1 / 2024	RESERVE FUND A-2		152.06	0.00	0.00	0.00
8 / 1 / 2024	RESERVE FUND A-2		157.58	0.00	0.00	0.00
9 / 3 / 2024	RESERVE FUND A-2		157.58	0.00	0.00	0.00
10 / 1 / 2024	RESERVE FUND A-2		147.91	0.00	0.00	0.00
11 / 1 / 2024	RESERVE FUND A-2		144.89	0.00	0.00	0.00
12 / 2 / 2024	RESERVE FUND A-2		135.77	0.00	0.00	0.00
1 / 2 / 2025	RESERVE FUND A-2		136.44	0.00	0.00	0.00
2 / 3 / 2025	RESERVE FUND A-2		131.91	0.00	0.00	0.00
3 / 3 / 2025	RESERVE FUND A-2		118.91	0.00	0.00	0.00
4 / 1 / 2025	RESERVE FUND A-2		130.93	0.00	0.00	0.00
5 / 1 / 2025	RESERVE FUND A-2		126.82	0.00	0.00	0.00
6 / 2 / 2025	RESERVE FUND A-2		130.86	0.00	0.00	0.00
7 / 1 / 2025	RESERVE FUND A-2		126.69	0.00	0.00	0.00
8 / 1 / 2025	RESERVE FUND A-2		131.36	0.00	0.00	0.00
9 / 2 / 2025	RESERVE FUND A-2		131.42	0.00	0.00	0.00
9 / 25 / 2025	INTEREST ACCRUAL		101.16	0.00	0.00	0.00
		<u>39,934.79</u>	<u>5,230.81</u>	<u>34,703.97</u>	<u>43,377.30</u>	<u>8,673.33</u>
	ACTUAL EARNINGS		5,230.81			
	ALLOWABLE EARNINGS		<u>8,673.33</u>			
	REBATE REQUIREMENT		(3,442.51)			
	FUTURE VALUE OF 9/25/2021 CUMULATIVE REBATE REQUIREMENT		(544,084.89)			
	FUTURE VALUE OF 9/25/2022 COMPUTATION DATE CREDIT		(2,147.43)			
	FUTURE VALUE OF 9/25/2023 COMPUTATION DATE CREDIT		(2,180.56)			
	FUTURE VALUE OF 9/25/2024 COMPUTATION DATE CREDIT		(2,183.36)			
	COMPUTATION DATE CREDIT		<u>(2,120.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(556,158.75)</u>			



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

October 30, 2025

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

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

- Connerton West Community Development District (Pasco County, Florida)  
\$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and  
\$4,370,000 Capital Improvement Revenue Bonds, Series 2006A-2

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

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

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

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

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

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

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

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years beginning September 26, 2025, through the period ending September 25, 2028, is \$1,500, which is \$500 each year. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

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

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

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



## ACCEPTANCE

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

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

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Connerton West Community Development  
District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

## **Tab 16**

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**MINUTES OF MEETING**

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*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, November 3, 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:**

Daryl Adams	District Manager, Rizzetta
Aimee Brodeen	Landscape Specialist, Rizzetta
Alex Solano	Aquatic Weed Control
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Greg Woodcock	District Engineer, Stantec
Carlos Garcia	Acct. Mgr. Yellowstone
Nicholas Bowen	District Maintenance Manager
Bobby Robert	HOA Representative
Alissa Vrastil	HOA Representative
Chris Zotti	Ballenger
Omar Quinones	Representative, Fieldstone Landscaping
Elizabeth Moore	Representative, Fieldstone Landscaping
Travis Hearne	Connerton West Resident

Audience	None
----------	------

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments put forward.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2026-02; Approving Landscape RFP and Evaluation Criteria**

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors adopted Resolution 2026-02; Approving Landscape RFP and Evaluation Criteria, for the Connerton West Community Development District.

**B. Consideration of Resolution 2026-03; Amending FY 24-25 Budget**

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board of Supervisors adopted Resolution 2026-03; Amending FY 24-25 Budget, for the Connerton West Community Development District.

**C. Consideration of Resolution 2026-04; Authorizing Spending Authority**

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors adopted Resolution 2026-04; Authorizing Spending Authority, for the Connerton West Community Development District.

**D. Consideration of Temporary Access Agreement for Pool Construction**

On a motion from Mr. Kawalec, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted a Temporary Access Agreement for Pool Construction, for the Connerton West Community Development District.

**E. Ratification of Romaner Graphics Proposal for Sign Panel**

On a motion from Mr. Kawalec, seconded by Mr. Ngerem, with all in favor, the Board of Supervisors ratified the Romaner Graphics Proposal for Sign Panel, for the Connerton West Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Presentation of District Engineer Report**

On a motion by Mr. Kawalec, seconded by Mr. Ngerem, and with all in favor, the Board of Supervisors approved authorizing the Chair to sign the turnover agreements once the District Engineer confirms that all punch-list items have been completed for the Connerton West Community Development District.

**B. Presentation of Police Reports**

The Board reviewed the police reports.

**C. Aquatics Maintenance**

**1. Presentation of Aquatic Report**

Mr. Solano reviewed the aquatics report and noted that he is currently awaiting the permits from the County.

**D. Landscaping Inspection Report**

**1. Presentation of Field Inspection Service Report**

Ms. Brodeen reviewed the Field Inspection Service Report. The Board requested that the HOA remove the plant materials from CDD property. The CDD will maintain that area moving forward and add annuals.

**2. Presentation of Contractor Response Report**

No report provided.

**3. Consideration of Tree Lifting Proposals**

On a motion by Mr. Kawalec, seconded by Mr. Novak, and with all in favor, the Board of Supervisors approved withholding \$53,807.17 from Yellowstone Landscaping's October Landscaping Maintenance invoice for the Connerton West Community Development District.

On a motion by Mr. Kawalec, seconded by Mr. Ngerem, and with all in favor, the Board of Supervisors approved All Year Way Tree Services for \$150,000, the Connerton West Community Development District.

## **E. Irrigation Report**

### **1. Presentation of Irrigation Report**

Mr. Ballenger and Mr. Zotti presented the Irrigation Report.

## **F. Presentation of Property Maintenance Report**

Mr. Bowen reviewed the report.

## **G. District Counsel**

On a motion by Mr. Ngerem, seconded by Mr. Novak, and with all in favor, the Board of Supervisors approved allowing the HOA to use the trail on November 22, 2025, subject to a licensing agreement, for the Connerton West Community Development District.

On a motion by Mr. Kawalec, seconded by Mr. Novak, and with all in favor, the Board of Supervisors approved Travis Hearne's use of the tunnel, contingent upon signing a licensing agreement, for the Connerton West Community Development District.

## **H. District Manager**

### **1. Presentation of District Manager Report & Monthly Financial Statement**

Mr. Adams presented the District Manager report, monthly financials, and the contract log. He reminded the Board that the next meeting was scheduled for December 1, 2025, at 4:00 p.m.

### **2. Consideration of Grau Engagement Letter**

On a motion by Mr. Smith, seconded by Mr. Novak, and with four in favor, the Board of Supervisors approved the Grau Engagement Letter, for the Connerton West Community Development District.

### **3. Presentation of the 3rd Quarterly Website Report**

On a motion by Mr. Smith, seconded by Mr. Novak, and with four in favor, the Board of Supervisors approved the Grau Engagement Letter, for the Connerton West Community Development District.

## **FIFTH ORDER OF BUSINESS**

## **BUSINESS ADMINISTRATION**

### **A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 8, 2025**

On a motion from Mr. Novak, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held



on September 8, 2025, as presented, for the Connerton West Community Development District.

**B. Consideration of Operation and Maintenance Expenditures for August 2025**

On a motion from Mr. Novak , and seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for August 2025 (\$171,646.31) for the Connerton West Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Smith requested that Mr. Bowen be directed to install mulch at the Jasmine entrance.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Krutsinger , and seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 6:08 p.m., for the Connerton West Community Development District.

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

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

## **Tab 17**

# CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001

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

[www.connertonwestcdd.org](http://www.connertonwestcdd.org)

## **Operation and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented:           **\$295,386.82**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Recreational Concepts, LLC	100058	6842	Installation of Window 10/25	\$ 694.00
Aquatic Weed Control, Inc.	100049	114357	Pond/Lake Maintenance 10/25	\$ 5,114.00
Ballenger Landcare, LLC	100046	372	Irrigation Contract Maintenance 10/25	\$ 9,469.50
Ballenger Landcare, LLC	100046	373	WUP#37 Monthly Meter Readings FY25/26	\$ 182.00
Ballenger Landcare, LLC	100046	374	Quarterly Pump Maintenance FY25/26	\$ 1,341.00
Christopher Kawalec	102125-01	CK100625-415 ACH	Board of Supervisors Meeting 10/06/25	\$ 200.00
Daniel Novak	102125-04	DN100625-415 ACH	Board of Supervisors Meeting 10/06/25	\$ 200.00
Egis Insurance Advisors, LLC	100039	29450	Policy#100128738 10/01/2025-10/01/2026 Florida Insurance Alliance	\$ 19,763.00
Florida Brothers Maintenance & Repair, LLC	100050	1297 Balance	Balance - Sign Installation 06/25	\$ 3,180.00
Florida Department of Commerce	103025-01	92851 ACH	Special District Fee for FY25-26	\$ 175.00
Fountain Kings, Inc.	100040	INV-0926	Water Feature Maintenance 09/25	\$ 410.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
iMulchFL	100051	IMFL-005942	Installation of Engineered Playground 09/25	\$ 15,456.00
Jerry Richardson Trapper	100052	2074	Monthly Hog Removal Service 10/25	\$ 800.00
John Ngerem	102125-03	JN100625-415 ACH	Board of Supervisors Meeting 10/06/25	\$ 200.00
Kilinski   Van Wyk, PLLC	100047	13307	Legal Services 09/25	\$ 3,885.60
Pasco County Utilities	100053	23159017	Monthly Summary 08/25	\$ 17.01
Pasco County Utilities	100053	Monthly Summary 09/25 415	Water Services 09/25	\$ 878.78
Pasco Sheriff's Office	100044	I-20259-12005	Off Duty Detail 09/25	\$ 928.00
Rizzetta & Company, Inc.	100041	INV0000103527	Personnel Reimbursement 09/25	\$ 6,150.59
Rizzetta & Company, Inc.	100043	INV0000103583	District Management Fees 10/25	\$ 7,711.67
Rizzetta & Company, Inc.	100042	INV0000103697	Assessment Roll FY25/26	\$ 5,355.00
Rizzetta & Company, Inc.	100057	INV0000103782	Personnel Reimbursement, Amenity Management & Oversight 10/25	\$ 6,512.62



## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100060	INV0000103870	Cell Phone and Auto Mileage & Travel 09/25	\$ 258.81
Rizzetta & Company, Inc.	100059	INV0000104437	Personnel Reimbursement 10/25	\$ 6,601.36
Roger H Smith	102125-02	RS100625-415 ACH	Board of Supervisors Meeting 10/06/25	\$ 200.00
Romaner Graphics	100054	22871	Sign Installation 10/25	\$ 2,060.00
School Now	100061	INV-SN-1092	Quarterly Website & Compliance Services 10/25	\$ 384.38
Stantec Consulting Services, Inc.	100055	2466270	Engineering Services 09/25	\$ 5,486.00
The Observer Group, Inc.	100062	25-02281P	Legal Advertising 10/25	\$ 70.00
Tyson Krutsinger	100048	TK100625-415	Board of Supervisors Meeting 10/06/25	\$ 200.00
U.S. Bank	100056	7905372	Trustee Fees Series 2018-1 09/01/25-08/31/26	\$ 4,310.00
Valley National Bank	102825-01	CC093025-415 ACH	Credit Card Expenses 09/25	\$ 2,557.55
Withlacoochee River Electric Cooperative, Inc.	101725-01	Monthly Summary 09/25 ACH 415	Electric Summary 09/25	\$ 28,405.40
Yellowstone Landscape	100045	973289	Spring Mulch Application 08/25	\$ 69,600.00

## Connerton West Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100045	973338	Monthly Landscape Maintenance 08/25	\$ 48,426.46
Yellowstone Landscape	100045	992895	Monthly Landscape Maintenance 09/25	<u>\$ 38,203.09</u>
<b>Report Total</b>				<b><u>\$ 295,386.82</u></b>



# Invoice

Advanced Recreational Concepts, LLC  
 3127 Skyway Circle # 101, Melbourne, FL 32934  
 Toll Free 866-957-2355 \* Fax 321-242-3220

Date 10/21/2025

Invoice 6842

County Pasco

P.O. No.

