



Rizzetta & Company

Connerton West Community Development District

**Board of Supervisors'
Regular Meeting
March 2, 2026**

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

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

February 26, 2026

Revised Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, March 2, 2026, 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**
 - B. Presentation of Police Reports Tab 2**
 - C. Presentation of Aquatics Maintenance Report Tab 3**
 - D. Landscaping Inspection Report**
 1. Presentation of Field Inspection Service Report..... Tab 4
 - 2. Presentation of Yellowstone Proposals Tab 5**
 3. Update of Tree Trimming
 - E. Irrigation Maintenance**
 1. Consideration of Meter Accuracy Test Proposal Tab 6
 - F. Presentation of Property Maintenance Report Tab 7**
 - G. District Counsel**
 - H. District Manager**
 1. Presentation of District Manager Report & Contract Log & Monthly Financials Statement..... Tab 8
 2. Presentation of the 4th Quarterly Website Audit..... Tab 9
- 4. BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget**
 - B. Consideration of the Special Warranty Deed Tab 10**
 - C. Landscaping RFP**
 1. Ranking of Proposals *(Under Separate Cover)*
 - D. Consideration of Resolution 2026-08 - Awarding Landscape RFP . Tab 11**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 3, 2026..... Tab 12**
 - B. Consideration of Operation and Maintenance Expenditures for January 2026 Tab 13**
- 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



March 2, 2026

Connerton West Community Development District Engineer's Report:

Parcel 218 Turnover

- Final punch list sent to developer for repairs.

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.

County Owned Sidewalk Review

- Request made to County to repair sidewalks as outlined by Stantec. Received email from the traffic operations manager requesting the sidewalk issues be remedied by the Pasco County Public Works department.

Connerton Boardwalks

- Met with contractors to review boardwalks. Waiting on proposals from contractors.

Storybrook Park Equipment Damaged and Replacement

- Stantec met with a representative from Burke Playgrounds and are waiting on options and associated costs for replacement of damaged teeter totter.

Pond 28 Erosion Review

- Stantec reviewed the reported erosion on Pond 28. The erosion is due to the channelization of water between the lots and discharging into the pond has caused the pond to migrate bank into the pond bank. We have prepared a report and sent to contractors for proposals to add rip rap to this area to prevent future erosion.

Wetland Cutback Limits

- Stantec has reached out to a survey company to stake the wetland buffer to determine cutback limits. We will present the proposal when received.