EMAIL LOI

## Bill To

## Project

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

Nicholas Bowen  
 28999 Credence Dr  
 Wesley Chapel, FL 33544

Description	Qty	U/M	Rate	Amount
PANEL WINDOW INSERT WITH TRIM R5 ROTO PANEL w/ HDWR	1		589.00	589.00T
Freight	1		105.00	105.00
<div>RECEIVED</div> <div>10-21-2025</div>				

## Payment Terms

Net 30

**Please Remit To:** Advanced Recreational Concepts  
 3127 Skyway Circle # 101  
 Melbourne, FL 32934

Sales Tax (0.0%)	\$0.00
Total	\$694.00
Payments/Credits	\$0.00
Balance Due	\$694.00

All product provided and work performed were done so in a substantial workmanlike manner, according to specifications submitted and per standard practices. Any additional changes will involve costs additional to the total above. All agreements were contingent upon accidents or delays beyond our control. Owner to carry liability, fire, flood and other necessary insurance. The customer shall hold Advanced Recreational Concepts, LLC (dba ARC, LLC), harmless against all claims against bodily injury, sickness, disease, death, personal injury, damage to property or loss of use resulting from products provided or technical services performed, including acts of guests or customers, unless such claims are a direct result of Advanced Recreation Concepts, LLC own proven negligence.



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
10/1/2025	114357

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/31/2025

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

Thank you for your business.

**RECEIVED**  
10-07-2025

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



822 A1A N, Suite 310  
Ponte Vedra Beach, FL 32082

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

Invoice 372

Date	PO#
10/01/25	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#438 - Irrigation Maintenance Agreement - Yr. 25/26 October 2025				\$9,469.50

**RECEIVED**  
10-01-2025

Subtotal	\$9,469.50
Sales Tax	\$0.00
<b>Total</b>	<b>\$9,469.50</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$9,469.50</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$10,992.50	\$0.00	\$0.00	\$0.00	\$0.00





822 A1A N, Suite 310  
Ponte Vedra Beach, FL 32082

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

Invoice 373

Date	PO#
10/01/25	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#441 - Water Use Permit Readings Agreement Yr 25/26 October 2025				\$182.00

**RECEIVED**  
10-01-2025

Subtotal	\$182.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$182.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$182.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$10,992.50	\$0.00	\$0.00	\$0.00	\$0.00



822 A1A N, Suite 310  
Ponte Vedra Beach, FL 32082

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

Invoice 374

Date	PO#
10/01/25	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#444 - Quarterly Pump Maintenance Agreement Yr 25/26 October 2025				\$1,341.00

**RECEIVED**  
10-01-2025

Subtotal	\$1,341.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,341.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,341.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$10,992.50	\$0.00	\$0.00	\$0.00	\$0.00

**Connerton West CDD BOS Meeting**

Meeting Date: October 6, 2025

**SUPERVISOR PAY REQUEST****RECEIVED**  
10-07-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Roger Smith	Yes
Daniel Novak	Yes
Chris Kawalec	Yes
Tyson Krutsinger	Yes
John Ngerem	Yes

ACH

ACH

ACH

ACH

(\*) Does not get paid

NOTE: Supervisors are only paid if checked.

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:00pm
Meeting End Time:	6:08pm
Total Meeting Time:	2.05

Time Over (3) Hours:	
----------------------	--

Total at \$175 per Hour:	
--------------------------	--

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_





# INVOICE

<b>Customer</b>	Connerton West Community Development District
<b>Acct #</b>	905
<b>Date</b>	09/17/2025
<b>Customer Service</b>	Yvette Nunez
<b>Page</b>	1 of 1

Connerton West Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Payment Information	
<b>Invoice Summary</b>	\$ 19,763.00
<b>Payment Amount</b>	<b>\$19,763.00</b>
<b>Payment for:</b>	Invoice#29450
100125738	

Thank You

Please detach and return with payment



Customer: Connerton West Community Development District

Invoice	Effective	Transaction	Description	Amount
29450	10/01/2025	Renew policy	Policy #100125738 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/17/2025  <b>General Liability \$4,523.00</b> <b>Property \$11,414.00</b> <b>Public Officials Liability \$3,826.00</b>	19,763.00

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

**RECEIVED**  
09-30-2025

**Total**

\$ 19,763.00

Thank You

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/17/2025

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.: 1297  
Terms: Net 30  
Invoice date: 06/04/2025  
Due date: 10/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Supplies	<p>This invoice was to install;</p> <p>(35) Large No Trespassing Signs w/ U-Channel posts for each.</p> <p>(5) Small No Trespassing Sign w/ U-Channel posts for each.</p> <p>(30) NO FISHING Signs w/ U-Channel posts for each.</p> <p>(70) NO FISHING behind home Signs w/ U-Channel posts for each.</p> <p>Cost associated here is only for the supplies needed for this installation. All signs (140 total signs overall) are made with High Intensity Sheeting on .080 gauge aluminum material. This includes all hardware needed to install signage on posts as well.</p> <p>See imaging attached for the review of each signage to be made.</p>	1	\$9,098.87	\$9,098.87
2.	Labor	<p>Labor charge per Hour for (x2) laborers to install all signage shared above.</p> <p>(18.5hrs was estimated for each worker. Actual in hours is 26hrs.)</p>	53	\$60.00	\$3,180.00

Ways to pay



Total \$12,278.87

Deposit ~~\$9,098.27~~

\$9,098.87 was paid 06/17/25 check# 300132



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.

All additional signage is to be provided to Stantec/Connerton West for proper storage for future needs. This includes signs, poles and additional hardware not used. All signs were installed at a minimum of 24" to a max of 36" in depth. If signs were/are removed by homeowner or Connerton West employee in any matter, we are not responsible for future installation of that said sign without written consent of new placement and new invoice to reflect a new install. We cover all current installations (leaning or incorrect installation) for 90 days from date of invoice. Invoice does incur actual labor hours spent on site installing all signage pieces.

Customer is tax exempt.

**Balance due**

~~\$3,180.60~~

**\$3,180.00**

**RECEIVED**  
10-09-2025

[View and pay](#)

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



# INVOICE

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

**Invoice Date**  
Sep 27, 2025

**Invoice Number**  
INV-0926

**Reference**  
September WFM

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

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

Item	Description	Quantity	Unit Price	Amount USD
WFM	September 2025 Water Feature Maintenance 9/04, 09/09, 09/15, 09/23	2.00	205.00	410.00
			Subtotal	410.00
			TOTAL TAX	0.00
			<b>TOTAL USD</b>	<b>410.00</b>

**Due Date: Oct 27, 2025**  
Terms:Net30  
Make checks payable to: Fountain Kings Inc.  
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

RECEIVED  
09-27-2025

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



[View and pay online now](#)



# Invoice

# IMFL-005942

Balance Due  
**\$15,456.00**

**iMulchFL, Inc.**

210 N. Tubbs St #569  
Oakland 34760  
(407) 490-9799  
www.imulchfl.com

Bill To

**Connerton West CDD**  
Frank Nolte  
Connerton West CDD  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614  
,  
frank.nolte@stantec.com

Invoice Date : 09/17/2025  
Terms : Due on Receipt  
Due Date : 09/17/2025  
P.O.# : 21100 Fountain Garden  
Rd, Connerton, FL

Mulch Type & Service Notes	Yards	Rate	Amount
Installation of Engineered Playground (EWF) 21100 Fountain Garden Rd, Connerton, FL 34637 4 playgrounds	336.00	46.00	15,456.00
Sub Total			15,456.00
Total			<b>\$15,456.00</b>
Balance Due			<b>\$15,456.00</b>

**RECEIVED**  
10-07-2025

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 # 2074

DATE 10/15/2025

DUE DATE 11/01/2025

TERMS Net 15

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

5 Traps/5 cameras are currently in use.

LTD: Hogs Removed: 301  
YTD: Hogs Removed: 28  
MTD: Hogs Removed: 5

## Notes:

The hogs were caught near the bicycle trails south of Connerton Blvd.

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	<b>\$800.00</b>

**RECEIVED**  
10-15-2025





## 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 # 13307  
Date: 10/09/2025  
Due On: 11/08/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$3,885.60	) - ( \$0.00	) = <b>\$3,885.60</b>

### CWCDD-01

#### CONNERTON WEST CDD - GENERAL

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GK	09/03/2025	Confer with F. Nolte regarding blocked easements, restoring District access to the same, finalize letters to residents on Violet Periwinkle Drive regarding the same; review exhibits to Bills of Sale regarding conveyance of utility improvements.	0.90	\$310.00	-	\$279.00
Service	GK	09/04/2025	Confer with Lennar regarding Bills of Sale for utility improvements, exhibits for the same.	0.30	\$310.00	-	\$93.00
Service	MH	09/04/2025	Review bills of sale and communications from Lennar regarding same.	0.20	\$350.00	-	\$70.00
Service	GK	09/05/2025	Review agenda materials, including staff reports, vendor proposals, August	0.90	\$310.00	-	\$279.00

			meeting minutes; confer with County Attorney regarding conveyance of right-of-way segments to the County.				
Service	GK	09/08/2025	Attend Board meeting.	4.40	\$310.00	-	\$1,364.00
Expense	KB	09/08/2025	Travel: Mileage - GR.	38.00	\$0.70	-	\$26.60
Service	GK	09/09/2025	Prepare agreement with Advanced Drainage Solutions for erosion repair and stormwater structure repair services, confer with F. Nolte regarding the same.	1.20	\$0.00	-	\$0.00
Service	GK	09/10/2025	Prepare landscape deficiency letter to Yellowstone regarding withholding payment; prepare draft special warranty deed to Pasco County regarding right of way conveyance.	1.40	\$310.00	-	\$434.00
Service	MH	09/11/2025	Review draft agreement for erosion and stormwater structure repair services.	0.20	\$350.00	-	\$70.00
Service	GK	09/12/2025	Confer with C. Mai regarding Exhibits for Bills of Sale regarding conveyance of utility improvements; confer with District Management regarding easements on Violet Periwinkle Drive, letters to residents regarding removal of encroachments in the same; review Pasco County records regarding recorded License Agreements for Maintenance of Improvements for easement access within the District; confer with Pasco County regarding deed for conveyance of right-of-way segments, update deed regarding the same.	1.60	\$310.00	-	\$496.00

Service	MH	09/12/2025	Confer with District staff regarding easement matters, landscape deficiency, and utility improvements conveyance by Lennar.	0.20	\$350.00	100.0%	\$0.00
Service	GK	09/16/2025	Revise resolution setting public hearing on Amended Rules of Procedure; review District easements, vendor use of the same; review License and Maintenance Agreement with Pasco County regarding Pleasant Plains Parkway.	0.70	\$0.00	-	\$0.00
Service	GK	09/18/2025	Confer with G. Woodcock regarding status of punchlists for Parcel 218, confer with Charter School regarding the same; review draft agenda, confer with District Management regarding the same.	0.60	\$310.00	-	\$186.00
Service	GK	09/19/2025	Review tentative agenda; finalize deficiency letter to Yellowstone regarding withholding payment, confer with District Manager regarding the same.	0.40	\$310.00	-	\$124.00
Service	GK	09/22/2025	Update draft deed for conveyance of right of way parcels to the County, confer with G. Woodcock regarding description of the same; review deficient landscape services.	0.40	\$310.00	-	\$124.00
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	\$395.00	-	\$79.00
Service	GK	09/24/2025	Confer with G. Woodcock regarding punchlist for Parcel 209, request for conveyance of the same; review resident	0.30	\$310.00	-	\$93.00

correspondence regarding  
landscape vendor's  
access to District  
property, use of  
easements for the same.

Service	AH	09/25/2025	Prepare updates to district file regarding amended and restated rules of procedure.	0.20	\$210.00	-	\$42.00
Service	AH	09/26/2025	Finalize agenda items; transmit same.	0.30	\$210.00	-	\$63.00
Service	AH	09/29/2025	Prepare agenda items; transmit same.	0.30	\$210.00	-	\$63.00
<b>Line Item Discount Subtotal</b>							<b>-\$70.00</b>
<b>Total</b>							<b>\$3,885.60</b>

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

Please pay within 30 days.

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CONNERTON VILLAGE II PARCEL 213

Service Address: **21379 SOUTHERN CHARM DR**

Bill Number: 23159017

Billing Date: 10/3/2025

Billing Period: 7/22/2025 to 8/18/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	7/22/2025	2220	8/18/2025	2241	27	21

Usage History  
Water

August 2025	21
July 2025	0
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

Transactions

Current Transactions

Reclaimed		
Reclaimed	21 Thousand Gals X \$0.81	17.01
<b>Total Current Transactions</b>		<b>17.01</b>

**TOTAL BALANCE DUE \$17.01**

**RECEIVED**  
10-06-2025



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

Account # 0980245  
Customer # 01362420  
Balance Forward 0.00  
Current Transactions 17.01

<b>Total Balance Due</b>	<b>\$17.01</b>
<b>Due Date</b>	<b>10/20/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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Pasco County Utilities Services							
Connerton West CDD							
Water Summary 09/25							
08/14/25 to 09/12/25							
Account #	Customer #	Amount	Bill Date	Due Date	Service Address	GL Code	Object Code
0325440	01044338	\$34.92	10/3/2025	10/20/2025	00000 Connerton Blvd	53600	4301
0939485	01044338	\$21.56	10/3/2025	10/20/2025	21736 Billowy Jaunt	53600	4301
0945935	01044338	\$5.67	10/3/2025	10/20/2025	8114 Swiss Chard Cir	53600	4301
0980230	01044338	\$5.67	10/3/2025	10/20/2025	21852 Briske Morning Ave	53600	4301
0980235	01044338	\$15.39	10/3/2025	10/20/2025	21318 Wistful Yearn Dr	53600	4301
0980240	01044338	\$10.53	10/3/2025	10/20/2025	21212 Wistful Yearn Dr	53600	4301
0980250	01044338	\$9.72	10/3/2025	10/20/2025	21915 Butterfly Kiss Dr	53600	4301
0986210	01044338	\$5.67	10/3/2025	10/20/2025	21990 Butterfly Kiss Dr	53600	4301
1004720	01044338	\$0.00	10/3/2025	10/20/2025	21922 Butterfly Kiss Dr	53600	4301
1022185	01044338	\$8.10	10/3/2025	10/20/2025	8775 Birchleaf	53600	4301
1022195	01044338	\$8.91	10/3/2025	10/20/2025	22018 Emory Oak	53600	4301
1022205	01044338	\$0.00	10/3/2025	10/20/2025	8583 Gibbon Grove	53600	4301
1022230	01044338	\$19.44	10/3/2025	10/20/2025	8788 white Sage	53600	4301
1022320	01044338	\$0.00	10/3/2025	10/20/2025	8611 Acadia Reclaim	53600	4301
1146145	01044338	\$733.20	10/3/2025	10/20/2025	Connerton Pond#1 Reclaim	53600	4301
1146150	01044338	\$0.00	10/3/2025	10/20/2025	Connerton Pond#2 Reclaim	53600	4301
Total		<b>\$878.78</b>					
Grand Total		<b>\$878.78</b>	<b>001-53600-4301</b>				

**RECEIVED**  
10-06-2025



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CONNERTON WEST CDD

Service Address: **0 CONNERTON BOULEVARD**

Bill Number: 23154706

Billing Date: 10/3/2025

Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.

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	8/14/2025	135	9/12/2025	139	29	4

Usage History		
	Water	Irrigation
September 2025		4
August 2025		9
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

Transactions		
Previous Bill		51.62
Payment 09/24/25		-51.62 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Irrigation		
Water Base Charge		21.56
Water Tier 1	4.0 Thousand Gals X \$3.34	13.36
<b>Total Current Transactions</b>		34.92
<b>TOTAL BALANCE DUE</b>		<b>\$34.92</b>



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CONNERTON WEST CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 0325440  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 34.92

<b>Total Balance Due</b>	<b>\$34.92</b>
<b>Due Date</b>	<b>10/20/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **21736 BILLOWY JAUNT DR**  
Bill Number: 23158324  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	81	9/12/2025	81	29	0

Usage History

	Water
September 2025	0
August 2025	1
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

Transactions

Previous Bill	23.66
Payment 09/24/25	-23.66 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	21.56
<b>Total Current Transactions</b>	21.56
<b>TOTAL BALANCE DUE</b>	<b>\$21.56</b>

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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 10/20/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **8114 SWISS CHARD CIRCLE**

Bill Number: 23158404

Billing Date: 10/3/2025

Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.**

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	8/14/2025	1305	9/12/2025	1312	29	7

Usage History

Water

September 2025	7
August 2025	10
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

Transactions

Previous Bill	8.10
Payment 09/24/25	-8.10 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$0.81
	5.67
<b>Total Current Transactions</b>	5.67
<b>TOTAL BALANCE DUE</b>	<b>\$5.67</b>

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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 5.67

**Total Balance Due \$5.67**  
**Due Date 10/20/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **21852 BRISKE MORNING AVENUE**  
Bill Number: 23159014  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	228	9/12/2025	235	29	7

Usage History		
Water		
September 2025	7	
August 2025	23	
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	

Transactions		
Previous Bill		18.63
Payment 09/24/25		-18.63 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$0.81	5.67
<b>Total Current Transactions</b>		5.67
<b>TOTAL BALANCE DUE</b>		<b>\$5.67</b>



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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 5.67

**Total Balance Due \$5.67**  
**Due Date 10/20/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **21318 WISTFUL YEARN DR**  
Bill Number: 23159015  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.

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	8/14/2025	2177	9/12/2025	2196	29	19

Usage History		
Water		
September 2025		19
August 2025		59
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

Transactions		
Previous Bill		47.79
Payment 09/24/25		-47.79 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X \$0.81	15.39
<b>Total Current Transactions</b>		15.39
<b>TOTAL BALANCE DUE</b>		<b>\$15.39</b>



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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 15.39

<b>Total Balance Due</b>	<b>\$15.39</b>
<b>Due Date</b>	<b>10/20/2025</b>

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

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

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CONNERTON WEST CDD

Service Address: **21212 WISTFUL YEARN DR**  
Bill Number: 23159016  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	3872	9/12/2025	3885	29	13

Usage History		
Water		
September 2025		13
August 2025		37
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

Transactions		
Previous Bill		29.97
Payment 09/24/25		-29.97 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	13 Thousand Gals X \$0.81	10.53
<b>Total Current Transactions</b>		10.53
<b>TOTAL BALANCE DUE</b>		<b>\$10.53</b>



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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 10.53

**Total Balance Due \$10.53**  
**Due Date 10/20/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **21915 BUTTERFLY KISS DR**  
Bill Number: 23159018  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	2353	9/12/2025	2365	29	12

Usage History		
Water		
September 2025		12
August 2025		25
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

Transactions		
Previous Bill		20.25
Payment 09/24/25		-20.25 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X \$0.81	9.72
<b>Total Current Transactions</b>		9.72
<b>TOTAL BALANCE DUE</b>		<b>\$9.72</b>



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CONNERTON WEST CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 0980250  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 9.72

**Total Balance Due \$9.72**  
**Due Date 10/20/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **21990 BUTTERFLY KISS DR**  
Bill Number: 23159159  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	1681	9/12/2025	1688	29	7

Usage History		
Water		
September 2025	7	
August 2025	84	
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	

Transactions		
Previous Bill		68.04
Payment 09/24/25		-68.04 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$0.81	5.67
<b>Total Current Transactions</b>		5.67
<b>TOTAL BALANCE DUE</b>		<b>\$5.67</b>



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CONNERTON WEST CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 0986210  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 5.67

<b>Total Balance Due</b>	<b>\$5.67</b>
<b>Due Date</b>	<b>10/20/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **21922 BUTTERFLY KISS RECLAIM DR**  
Bill Number: 23159794  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	2699	9/12/2025	2699	29	0

Usage History		
Water		
September 2025	0	
August 2025	27	
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	

Transactions	
Previous Bill	21.87
Payment 09/24/25	-21.87 CR
<b>Balance Forward</b>	<b>0.00</b>
<b>TOTAL BALANCE DUE</b>	<b>\$0.00</b>



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

**Total Balance Due \$0.00**  
**Due Date 10/20/2025**

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

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CONNERTON WEST CDD

Service Address: **8775 BIRCHLEAF RECLAIM CT**

Bill Number: 23160685

Billing Date: 10/3/2025

Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	832	9/12/2025	842	29	10

Usage History		
Water		
September 2025	10	
August 2025	11	
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	

Transactions		
Previous Bill		5.79
Payment 09/24/25		-5.79 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	10 Thousand Gals X \$0.81	8.10
<b>Total Current Transactions</b>		8.10
<b>TOTAL BALANCE DUE</b>		<b>\$8.10</b>



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Account # 1022185  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 8.10

<b>Total Balance Due</b>	<b>\$8.10</b>
<b>Due Date</b>	<b>10/20/2025</b>

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Round-Up Donations to Charity	
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CONNERTON WEST CDD

Service Address: **22018 EMORY OAK RECLAIM PLACE**  
Bill Number: 23160690  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	1095	9/12/2025	1106	29	11

Usage History		
Water		
September 2025	11	
August 2025	23	
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	

Transactions		
Previous Bill		18.63
Payment 09/24/25		-18.63 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	11 Thousand Gals X \$0.81	8.91
<b>Total Current Transactions</b>		8.91
<b>TOTAL BALANCE DUE</b>		<b>\$8.91</b>



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Account # 1022195  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 8.91

**Total Balance Due \$8.91**  
**Due Date 10/20/2025**

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Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **8583 GIBBONS GROVE LOOP**  
Bill Number: 23160691  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	598	9/12/2025	605	29	7

Usage History		
Water		
September 2025	7	
August 2025	9	
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	

Transactions		
Previous Bill		-58.11 CR
<b>Balance Forward</b>		-58.11 CR
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$0.81	5.67
<b>Total Current Transactions</b>		5.67
<b>TOTAL BALANCE DUE</b>		<b>-\$52.44 CR</b>



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Account #	1022205
Customer #	01044338
Balance Forward	-58.11 CR
Current Transactions	5.67
<b>Total Balance Due</b>	<b>-\$52.44 CR</b>

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CONNERTON WEST CDD

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

Bill Number: 23160695

Billing Date: 10/3/2025

Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	3235	9/12/2025	3259	29	24

Usage History  
Water

September 2025	24
August 2025	51
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

Transactions

Previous Bill	41.31
Payment 09/24/25	-41.31 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	24 Thousand Gals X \$0.81
	19.44
<b>Total Current Transactions</b>	19.44
<b>TOTAL BALANCE DUE</b>	<b>\$19.44</b>



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Account # 1022230  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 19.44

**Total Balance Due \$19.44**  
**Due Date 10/20/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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CONNERTON WEST CDD

Service Address: **8611 ACADIA RECLAIM LOOP**  
Bill Number: 23160697  
Billing Date: 10/3/2025  
Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	506	9/12/2025	509	29	3

Usage History		
Water		
September 2025	3	
August 2025	5	
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	

Transactions		
Previous Bill		-91.92 CR
<b>Balance Forward</b>		-91.92 CR
Current Transactions		
Reclaimed		
Reclaimed	3 Thousand Gals X \$0.81	2.43
<b>Total Current Transactions</b>		2.43
<b>TOTAL BALANCE DUE</b>		<b>-\$89.49 CR</b>



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Account #	1022320
Customer #	01044338
Balance Forward	-91.92 CR
Current Transactions	2.43
<b>Total Balance Due</b>	<b>-\$89.49 CR</b>

CONNERTON WEST CDD  
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CONNERTON WEST CDD

Service Address: **CONNERTON POND#1 RECLAIM**

Bill Number: 23163293

Billing Date: 10/3/2025

Billing Period: 8/14/2025 to 9/12/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/14/2025	36475	9/12/2025	38355	29	1880

Usage History		
Water		
September 2025		1880
August 2025		3190
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

Transactions		
Previous Bill		1,244.10
Payment 09/24/25		-1,244.10 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	1,880 Thousand Gals X \$0.39	733.20
<b>Total Current Transactions</b>		733.20
<b>TOTAL BALANCE DUE</b>		<b>\$733.20</b>



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CONNERTON WEST CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 1146145  
Customer # 01044338  
Balance Forward 0.00  
Current Transactions 733.20

<b>Total Balance Due</b>	<b>\$733.20</b>
<b>Due Date</b>	<b>10/20/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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CONNERTON WEST CDD

Service Address: **CONNERTON POND#2 RECLAIM**

Bill Number: 23174333

Billing Date: 10/3/2025

Billing Period: 8/18/2025 to 9/17/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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	8/18/2025	9242	9/17/2025	9242	30	0

Usage History  
Water

September 2025	0
August 2025	0
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

Transactions

**TOTAL BALANCE DUE \$0.00**



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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 10/20/2025**

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



Pasco Sheriff's Office  
ATTN: Extra Duty  
7432 Little Road  
New Port Richey, FL 34654

**Invoice:** I-20259-12005  
**Service Total:** \$928.00  
**Payments Total:**  
**Amount Due:** \$928.00  
**Sent Date:** 9/30/2025  
**Payment Terms:** Due upon receipt

CONNERTON WEST CDD  
21100 FOUNTAIN GARDEN ROAD  
CONNERTON, FL 34637

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
9/3/2025	VITO, COURTNEY - 7420	SECURITY @ CONNERTON WEST COMMUNITY	4:00 PM	4.00	\$58.00	\$232.00
9/12/2025	VITO, COURTNEY - 7420	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$58.00	\$232.00
9/22/2025	LANDRY, VANESSA - 5611	SECURITY @ CONNERTON WEST COMMUNITY	4:00 PM	4.00	\$58.00	\$232.00
9/25/2025	RAPP, MICHAEL - 3130	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$58.00	\$232.00
					<b>Total:</b>	\$928.00

**Questions regarding Invoice Charges & Payments please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** ExtraDuty@pascosheriff.org

**RECEIVED**  
09-30-2025

**Make Checks Payable To:**

Pasco Sheriff's Office

**Invoice #:** I-20259-12005

**Invoice Total:** \$928.00

**Invoice For:** CONNERTON WEST CDD

**Mail Checks To:**

Pasco Sheriff's Office  
ATTN: Extra Duty Program  
7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt  
Please include Invoice # in check comment

**How To Pay Online**

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

Invoice

Date	Invoice #
9/26/2025	INV0000103527

Bill To:

Connerton West CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,150.59	\$6,150.59
Subtotal			\$6,150.59
Total			\$6,150.59

RECEIVED  
09-29-2025

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

Invoice

Date	Invoice #
10/2/2025	INV0000103583

Bill To:

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

Services for the month of	Terms	Client Number
October	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	\$1,000.00	\$1,000.00
Management Services	1.00	\$3,035.75	\$3,035.75
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$7,711.67
		Total	\$7,711.67

RECEIVED  
09-29-2025



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

Invoice

Date	Invoice #
10/3/2025	INV0000103697

Bill To:

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

Services for the month of	Terms	Client Number
October	Upon Receipt	00415

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,355.00	\$5,355.00
		Subtotal	\$5,355.00
		Total	\$5,355.00

RECEIVED  
09-29-2025

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

Invoice

Date	Invoice #
10/10/2025	INV0000103782

Bill To:

Connerton West CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$5,512.62	\$5,512.62
		Subtotal	\$6,512.62
		Total	\$6,512.62

RECEIVED  
10-09-2025

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

# Invoice

Date	Invoice #
10/1/2025	INV0000103870

**Bill To:**

Connerton West CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

[illegible]

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

# Invoice

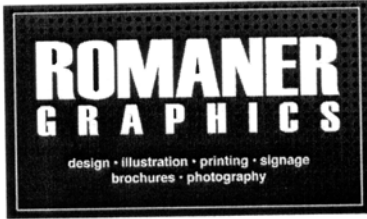
Date	Invoice #
10/24/2025	INV0000104437

**Bill To:**

Connerton West CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00057

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,601.36	\$6,601.36
<div>RECEIVED 10-27-2025</div>	Subtotal		\$6,601.36
	Total		\$6,601.36



20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 22871

TO: Connerton West  
COMPANY NAME:  
DATE: 10/15/25

Sagewood sign panel 15" x 66" aluminum with  
.5" x 1" aluminum tube border 9.5" x .5"  
Acrylic letters, posts painted and installed

RECEIVED  
10-16-2025

Total: \$2,060.00

*D. Novack*  
Daniel Novack  
Chair

10-16-25

Thank You,





# INVOICE

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

Invoice # INV-SN-1092  
Invoice Date: 10/22/2025  
Due Date: 11/21/2025  
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38
Subtotal:		\$384.38
Tax Total:		
Total:		\$384.38
Amount Paid:		\$0.00
<b>Direct Deposit Instruction:</b>		<b>Amount Due: \$384.38</b>

RECEIVED  
10-23-2025

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

**Check Remittance:**

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



## INVOICE

Invoice Number	2466270
Invoice Date	October 9, 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:**

\$5,486.00

**For Period Ending:**

September 30, 2025

---

**RECEIVED**  
10-15-2025

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

..... 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 Number2466270

Project Number238202252

Top Task 2025 FY

2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Gouveia, Caroline Patricia	0.25	156.00	39.00
	0.25		39.00
Nolte, Robert (Frank)	31.50	110.00	3,465.00
	31.50		3,465.00
Rankin, Ashley Alexandra	0.50	190.00	95.00
	0.50		95.00
Woodcock, Braydon	15.50	85.00	1,317.50
	15.50		1,317.50
Woodcock, Gregory (Greg)	3.75	130.00	487.50
	3.75		487.50
Professional Services Subtotal	51.50		5,404.00

Disbursements

	Current Amount
Direct - Meals & Entertainment	13.70
Direct - Printing	50.10
Direct - Vehicle (mileage)	18.20
Disbursements Subtotal	82.00

Top Task 2025 FY Total

5,486.00

Total Fees & Disbursements

\$5,486.00

INVOICE TOTAL (USD)

\$5,486.00

## Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	
2025-09-23	238202252	2025 FY	Direct - Regular	GOUVEIA, CAROLINE PATRICIA	0.25	156.00	39.00	PROJECT COORDINATION	
<b>Total employee: GOUVEIA, CAROLINE PATRICIA</b>					<b>0.25</b>		<b>\$39.00</b>		
2025-09-02	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	REVIEWING GRADING AND EASEMENT INFORMATION BETWEEN HOMES AT 21756 AND 21744 VIOLET PERIWINKLE DRIVE. COORDINATION WITH ATTORNEY.	
2025-09-03	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	REQUESTING PROPOSAL FOR MULCH AT PLAYGROUNDS	
2025-09-08	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	110.00	440.00	PREPARING FOR AND ATTENDING CDD MEETING. REQUESTING PROPOSAL FROM PLAYGROUND MANUFACTURER FOR WINDOW REPLACEMENT	
2025-09-09	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	REVIEWING CDD RESPONSIBILITY FOR GARDENIA GLEN ITEMS. COORDINATION WITH ON-SITE STAFF AND CONTRACTOR FOR STRAIGHTENING OF SHADE SAIL POLES	
2025-09-10	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING ADDITIONAL AREA FOR DRAINAGE EXHIBIT AT PLAYGROUND. COORDINATION WITH DISTRICT AND CONTRACTOR FOR MULCH AT PLAYGROUNDS. .	
2025-09-15	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.50	110.00	495.00	PREPARING PLAYGROUND DRAINAGE PLANS, COORDINATION WITH CONTRATORS FOR PROPOSAL. COORDINATION WITH CONTRACTOR FOR MULCH INSTALLATION UPDATES. COORDINATING PAYMENT FOR SIGN REMOVAL AT PONDS.	
2025-09-16	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	REVIEWING PLATS AND ACCESS EASEMENTS FOR CONSTRUCTION CONTRACTOR.	
2025-09-22	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	6.00	110.00	660.00	REVIEWING SIGN INSTALLATIONS ON SITE.	
2025-09-23	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	CREATING PUNCH LIST EXHIBIT FOR OUTSTANDING SIGN INSTALLATIONS	
2025-09-24	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH CONTRACTOR FOR PLAYGROUND WINDOW REPLACEMENT	
2025-09-25	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATION WITH DRAINAGE CONTRACTOR FOR PROPOSAL AT WILLOW VISTA DRAINAGE PROJECT. COORDINATION WITH SIGN CONTRACTOR FOR OUTSTANDING SIGN INSTALLATIONS	
2025-09-26	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	PREPARING AGENDA ITEMS FOR UPCOMING CDD MEETING. COORDINATION WITH SIGN CONTRACTOR FOR PUNCH LIST ITEMS.	
2025-09-30	238202252	2025 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH SURVEYOR TO REVIEW METES AND BOUNDS SURVEY FOR PARCEL TRANSFER TO COUNTY	
<b>Total employee: NOLTE, ROBERT (FRANK)</b>					<b>31.50</b>		<b>\$3,465.00</b>		
2025-09-17	238202252	2025 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	190.00	95.00	PROJECT MANAGER SUPPORT	
<b>Total employee: RANKIN, ASHLEY ALEXANDRA</b>					<b>0.50</b>		<b>\$95.00</b>		
2025-09-15	238202252	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	3.00	85.00	255.00	MATCHING FENCE SHADES FOR GATES	

## Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	
2025-09-18	238202252	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	8.00	85.00	680.00	O AND M REVIEW PLAY GROUND REVIEW AND BUTTERFLY KISS REVIEW AND BUTTERFLY KISS ADDITIONAL EROSION REVIEW	
2025-09-22	238202252	2025 FY	Direct - Regular	WOODCOCK, BRAYDON	4.50	85.00	382.50	SENDING OUT LETTERS FOR HOMEOWNER INSPECTION OF THE FOUNDATION	
<b>Total employee: WOODCOCK, BRAYDON</b>					<b>15.50</b>		<b>\$1,317.50</b>		
2025-09-10	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	CALL WITH STAFF TO REVIEW FOLLOW UP ITEMS FROM LAST MEETING AND PROJECTS UNDER CONSTRUCTION THIS WEEK.	
2025-09-17	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	CALL WITH DARRYL AND CONTRACTOR REGARDING EASEMENT LOCATION FOR POND ACCESS. REVIEW MAINTENANCE MAP AND SEND TO CONTRACTOR FOR USE.	
2025-09-18	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	130.00	97.50	COORDINATE WITH CONTRACTOR AND STAFF REGARDING O AND M AND RIP RAP REPAIR.	
2025-09-18	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	130.00	130.00	CALL WITH ADS TO REVIEW O AND M AND RIP RAP REPAIRS. PRINT REPORTS AND PROPOSAL FOR STAFF TO REVIEW IN FIELD.	
2025-09-24	238202252	2025 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	130.00	65.00	CALL WITH FRANK TO REVIEW SIGNAGE INSTALLATION AND PUNCHLIST.	
<b>Total employee: WOODCOCK, GREGORY (GREG)</b>					<b>3.75</b>		<b>\$487.50</b>		
<b>Total Labor:</b>					<b>51.50</b>		<b>\$5,404.00</b>		
<b>Total Professional Services</b>					<b>51.50</b>		<b>\$5,404.00</b>		
2025-09-22	238202252	2025 FY	Direct - Meals & Entertainment	NOLTE, ROBERT (FRANK)	13.70	1.00	13.70	RFN - SITE VISIT LUNCH - CONNERTON WEST - FISHING SIGN REVIEW	
<b>Total Direct - Meals &amp; Entertainment</b>					<b>13.70</b>		<b>\$13.70</b>		
2025-08-30	238202252	2025 FY	Direct - Printing	ARC	0.96	1.00	0.96	20723ARC083025B20	
2025-08-30	238202252	2025 FY	Direct - Printing	ARC	20.71	1.00	20.71	21015ARC083025B19	
2025-09-25	238202252	2025 FY	Direct - Printing	ARC	2.48	1.00	2.48	20723ARC092525B22	
2025-09-25	238202252	2025 FY	Direct - Printing	ARC	25.95	1.00	25.95	21015ARC092525B18	
<b>Total Direct - Printing</b>					<b>50.10</b>		<b>\$50.10</b>		
2025-09-15	238202252	2025 FY	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	18.20	1.00	18.20	CONNERTON ONSITE INSPECTION	
<b>Total Direct - Vehicle (mileage)</b>					<b>18.20</b>		<b>\$18.20</b>		
<b>Total Disbursements</b>					<b>82.00</b>		<b>\$82.00</b>		
<b>Total subTask 2025 FY</b>					<b>133.50</b>		<b>\$5,486.00</b>		
<b>Total Top Task 2025 FY</b>					<b>133.50</b>		<b>\$5,486.00</b>		
<b>Total Project</b>					<b>133.50</b>		<b>\$5,486.00</b>		

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-02281P

Date 10/24/2025

**Attn:**  
Connerton West CDD Rizzetta  
3434 COLWELL AVENUE, SUITE 200  
TAMPA FL 33914

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-02281P <b>Notice of Rule Development</b> <b>RE: Connerton West CDD Rule Development</b> <b>Published: 10/24/2025</b>	\$70.00
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### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	( )
<b>Total</b>	<b>\$70.00</b>

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
10-23-2025

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF RULE DEVELOPMENT BY THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Connerton West Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 26-1 to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Darryl Adams at the District Manager's Office by mail at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, by telephone at (813) 994-1001, or by email at [darryla@rizzetta.com](mailto:darryla@rizzetta.com).

District Manager

Connerton West Community Development District

October 24, 2025

25-02281P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

RECEIVED  
OCT - 6 2025  
BY: \_\_\_\_\_

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7905372  
246727000  
09/25/2025  
Duffy, Leanne M  
(407)-835-3807

Rizzetta & CO Inc  
ATTN District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
United States

CONNERTON WEST CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,310.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CONNERTON WEST CDD 2018

Invoice Number:	7905372
Account Number:	246727000
Current Due:	\$4,310.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7905372  
Invoice Date: 09/25/2025  
Account Number: 246727000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

CONNERTON WEST CDD 2018

Accounts Included 246727000 246727001 246727003 246727004 246727005 246727007  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,000.00	100.00%	\$4,000.00
<b>Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026</b>				<b>\$4,000.00</b>
Incidental Expenses 09/01/2025 to 08/31/2026	4,000.00	0.0775		\$310.00
<b>Subtotal Incidental Expenses</b>				<b>\$310.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,310.00</b>





CC093025-415

0 0

**ACCOUNT SUMMARY**

Credit Limit \$10,000.00  
Credit Available \$7,442.00  
Statement Closing Date September 30, 2025  
Days in Billing Cycle 30  
Previous Balance \$1,815.40  
Payments & Credits \$1,836.32  
Purchases & Other Charges \$2,578.47  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$2,557.55  
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 \$2,557.55  
**Minimum Payment Due** \$2,557.55  
**Payment Due Date** October 27, 2025

**RECEIVED**  
10-29-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$1,815.40-</b>	
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,815.40-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>NICHOLAS BOWEN</b>	<b>\$2,557.55</b>	
09/01	09/01	55432867L5VM2ZYPW	AMAZON.COM*BB1Z69FM3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.19
09/02	09/02	55432867M5W600D65	AMAZON MKTPL*7K2C760R3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	27.03
09/02	09/02	55432867M5W8EL90D	AMAZON MKTPL*DD6ED80R3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	21.99
09/04	09/04	55432867P5WNN6YX5	AMAZON.COM*RT8RG4G43 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	17.69
09/05	09/05	52707157T09FP93NF	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	222.57
09/06	09/06	55432867T5STQ1J0X	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	40.24

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** October 27, 2025  
**New Balance** \$2,557.55  
**Minimum Payment Due** \$2,557.55  
**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
09/09	09/09	55432867W5VT6YF1N	AMAZON.COM*RE6VG92K3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	31.56
09/11	09/11	55432867Y5WAKNZS8	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	142.05
09/11	09/11	52707157Z09FX6KY6	THE HOME DEPOT #0245 TAMPA FL MCC: 5200 MERCHANT ZIP: 33618000	421.34
09/11	09/11	52707157Z09FX6TS6	THE HOME DEPOT #0245 TAMPA FL MCC: 5200 MERCHANT ZIP: 33618000	100.00
09/13	09/13	5543286805WSJKSK9	TMOBILE*AUTO PAY 800-937-8997 WA MCC: 4814 MERCHANT ZIP:	89.68
09/13	09/13	5543286805WZJQKDT	LOWES #02238* LUTZ FL CREDIT MCC: 5200 MERCHANT ZIP:	19.92-
09/13	09/13	5543286805WZJQK1D	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	174.08
09/16	09/16	5543286845Y2LW1M4	CIRCLE K # 07575 LAND O LAKES FL MCC: 5542 MERCHANT ZIP:	118.54
09/17	09/17	5543286845Y8YYRWV	AMAZON MKTPL*562R19IH3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	47.76
09/17	09/17	5543286845Y9JPQJH	AMAZON MKTPL*E64S140B3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	27.54
09/18	09/18	05587458500000TTV	RBT CIRCLE K # 07575 EASYSAVINGS CREDIT MCC: 6532 MERCHANT ZIP:	1.00-
09/20	09/20	5543286875Z3SWXFA	AMAZON MKTPL*965251FD3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	11.75
09/20	09/20	5543286875Z4G1HL3	AMAZON MKTPL*0M4642GQ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	29.39
09/20	09/20	52707158809FWP42L	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 303390000	298.00
09/22	09/22	5543286895ZV6QMJO	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	39.98
09/22	09/22	52707158A09FH7A73	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 303390000	79.00
09/23	09/23	55432868A6047982E	AMAZON MKTPL*WX7DY8WY3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	10.34
09/24	09/24	55432868B60DQ1AJ1	AMAZON MKTPL*DO2DG6SB3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	22.99
09/25	09/25	52707158D09FTQ0MQ	THE HOME DEPOT #0245 TAMPA FL MCC: 5200 MERCHANT ZIP: 33618000	506.38
09/29	09/29	55432868G62359MH8	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	83.38

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,557.55 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$16.28	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.39	\$0-\$500,000 = 0.25%
New Cashback Balance	\$22.67	\$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	30	\$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**

September 30, 2025

**Payment Date**

October 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
9/1/2025		Beginning Balance	\$1,815.40				
09/01/25	Amazon	DryConn Direct Bury Wire Connector	\$15.19	\$15.19			
09/02/25	Amazon	Shut Off and On Timers	\$27.03	\$27.03			
09/02/25	Amazon	Post Bit for Install	\$21.99	\$21.99			
09/04/25	Amazon	New Lighting at Veruna and Arbors	\$17.69	\$17.69			
09/05/25	Home Depot	Stock and breaker for shop	\$222.57	\$222.57			
09/06/25	Lowe's	Temporary playground repair	\$40.24	\$40.24			
09/09/25	Amazon	Playground repair	\$31.56	\$31.56			
09/11/25	Lowe's	Tree Service Items	\$142.05	\$142.05			
09/11/25	Home Depot	Tree Service Items	\$421.34	\$421.34			
09/11/25	Home Depot	Tree Service Tractor - Deposit	\$100.00	\$100.00			
09/13/25	T-Mobile	Reoccurring - Phone Service (ACH)	\$89.68	\$89.68			
09/13/25	Lowe's	Tree Service Items	(\$19.92)	(\$19.92)			
09/13/25	Lowe's	Tree Service Items	\$174.08	\$174.08			
09/16/25	Circle K	Gas for Big Country and Cans	\$118.54			\$118.54	
09/17/25	Amazon	For Wiring and Trailer	\$47.76	\$47.76			
09/17/25	Amazon	Playground repair	\$27.54	\$27.54			
09/18/25	Circle K	Gas Rebate	(\$1.00)			(\$1.00)	
09/20/25	Amazon	Sunscreen Restock	\$11.75	\$11.75			
09/20/25	Amazon	Sunscreen Restock	\$29.39	\$29.39			
09/20/25	Home Depot	Tree Service Items	\$298.00	\$298.00			
09/22/25	Home Depot	Tree Service Items	\$79.00	\$79.00			
09/22/25	Lowe's	Wood for Soccer Fields	\$39.98	\$39.98			
09/23/25	Amazon	Electrical Connection Rings	\$10.34	\$10.34			
09/24/25	Amazon	Windshield	\$22.99	\$22.99			
09/25/25	Home Depot	Tree Service Tractor - Returned	\$506.38	\$506.38			
09/29/25	Lowe's	Fittings and Screws/Washers	\$83.38	\$83.38			
		CC Payment	(\$1,815.40)				
09/30/25	TOTAL		2,557.55	2,440.01	0.00	117.54	0.00
				57200-4785	57200-6431	57200-4660	57200-4638



Packing slip

For customer support visit [Amazon.com/contact-us](https://Amazon.com/contact-us)**Order date:** August 31, 2025**Purchase Order #:** Connerton West**Order #:** 114-6259742-3996202**Date shipped:** August 31, 2025**Ship to:**

Nicholas bowen

28999 CREDENCE DR

WESLEY CHAPEL, FL 33544-2803

United States

## Shipment details

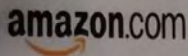
Item description	Qty	Item price	Item subtotal
King Innovation 10555 DryConn Direct Bury Wire Connector, Red [SKU: B07RFNMWTQ] Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$15.19	\$15.19
Item subtotal			\$15.19
Shipping & handling			\$0.00
Sales tax			\$0.00
<b>Total</b>			<b>\$15.19</b>

## Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)Have feedback on how we packaged your order? Tell us at [Amazon.com/package-feedback](https://Amazon.com/package-feedback)

1/1

1 of 1



Details for Order #114-7670776-2608200

Order Placed: September 2, 2025  
PO number : Connerton West  
Amazon.com order number: 114-7670776-2608200  
Order Total: \$27.03

### Not Yet Shipped

#### Items Ordered

Price

1 of: BN-LINK Digital Timer Outlet, 7 Day Heavy Duty Programmable Timer, On/Off Programs 3-Prong Grounded. Indoor, for Lamp, Light, Fan, Pets, Home, Kitchen, Office, Appliances, 125V, 15A, 1875W, 60Hz  
Sold by: BN-LINK ([seller profile](#))  
Business Price  
Condition: New

\$13.49

1 of: BN-LINK 7 Day Outdoor Heavy Duty Digital Programmable Timer, Outdoor Timer Outlet Waterproof, 2 Grounded Electrical Outlet for Christmas Lights, 15A 1/2HP, ETL Listed  
Sold by: BN-LINK ([seller profile](#))  
Condition: New

\$13.54

#### Shipping Address:

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

#### Shipping Speed:

Rush Shipping

Item(s) Subtotal: \$27.03

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$27.03

Sales Tax: \$0.00

Total for This Shipment: \$27.03

BACK TO POPIN  
BREAKERS SO HOPEFULLY  
THIS WORKS  
(TIMERS THAT SHUT THINGS  
DOWN AT SPECIFIC TIMES)

### Payment information

#### Payment Method:

MasterCard | Last digits: 0814

#### Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$27.03

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$27.03

Estimated Tax: \$0.00

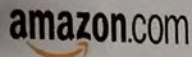
Grand Total: \$27.03

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

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① 27.03





SEP. 2

Details for Order #114-9697445-8681048

Order Placed: September 2, 2025  
PO number : Connerton West  
Amazon.com order number: 114-9697445-8681048  
Order Total: \$21.99

Not Yet Shipped

Items Ordered

Price

1 of: SORANGEUN 3" x 24" Garden Auger Drill Bit for Planting and Post Hole Digging - Upgraded Spiral Design, Solid S  
haft - Hex Driver Drill Compatible  
Sold by: GEUN ([seller profile](#))  
Condition: New

\$21.99

Shipping Address:

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

FOR PUTTING IN AND  
MOVING SIGNS

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$21.99

Shipping & Handling: \$0.00

Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Total before tax: \$21.99

Estimated Tax: \$0.00

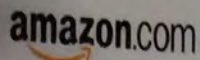
Grand Total: \$21.99

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

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② 27.03  
AMZ=21.99  
49.02





AVG 26

Details for Order #114-5728470-6951457

Order Placed: August 26, 2025  
PO number : Connerton West  
Amazon.com order number: 114-5728470-6951457  
Order Total: \$17.69

Not Yet Shipped

Items Ordered

1 of: King Innovation 20210 DryConn GTSR wire connector, Tan  
Sold by: Amazon ([seller profile](#))  
Business Price  
Condition: New

Price  
\$17.69

Shipping Address:

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

\* FOR LIGHTING AT  
VERONA AND ARIZONA (+)

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$17.69  
Shipping & Handling: \$0.00

Total before tax: \$17.69

Estimated Tax: \$0.00

Grand Total: \$17.69

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

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(13)

1407.76

17.69

1425.45



HOME DEPOT

9/5/25



How doers  
get more done.

17601 BRUCE B. DOWNS BLVD.  
TAMPA, FL 33647 (813)971-7791

6311 00051 82316 09/05/25 11:09 AM  
SALE CASHIER JEAN

887621216580 QP 20A GFI <A> 56.71N  
BREAKER SIE 20A 1-POLE GFCI  
280651481360 HDX GLV 80PK <A>  
HDX POP-N-GO BLK NITRILE GLOVE 80PK  
2019.98 39.96N  
052427010483 GORILLA TAPE <A> 8.28N  
GORILLA BLACK DUCT TAPE 30YD  
731919256270 GG TRAX SPR <A>  
GORILLA GRIP TRAX GLOVE 5 PAIR L  
3024.88 74.64N  
NLP Savings \$21.27  
820633936725 SHOWERHOSEMB <A> 42.96N  
86 IN. REPLACEMENT SHOWER HOSE MB

SUBTOTAL 222.57  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$222.57

XXXXXXXXXXXX0814 MASTERCARD

USD\$ 222.57

AUTH CODE 005434/3514063

TA

Contactless

AID A0000000041010

Mastercard

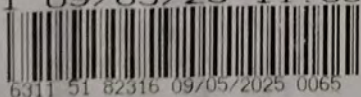
PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-5008 SUMMARY  
THIS RECEIPT PO/JOB NAME: CONNERTON WEST

2025 PRO XTRA SPEND 09/04: \$1,705.45

Get the CREDIT LINE your business needs  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at homedepot.com/credit

6311 09/05/25 11:09 AM



6311 51 82316 09/05/2025 0065

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 12/04/2025

\*THEY HAD  
THE BRAKER I NEEDED  
SO WHILE THERE  
GOT THE STUFF THAT  
I CAN GET ONLY FROM  
HOME DEPOT (PLUS WAS  
LOW ON) SHOWER HOSE  
IS FOR BUDA

③

49.02

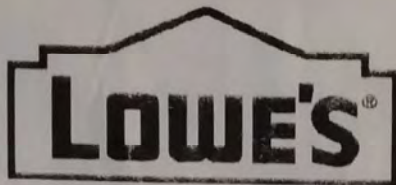
MP=222.57

TOTAL=271.59



LOWES

9/6/25



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

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

- SALE -

SALES#: S2238510 4153525 TRANS#: 66777807 09

6265393 KB RETRACTABLE PENCIL PUL	5.40
58128 FLT USHRS SAE 1/2 4-CT	4.74
3 @ 1.48	
12224 1/4 CAT BC PINE EXTERIOR	30.00

SUBTOTAL:	40.24
TOTAL TAX:	0.00
INVOICE 73084 TOTAL:	40.24
M/C:	40.24

MC: XXXXXXXXXXXX0814 AMOUNT: 40.24 AUTHCD: 006216  
TAP REFID: 223603884254 09/06/25 10:26:18

CUSTOMER CODE: Connerton

TUR: 0000008001

AID: A0000000041010

STORE: 2238 TERMINAL: 03 09/06/25 10:26:37  
# OF ITEMS PURCHASED: 5  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



\* ALL FOR  
TEMP. REPAIR  
FOR PLAYGROUND  
TO KEEP THE CHILDRENS  
FROM FALLING OUT  
(AIRBURY)

④  
271.59  
LOWES = 40.24  
TOTAL = 311.83



SEP 9

Details for Order #114-9876456-6953810

Order Placed: September 9, 2025  
PO number : Connerton West  
Amazon.com order number: 114-9876456-6953810  
Order Total: \$31.56

Not Yet Shipped

Items Ordered

2 of: GEARWRENCH 1/4" Drive Tamper-Proof Torx Bit Socket, T30 - 80185

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

Price

\$8.28

3 of: TEKTON 3/8 Inch Drive x TR30 Tamper-Resistant Torx Bit Socket | SHB17230

Sold by: Amazon.com

Condition: New

\$5.00

\*FOR PLAYGROUND EQUIPMENT  
AND TO REPLACE THE ONE I JUST SNAPPED  
THE HEAD OFF OF  
(+ BACKUPS) - NOT VERY STRONG

Shipping Address:

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

Item(s) Subtotal: \$31.56

Shipping & Handling: \$0.00

Total before tax: \$31.56

Sales Tax: \$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$31.56

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$31.56

Shipping & Handling: \$0.00

Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Total before tax: \$31.56

Estimated Tax: \$0.00

Grand Total: \$31.56

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

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⑤ 311.83  
AMZ = 31.86  
TOTAL = 343.69



Lowe's

9/11/25



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#: S22385B1 736524 TRANS#: 908911919 09-11-25

1570680 BALLMNTTRBALL2IN SHANK H	80.48
95682 DJT14Z DECK JOIST TIE (+8	20.32
4 @ 5.08	
241415 RUBBERMAID UTILITY HOOK S	31.96
2 @ 15.98	

SUBTOTAL:	132.76
TOTAL TAX:	9.29
INVOICE 95178 TOTAL:	142.05
M/C:	142.05

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

EST. POINTS EARNED: 132\*

\* Points are awarded on eligible purchases  
for orders that have been settled and fulfilled

\*\*\*\*\*

MC: XXXXXXXXXXXX0814 AMOUNT: 142.05 AUTHCD: 011601  
TAP REFID:223803178466 09/11/25 07:41:31  
CUSTOMER CODE: Connerton West  
TVR : 0000008001  
AID : A0000000041010

\* FOR B.C.  
TO DO TREE  
WORK

TREE SERVICE

③ 521.34

LOWE'S 142.05

TOTAL = 663.39



HOME DEPOT



How doers  
get more done.

16121 N DALE MABRY HWY  
TAMPA FL 33618 (813)960-0051

0245 00011 01310 09/11/25 06:57 AM  
SALE CASHIER CAROL

046396039842 ONE+ HP 12 I <A,U> 199.00N  
RYOBI 18V HP 12" CHAINSAW TL-ONLY  
1005-667-458 2 YR REPLACE <A,U> 30.00N  
2 YR PROTECTION PLAN \$150-\$199.99  
611942066643 PVC40 PIPE <A>  
1"X 10' PVC40 PE PIPE  
206.36 12.72N  
849278074357 LOCK KIT <A> 47.98N  
TOWSMART PRO CLASS HD COUPLER LOCK  
151643435787 GRYKPR4P1000 <A> 34.98N  
KEEPER RATCHET 1.25"X16' 1000LB 4PK  
032167110117 BL CC LUBE <A> 7.98N  
BLASTER ALL-PURP CHAIN/CAB LUBE 110Z  
071621667873 PC BARCN OT <A>  
PC QUART BAR/CHAIN OIL  
206.97 13.94N  
151643100227 1X14 CAMBUCK <A> 26.98N  
KEEPER CAMBUCKLE 1"X14' 500LB 2PK  
036577644804 R45 CHAIN <A> 15.98N  
OREGON 12" R45 CHAIN R45-21  
036577644521 S33 CHAIN <A> 14.98N  
OREGON 8" S33 CHAIN S33-21 POLES AW  
036577643012 R34 CHAIN <A> 14.98N  
OREGON 8" R34 CHAIN R34-21 POLES AW  
611942037612 1 PVC CPLG <A>  
1" PVC COUPLING SX5  
200.91 1.82N

SUBTOTAL 421.34  
SALES TAX 0.00

TAX EXEMPT TOTAL \$421.34

XXXXXXXXXXXX0814 MASTERCARD USD\$ 421.34

AUTH CODE 011891/7113538 TA

Contactless AID A0000000041010 Mastercard

<U> - NON-DISCOUNTABLE ITEM

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-5008 SUMMARY  
THIS RECEIPT PO/JOB NAME: COUN TERTINE WES

2025 PRO XTRA SPEND 09/10: \$1,928.02

Get the CREDIT LINE your business needs  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at homedepot.com/credit

0245 09/11/25 06:57 AM



0245 11 01310 09/11/2025 4906

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 12/10/2025

9/11/25

\* ALL FOR  
TREE WORK

TREE SERVICE

② 100.00

H/O = 421.34

TOTAL = 521.34



9:28 AM

Gmail - Thanks for your reservation, Nicholas!

### Taxes

Sales Tax (7%)	\$58.50
Estimated Total Due at Drop-off (USD)	\$855.53
Deposit or Credit Card Hold	\$100.00

\*Final costs will be determined when you return your rental.

### Terms & Conditions

### Rental Period

1 month, 1 hour, 30 minutes \$780.03

### Fees

Damage Protection (15%) \$117.00

### Taxes

Sales Tax (7%) \$58.50

Estimated Total Due at Drop-off (USD) \$855.53

Deposit or Credit Card Hold

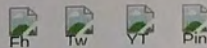
\$100.00

\*Final costs will be determined when you return your rental.

*FREE SERVICE*  
*GETS TAKEN CARE OF WHEN RETURNED*  
*DEPOSIT*

**Cancellation Policy:** If you cancel or let your reservation expire, your deposit will be refunded in full. Otherwise your deposit will be used towards the total cost of your rental. Cancellations made by The Home Depot at any time due to out of stocks will be processed without penalty and full deposit amount will be returned.

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Privacy & Security Statement|Customer Service Center|Savings Center  
Local Ad|Store Finder|The Home Depot Credit Card|Manage My Settings  
Privacy & Security Statement Return Policy Customer Service Center Savings Center Local Ad Store Finder  
The Home Depot Credit Card Manage My Settings

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4


1


100



9/13/25, 10:30 AM

Thanks for your payment - cddpropertycare@gmail.com - Gmail

 Gmail

 in:trash

X 𐀀

Delete forever



Thanks for your payment Trash x



**T-Mobile USA**  
to me

<donotreply@notifications.t-mobile.com>

**T-Mobile**

**Thanks for your payment**

Your monthly T-Mobile AutoPay of **\$89.68** was successfully processed on **09/12/2025** 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

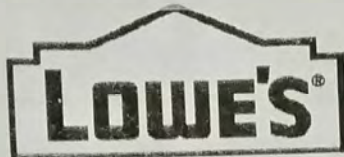
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⑦ 455.83  
T-Mobile 89.68  
TOTAL = 545.51





LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

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

- SALE -

SALES#: S2238TUV 4338213 TRANS#: 689036291 09-13-25

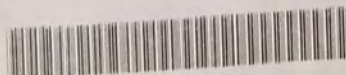
3591297 LE FACE PROTECTION SHIELD	24.98
4921772 OREGON S33 BIN CHAIN(-59	16.98
4921756 OREGON R34 BIN CHAIN(-39	19.98
6290470 KT 5-IN-1 HM CABLE MULTI-	11.98
7105324 KT COMPACT HEX 25-KEY SET	29.98
71091 HM #69 MASTER PADLOCK BRA	19.92
4 0 4.98	
6304497 CHRM STRB 12XL	21.55
24.98 DISCOUNT EACH	-3.43
6636093 BOUNTY 12 DOUBLE ROLLS=30	28.71
33.28 DISCOUNT EACH	-4.57

SUBTOTAL:	174.08
TOTAL TAX:	0.00
INVOICE 74106 TOTAL:	174.08
M/C:	174.08

TOTAL SAVINGS THIS TRIP: \$8.00

HL: XXXXXXXXXXXX0814 AMOUNT: 174.08 AUTHCD: 013755  
TAP REFID: 223803106835 09/13/25 09:08:23  
CUSTOMER CODE: connorton west  
TVR: 0000008001  
AID: A000000041010

STORE: 2238 TERMINAL: 03 09/13/25 09:08:51  
# OF ITEMS PURCHASED: 11  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



9/13/25

- MRV RETURN 73942 -  
SALES#: S2238TUG 4878733 TRANS#: 670722765 09-13-25

71965 HM #80 YALE BRASS KEY	19.92-
4 0 4.98-	
ORIG. STORE: 2238 DATE: 08/27/25 INV: 86953	
INVOICE 73942 SUBTOTAL:	19.92-

SUBTOTAL:	19.92-
TAX:	0.00-
TOTAL RETURN:	19.92-
M/C:	19.92-

KEYS MADE WRONG  
FROM 8/27 RETURNED

REMADE KEYS

\* RESTOCK AND  
A TOOL

⑥ 343.69

LOWES=112.14

455.83

FREE SERVICE

④ 663.39

LOWES=61.94

TOTAL=725.33

174.08



9/13/25, 10:30 AM

Thanks for your payment - cddpropertycare@gmail.com - Gmail

CIRCLE-K

9/16/25

9/16/2025 14:23:0  
Order Number: 1741989  
Circle K 2707575  
7767 Land O'Lakes BL  
Land O'LakFL 34638  
(813) 929-8788

To: 102

Appr: 016132

Diesel

PUMP No. 04

Gallons 32.046

PRICE/G \$3.699

TOTAL FUEL \$118.54

TOTAL SALE \$118.54

SALE

Master Card

Card Num: (R)

XXXXXXXXXXXX08

Contactless

USD\$ 118.54

Mastercard

AID: A0000000041010

TVR: 0000008001

IAD:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

TSI: E000

ARC: 00

ARQC:

832EF180994DA509

09/16/2025 14:17:11

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

THANK YOU  
HAVE A NICE DAY

\* GAS FOR  
BIG COUNTRY  
AND CANS

\* 8

545.51

C/K = 118.54

TOTAL = 664.05

amazon.com

Details for Order #114-8838042-4149019

Order Placed: September 17, 2025

PO number : Connerton West

Amazon.com order number: 114-8838042-4149019

Order Total: \$47.76

Not Yet Shipped

Items Ordered

Price

1 of: MIARALA Black Open Splice Junction Box (10 Pack), Splice Box Wire Electrical Junction Box with Cover V0 Flame Retardant

\$38.94

Rating(Highest Level)

Sold by: Yx world tech (seller profile)

Business Price

Condition: New

FOR UNDERGROUND  
CONNECTIONS FOR LIGHTING

1 of: Master Lock Trailer Lock, Stainless Steel Adjustable Coupler Latch Lock, 2847DAT

\$12.71

Sold by: Amazon (seller profile)

Business Price

Condition: New

FOR TRAILER

Shipping Address:

Nicholas bowen

28999 CREDENCE DR

WESLEY CHAPEL, FL 33544-2803

United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$51.65

Shipping & Handling: \$2.99

Promotion applied: -\$6.88

Billing address

Connerton West Community

3434 COLWELL AVE STE 200

TAMPA, FL 33614-8390

United States

Total before tax: \$47.76

Estimated Tax: \$0.00

Grand Total: \$47.76

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

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⑨ 664.05  
AMZ = 47.76  
TOTAL = 711.81





9/17

Details for Order #114-9914082-5688260

Order Placed: September 17, 2025

PO number : Connerton West

Amazon.com order number: 114-9914082-5688260

Order Total: \$27.54

Not Yet Shipped

Items Ordered

Price

1 of: TOMMARS 26-PC Torx Socket Set, Torx Star Tamper Proof Security Bit Socket Set 1/4", 3/8", 1/2" Drive T So  
ckets T10-T70 & TT10-TT70, S2 Alloy Steel

\$27.54

Sold by: TOMMARS ([seller profile](#))

Business Price

Condition: New

PLAYGROUND REPAIRING  
(HARD TO FIND AND REPLACE A T35)

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$27.54

Shipping & Handling: \$0.00

Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Total before tax: \$27.54

Estimated Tax: \$0.00

Grand Total: \$27.54

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

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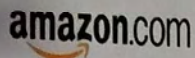
10

711.81

AMZ 27.54

T=739.35





9/19

Final Details for Order #111-0343488-6990622

Order Placed: September 19, 2025  
PO number : Connerton West  
Amazon.com order number: 111-0343488-6990622  
Order Total: \$11.75

Shipped on September 20, 2025

Items Ordered

	Price
1 of: NO-AD Aloe After Sun Gel 16oz   Suitable for All Skin Types   Sunburn Relief   Nourishing and Hydrating   Sold by: Buckeye Trading (seller profile) Business Price Condition: New	\$11.75

Shipping Address:

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

(REPLENISH)  
FOR SUN BURN

Item(s) Subtotal:	\$11.75
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$11.75
Sales Tax:	\$0.00
-----	

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$11.75

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal:	\$11.75
Shipping & Handling:	\$0.00
-----	

Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Total before tax:	\$11.75
Estimated Tax:	\$0.00
-----	

Grand Total: \$11.75

Credit Card transactions

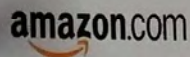
MasterCard ending in 0814: September 20, 2025: \$11.75

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

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⑫ 768.74  
AMZ = 11.75  
TOTAL = 780.49





Final Details for Order #111-2556054-3557065

Order Placed: September 19, 2025  
PO number : Connerton West  
Amazon.com order number: 111-2556054-3557065  
Order Total: \$29.39

Shipped on September 20, 2025

Items Ordered

1 of: NO-AD SPF 50 Sunscreen Lotion | Hypoallergenic | Broad Spectrum UVA/UVB Protection | Water Resistant | Octinoxate & Oxybenzone Free with moisturizing Vitamin E and Aloe 16oz | Pack of 2  
Sold by: Buckeye Trading ([seller profile](#))  
Business Price  
Condition: New

Price  
\$29.39

Shipping Address:

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

Shipping Speed:  
Rush Shipping

(REPLENISH)  
TO PREVENT SUNBURN  
★ AND ON SELL (2ND HALF OFF)

Item(s) Subtotal: \$29.39  
Shipping & Handling: \$2.99  
Free Shipping: -\$2.99  
Total before tax: \$29.39  
Sales Tax: \$0.00

Total for This Shipment: \$29.39

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

Connerton West Community  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$29.39  
Shipping & Handling: \$2.99  
Promotion applied: -\$2.99

Total before tax: \$29.39  
Estimated Tax: \$0.00

Grand Total: \$29.39

Credit Card transactions

MasterCard ending in 0814: September 20, 2025: \$29.39

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

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⑪ 739.35  
AMZ = 29.39  
TOTAL = 768.74





Carrollwood 10PM

33544

W.

Carrollwood 10PM

33544

Menu Quotes Lists Nick

SEP 20

Order #WG99566037

Placed on: Sep 20, 2025

Billing Information

Nicholas Bowen

3434 Colwell Ave. Ste 200

Tampa FL 33614

Payment Method: MC \*\*\*0814

TREE  
SERVICE

Item

Price/Item

Qty

Line Total

**Delivery (1 item)**

28999 Credence Dr , Wesley Chapel, FL 33544

RYOBI ONE+ 18V Cordless Grass Shear and Shrubber Trimmer (Tool Only)

\$79.00

1

\$79.00

Expect it on Sep 23

**Delivery (1 item)**

28999 Credence Dr , Wesley Chapel, FL 33544

RYOBI ONE+ 18V 8 in. Cordless Oil-Free Pole Saw and Cordless Battery Pole  
Hedge Trimmer with 2.0 Ah Battery and Charger

\$298.00

1

\$298.00

Expect it on Sep 25

Subtotal

\$377.00

Sales Tax

\$0.00

Total

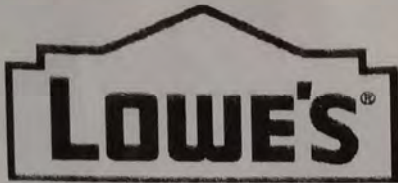
\$377.00

## Need help?

Online Customer Support:  
1-800-430-3376Call 7 days a week:  
6 a.m. to 2 a.m. EST⑤ 725.33  
H/D = 377.00

TOTAL = 1102.33

THIS IS FOR TREE WORK  
THAT I'M DOING. I'VE BEEN  
USING OURS ALL THIS TIME  
WHICH WAS PRACTICALLY NEW. THIS IS  
TO REPLACE THE ONES I'M USING NOW.  
SO WHEN I'M DONE WE HAVE A NEW  
SET LIKE IT WAS ORIGINALLY



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

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

- SALE -

SALES#: S2230SB1 736524 TRANS#: 361416714 09-22-25

312529 5/4-6-16 PREMIUM DECKING 37.36  
2 @ 18.68

SUBTOTAL: 37.36  
TOTAL TAX: 2.62  
INVOICE 85343 TOTAL: 39.98  
M/C: 39.98

MC: XXXXXXXXXXXX0814 AMOUNT: 39.98 AUTHCD: 022885  
TAP REFID: 223803343936 09/22/25 06:15:41  
CUSTOMER CODE: Connerton VEST  
TVR: 0000008001  
AID: A0000000041010

STORE: 2238 TERMINAL: 03 09/22/25 06:16:01  
# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

9/22/25

↑  
MISSED

WOODS FOR  
RAILS AT SOCCER  
FIELD

15

813.82

LOWES = 39.98

TOTAL = 853.80



9/23

amazon.com

Details for Order #114-0516668-9682654

Order Placed: September 23, 2025

PO number : Connerton West

Amazon.com order number: 114-0516668-9682654

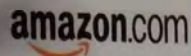
Order Total: \$10.34

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
5 of: COREX 1/2 Inch Steel Sealing Lock Nut - Electrical Conduit Locknut with PVC Molded Gasket for A Weatherproof Seal and Zi	\$1.17
nc Plated for Corrosion Resistance - 1-Pack	
Sold by: Z1 Products (seller profile)	
Business Price	
Condition: New	
(ELECTRICAL CONNECTION RINGS)	
<b>Shipping Address:</b> Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
<b>Shipping Speed:</b> Standard Shipping	
<b>Payment information</b>	
<b>Payment Method:</b> MasterCard   Last digits: 0814	Item(s) Subtotal: \$5.85 Shipping & Handling: \$4.49 -----
<b>Billing address</b> Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$10.34 Estimated Tax: \$0.00 ----- <b>Grand Total: \$10.34</b>

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

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(13) 780.49  
Amz = 10.34  
-----  
Total = 790.83



Details for Order #114-9309803-6355436

Order Placed: September 23, 2025

PO number : Connerton West

Amazon.com order number: 114-9309803-6355436

Order Total: \$22.99

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 Of: SACKORANGE 2 Pack UCP207-22 Pillow Block Bearing - 1-3/8" Mounted Pillow Block Bearings Solid Cast Iron Base - Self Alignment(207) Sold by: Sackorange ( <a href="#">seller profile</a> ) Condition: New	\$22.99
<b>Shipping Address:</b> Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	
<b>Payment information</b>	
<b>Payment Method:</b> MasterCard   Last digits: 0814	Item(s) Subtotal: \$22.99 Shipping & Handling: \$0.00 ----- Total before tax: \$22.99 Estimated Tax: \$0.00 ----- <b>Grand Total: \$22.99</b>
<b>Billing address</b> Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	

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

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(14)  
790.83  
AMZ= 22.99  
-----  
TOTAL=813.82





STORE 0245 Carrollwood  
16121 N Dale Mabry Hwy  
Tampa, FL 33618  
(813)264-8401

CONTRACT #: 364959

Status: CLOSED

NICHOLAS BOWEN  
28999 CREDENCE DR  
WESLEY CHAPEL, FL 33544  
(813) 333-8518

Rental Center Hours

MON 6A-10P TUE 6A-10P WED 6A-10P THU 6A-10P FRI 6A-10P SAT 6A-10P SUN 8A-8P

ACTUAL DURATION

2 Weeks, 8 Hours, 53 Minutes

Deposit Trans: Register #: 90 Transaction #: 89871 PO #: connerton west Date: 09/11/25 eDeposit #: 0245250911073502336495923  
Charge Trans: Register #: 90 Transaction #: 26006 PO #: connerton west Date: 09/25/25 eDeposit #: 0245250911073502336495923

Customer Name: NICHOLAS BOWEN Date Out: 09/11/2025 - 6:50 AM  
Date Due: 10/11/2025 - 9:01 AM  
Date In: 09/25/2025 - 3:43 PM

Tool Description	Charges	Amount
Channel Frame Trailer 5'x8' (10-336-3514369)	Tool Rental Fee	\$495.00
	SubTotal	\$495.00

Rental Subtotal \$495.00  
Damage Protection\* \$74.25  
Sales Tax \$37.13

**Contract Total \$606.38**

Deposit - PAID 09/11/25 \$100.00  
(MASTERCARD ending 0814)

**Balance Charged \$506.38**  
(MASTERCARD ending 0814)

Outstanding Balance \$0.00

*TREE SERVICE*

\* 15% of Rental Subtotal if applicable.

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to insure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

*THE PORTAL SHOWS  
THIS BEING PAID  
ALREADY ON 9/25 → 9/28*

*TAKEN OUT ON  
LAST RECEIPT # 18*

*3 368.50  
HD = 506.38  
TOTAL = 874.88*



LOWES

9/29

LOST RECEIPT THIS  
MORNING. I CAN ONLY  
THINK IT FELL OUT OF  
~~MY~~ POCKET AFTER STICKING  
MY HAND IN. I'VE LOOKED  
HIGHER AND LOWER.

IT WAS MAINLY FITTINGS  
SCREWS AND WASHER IT CAME  
TO <sup>(16)</sup> \$183.??



Wie Benutzt M  
+  
[Diagram showing a hole being drilled into a material]



**Withlacoochee River Electric Cooperative, Inc**  
**for Connerton West CDD**  
**10/6/2025**

<b>Account #</b>	<b>Amount</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1474879	\$40.16	10/27/2025	8520 Wonderment Way	53100	4301
1474880	\$46.51	10/27/2025	Westerland Drive	53100	4301
1474881	\$46.18	10/27/2025	7800 Pleasant Plains Pkwy	53100	4301
1474882	\$66.84	10/27/2025	Garden Party Drive	53100	4301
1474883	\$1,163.50	10/27/2025	Connerton Boulevard	53100	4301
1474885	\$1,929.92	10/27/2025	9258 Symphony Pkwy	53100	4301
1474886	\$6,788.08	10/27/2025	Connerton Boulevard	53100	4319
1474886	\$17,455.06	10/27/2025	Connerton Boulevard	53100	4315
1474888	\$45.87	10/27/2025	8800 Pleasant Plains Parkway	53100	4301
1474889	\$46.30	10/27/2025	20515 Lace Cascade Road	53100	4301
1474892	\$98.90	10/27/2025	20920 Connerton Boulevard	53100	4301
1474893	\$41.67	10/27/2025	8701 Blue Mist Parkway	53100	4301
1474894	\$72.66	10/27/2025	9259 Symphony Parkway Trler	53100	4301
1474896	\$41.56	10/27/2025	21736 Billowy Jaunt Drive	53100	4301
2004533	\$43.18	10/27/2025	Forget Me Not Court	53100	4301
2004537	\$40.16	10/27/2025	Picket Fence Ct-Up-Lt Sculpture	53100	4301
2004544	\$42.42	10/27/2025	8516 Wonderment Way	53100	4301
2087686	\$44.69	10/27/2025	21832 Connerton Boulevard	53100	4301
2087689	\$44.79	10/27/2025	21615 Emory Oaks Place	53100	4301
2101307	\$44.90	10/27/2025	21739 Emory Oak Place	53100	4301
2101312	\$40.16	10/27/2025	8949 Pleasant Woods Drive	53100	4301
2246020	\$44.06	10/27/2025	9934 Wild Begonia Loop	53100	4301
2246022	\$44.87	10/27/2025	9475 Floursh Drive	53100	4301
2246024	\$45.79	10/27/2025	21675 Violet Periwinkle Drive	53100	4301
2246033	\$43.82	10/27/2025	21511 Violet Periwinkle Drive	53100	4301
2353522	\$43.35	10/27/2025	8927 Pleasant Woods Dr	53100	4301

Total                    \$28,405.40

Total by Code	4301	\$4,118.91	Electric
	4319	\$6,788.08	Collector
	4315	\$17,455.06	Village
Grand Total		<b>\$28,362.05</b>	

**RECEIVED**  
10-08-2025



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 **10/06/2025**  
Amount Due **40.16**  
Current Charges Due **10/27/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	1697	10/01	1697				0

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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](http://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	E.F.T.	40.16

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>10/17/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
<b>DO NOT PAY</b>	

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 **10/06/2025**  
Amount Due **46.51**  
Current Charges Due **10/27/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	27608	10/01	27667				59

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	2
Sep 2025	32	2
Oct 2024	32	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 **47.06**  
Payment **47.06CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 59 KWH @ 0.06090 **3.59**  
Fuel Adjustment 59 KWH @ 0.04400 **2.60**  
FL Gross Receipts Tax **1.16**

Total Current Charges **46.51**  
Total Due **E.F.T. 46.51**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

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

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 46.51**  
**DO NOT PAY**

000147488000000465100000465106



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 **10/06/2025**  
Amount Due **46.18**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	2
Sep 2025	32	2
Oct 2024	32	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	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
09/02	33018	10/01	33074				56

Previous Balance 46.18  
Payment 46.18CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 56 KWH @ 0.06090 3.41  
Fuel Adjustment 56 KWH @ 0.04400 2.46  
FL Gross Receipts Tax 1.15

Total Current Charges 46.18  
Total Due E.F.T. 46.18

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

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

Electronic Funds Transfer on or after 10/17/2025  
**TOTAL CHARGES DUE 46.18**  
**DO NOT PAY**

000147488100000461800000461805



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 **10/06/2025**  
Amount Due **66.84**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	9
Sep 2025	32	4
Oct 2024	32	4

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



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
09/02	28975	10/01	29223				248

Previous Balance 53.29  
Payment 53.29CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 248 KWH @ 0.06090 15.10  
Fuel Adjustment 248 KWH @ 0.04400 10.91  
FL Gross Receipts Tax 1.67

Total Current Charges 66.84  
Total Due E.F.T. 66.84

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

1474882 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 66.84**  
**DO NOT PAY**

000147488200000668400000668409



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 **10/06/2025**  
Amount Due **1,163.50**  
Current Charges Due **10/27/2025**

District Office Serving You  
Bayonet Point

Service Address **CONNERTON BLVD**  
Service Description **FOUNTAIN**  
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
09/02	65869	10/01	76310		16.12	16	10441

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Oct 2025	29	360
Sep 2025	32	358
Oct 2024	32	19

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 **1,271.73**  
Payment **1,271.73CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 10,441 KWH @ 0.06090 **635.86**  
Fuel Adjustment 10,441 KWH @ 0.04400 **459.40**  
FL Gross Receipts Tax **29.08**

Total Current Charges **1,163.50**  
Total Due **E.F.T. 1,163.50**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

Use above space for address change ONLY.

**1474883** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	<b>10/17/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>1,163.50</b>
<b>DO NOT PAY</b>	

000147488300011635000011635009



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 **10/06/2025**  
Amount Due **1,929.92**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	129
Sep 2025	32	43
Oct 2024	32	63

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
09/02	58654	10/01	62399		29.31	29	3745

Previous Balance 1,675.26  
Payment 1,675.26CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3,745 KWH @ 0.06090 228.07  
Fuel Adjustment 3,745 KWH @ 0.04400 164.78  
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 18.02

Total Current Charges 1,929.92  
Total Due E.F.T. 1,929.92

Lights/Poles Type/Qty Type/Qty Type/Qty  
321 44 471 15 960 59

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

1474885 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 1,929.92  
DO NOT PAY

000147488500019299200019299202





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 **10/06/2025**  
Amount Due **24,243.14**  
Current Charges Due **10/27/2025**

District Office Serving You  
Bayonet Point

Service Address **CONNERTON BLVD**  
Service Description **WELL**  
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				
09/02	47970	10/01	48008				38

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Oct 2025	29	1
Sep 2025	32	1
Oct 2024	32	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

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Previous Balance **24,243.68**  
Payment **24,243.68CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 38 KWH @ 0.06090 **2.31**  
Fuel Adjustment 38 KWH @ 0.04400 **1.67**  
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 **24,243.14**  
Total Due **E.F.T. 24,243.14**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	215 153	321 56	455 18	920 142	965 114
	260 9	354 32	470 186	960 39	
	320 262	367 101	471 23	964 542	

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

**1474886** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 24,243.14**  
**DO NOT PAY**

000147488600242431400242431406



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 **10/06/2025**  
Amount Due **45.87**  
Current Charges Due **10/27/2025**

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				
09/02	4660	10/01	4713				53

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	2
Sep 2025	32	2
Oct 2024	32	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 **46.30**  
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 **E.F.T. 45.87**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

Use above space for address change ONLY.

**1474888** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>10/17/2025</b>	
<b>TOTAL CHARGES DUE</b>	<b>45.87</b>
<b>DO NOT PAY</b>	

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 **10/06/2025**  
Amount Due **46.30**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	2
Sep 2025	32	2
Oct 2024	32	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](http://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
09/02	10/01	21429	21486				57

Previous Balance 47.06  
Payment 47.06CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 57 KWH @ 0.06090 3.47  
Fuel Adjustment 57 KWH @ 0.04400 2.51  
FL Gross Receipts Tax 1.16

Total Current Charges 46.30  
Total Due E.F.T. 46.30

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

1474889 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 10/17/2025  
**TOTAL CHARGES DUE 46.30**  
**DO NOT PAY**

000147488900000463000000463007



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 **10/06/2025**  
Amount Due **98.90**  
Current Charges Due **10/27/2025**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/02	28896	10/01	29442		13.07	13	546

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	19
Sep 2025	32	106
Oct 2024	32	54

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 406.18  
Payment 406.18CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 546 KWH @ 0.06090 33.25  
Fuel Adjustment 546 KWH @ 0.04400 24.02  
FL Gross Receipts Tax 2.47

Total Current Charges 98.90  
Total Due E.F.T. 98.90

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

1474892 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 98.90  
DO NOT PAY

000147489200000989000000989008



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 **10/06/2025**  
Amount Due **41.67**  
Current Charges Due **10/27/2025**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/02	3176	10/01	3190				14

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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 41.77  
Payment 41.77CR  
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

Total Current Charges 41.67  
Total Due E.F.T. 41.67

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

1474893 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 41.67**  
**DO NOT PAY**

000147489300000416700000416700





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 **10/06/2025**  
Amount Due **72.66**  
Current Charges Due **10/27/2025**

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				
09/02	18225	10/01	18527				302

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	10
Sep 2025	32	13
Oct 2024	32	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 84.06  
Payment 84.06CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 302 KWH @ 0.06090 18.39  
Fuel Adjustment 302 KWH @ 0.04400 13.29  
FL Gross Receipts Tax 1.82

Total Current Charges 72.66  
Total Due E.F.T. 72.66

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

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

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 72.66  
DO NOT PAY

000147489400000726600000726601



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 **10/06/2025**  
Amount Due **41.56**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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
09/02	1993	10/01	2006				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 E.F.T. 41.56

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

1474896 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 41.56**  
**DO NOT PAY**

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 **10/06/2025**  
Amount Due **43.18**  
Current Charges Due **10/27/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	3319	10/01	3347				28

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Oct 2025	29	1
Sep 2025	32	1
Oct 2024	32	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

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Previous Balance **43.39**  
Payment **43.39CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 28 KWH @ 0.06090 **1.71**  
Fuel Adjustment 28 KWH @ 0.04400 **1.23**  
FL Gross Receipts Tax **1.08**

Total Current Charges **43.18**  
Total Due **E.F.T. 43.18**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

Use above space for address change ONLY.

**2004533** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 43.18**  
**DO NOT PAY**

000200453300000431800000431806



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 **10/06/2025**  
Amount Due **40.16**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	1541	10/01	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** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

**2004537** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>10/17/2025</b>
<b>TOTAL CHARGES DUE 40.16</b>
<b>DO NOT PAY</b>

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 **10/06/2025**  
Amount Due **42.42**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	1
Sep 2025	32	0
Oct 2024	32	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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/02	3174	10/01	3195				21

Previous Balance 41.77  
Payment 41.77CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 21 KWH @ 0.06090 1.28  
Fuel Adjustment 21 KWH @ 0.04400 0.92  
FL Gross Receipts Tax 1.06

Total Current Charges 42.42  
Total Due E.F.T. 42.42

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

2004544 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 42.42  
DO NOT PAY

000200454400000424200000424203





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 **10/06/2025**  
Amount Due **44.69**  
Current Charges Due **10/27/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 21832 CONNERTON BLVD  
Service Description SIGN  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	1
Sep 2025	32	1
Oct 2024	32	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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/02	2684	10/01	2726				42

Previous Balance 45.00  
Payment 45.00CR  
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 E.F.T. 44.69

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

2087686 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 44.69  
DO NOT PAY

000208768600000446900000446906



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 **10/06/2025**  
Amount Due **44.79**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	1
Sep 2025	32	1
Oct 2024	32	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](http://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
09/02	2526	10/01	2569				43

Previous Balance 45.11  
Payment 45.11CR  
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 E.F.T. 44.79

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

2087689 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 44.79  
DO NOT PAY

000208768900000447900000447907



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 **10/06/2025**  
Amount Due **44.90**  
Current Charges Due **10/27/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	2025	10/01	2069				44

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	2
Sep 2025	32	1
Oct 2024	32	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 **45.22**  
Payment **45.22CR**  
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 **E.F.T. 44.90**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

**2101307** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 44.90**  
**DO NOT PAY**

000210130700000449000000449005



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 **10/06/2025**  
Amount Due **40.16**  
Current Charges Due **10/27/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	7	10/01	7				0

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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](http://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	E.F.T.	40.16

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

**2101312** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	<b>10/17/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
<b>DO NOT PAY</b>	

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 **10/06/2025**  
Amount Due **44.06**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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
09/02	10/01		318				6

Previous Balance **44.06**  
Payment **44.06CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 6 KWH @ 0.06090 **0.37**  
Fuel Adjustment 6 KWH @ 0.04400 **0.26**  
FL Gross Receipts Tax **1.02**  
State Tax **2.84**  
Pasco County Tax **0.41**

Total Current Charges **44.06**  
Total Due **E.F.T. 44.06**

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/17/2025.



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: **10/06/2025**

District: BP03

**2246020** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 44.06**  
**DO NOT PAY**

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 **10/06/2025**  
Amount Due **44.87**  
Current Charges Due **10/27/2025**

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

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/02	634	10/01	647				13

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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 **44.99**  
Payment **44.99CR**  
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**  
State Tax **2.89**  
Pasco County Tax **0.42**

Total Current Charges **44.87**  
Total Due **E.F.T. 44.87**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

District: BP03

Use above space for address change ONLY.

**2246022** **BP03**  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>10/17/2025</b>
<b>TOTAL CHARGES DUE 44.87</b>
<b>DO NOT PAY</b>

000224602200000448700000448703



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 **10/06/2025**  
Amount Due **45.79**  
Current Charges Due **10/27/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/02	53470	10/01	53491				21

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	1
Sep 2025	32	1
Oct 2024	32	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

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Previous Balance 45.79  
Payment 45.79CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 21 KWH @ 0.06090 1.28  
Fuel Adjustment 21 KWH @ 0.04400 0.92  
FL Gross Receipts Tax 1.06  
State Tax 2.95  
Pasco County Tax 0.42

Total Current Charges 45.79  
Total Due **E.F.T.** 45.79

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025**

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

Electronic Funds Transfer on or after **10/17/2025**  
**TOTAL CHARGES DUE 45.79**  
**DO NOT PAY**

000224602400000457900000457906



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 **10/06/2025**  
Amount Due **43.82**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	0
Sep 2025	32	0
Oct 2024	32	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
09/02	421	10/01	425				4

Previous Balance 43.94  
Payment 43.94CR  
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
State Tax	2.82
Pasco County Tax	0.41

Total Current Charges 43.82  
Total Due E.F.T. 43.82

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

2246033 BP03  
CONNERTON WEST CDD  
ATTN: GREG COX  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/17/2025
TOTAL CHARGES DUE	43.82
DO NOT PAY	

000224603300000438200000438206



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 **10/06/2025**  
Amount Due **43.35**  
Current Charges Due **10/27/2025**

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
Oct 2025	29	0
Sep 2025	32	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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/02	2	10/01	2				0

Previous Balance 43.47  
Payment 43.47CR  
Balance Forward 0.00

Customer Charge 39.16  
FL Gross Receipts Tax 1.00  
State Tax 2.79  
Pasco County Tax 0.40

Total Current Charges 43.35  
Total Due E.F.T. 43.35

DO NOT PAY

Total amount will be electronically transferred on or after 10/17/2025.



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: 10/06/2025

District: BP03

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

Electronic Funds Transfer on or after 10/17/2025  
TOTAL CHARGES DUE 43.35  
DO NOT PAY

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
973289	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:** \$69,600.00

Description	Current Amount
-------------	----------------

Spring Mulch Application 2025

- Installation of Pine Bark
- Hand Installed 3cf bag
- Blow areas clean
- Taxes

Connerton Mulch 2025

\$69,600.00

*Excellence***Invoice Total****\$69,600.00****IN COMMERCIAL LANDSCAPING****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
973338	8/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 31, 2025**Invoice Amount:** \$53,807.17

Description	Current Amount
Monthly Landscape Maintenance August 2025	\$53,807.17

**Invoice Total** **\$53,807.17****RECEIVED**  
08-08-2025**EXCELLENCE**  
**IN COMMERCIAL LANDSCAPING**

**Per Darryl, The Board has decided to withhold partial payment of 10% totaling \$5,380.71. Total of payment being made \$48,426.46 10/09/25**

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
992895	9/2/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Connerton West CDD  
c/o Rizzetta & Company  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

**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:** October 2, 2025

**Invoice Amount:** \$53,807.17

Description	Current Amount
Monthly Landscape Maintenance September 2025	\$53,807.17

**Invoice Total** \$53,807.17

**RECEIVED**  
09-08-2025

IN COMMERCIAL LANDSCAPING

Per Darryl, The Board has decided to withhold partial payment of 29% totaling \$15,604.08. Total of payment being made \$38,203.09 10/09/25

**Should you have any questions or inquiries please call (386) 437-6211.**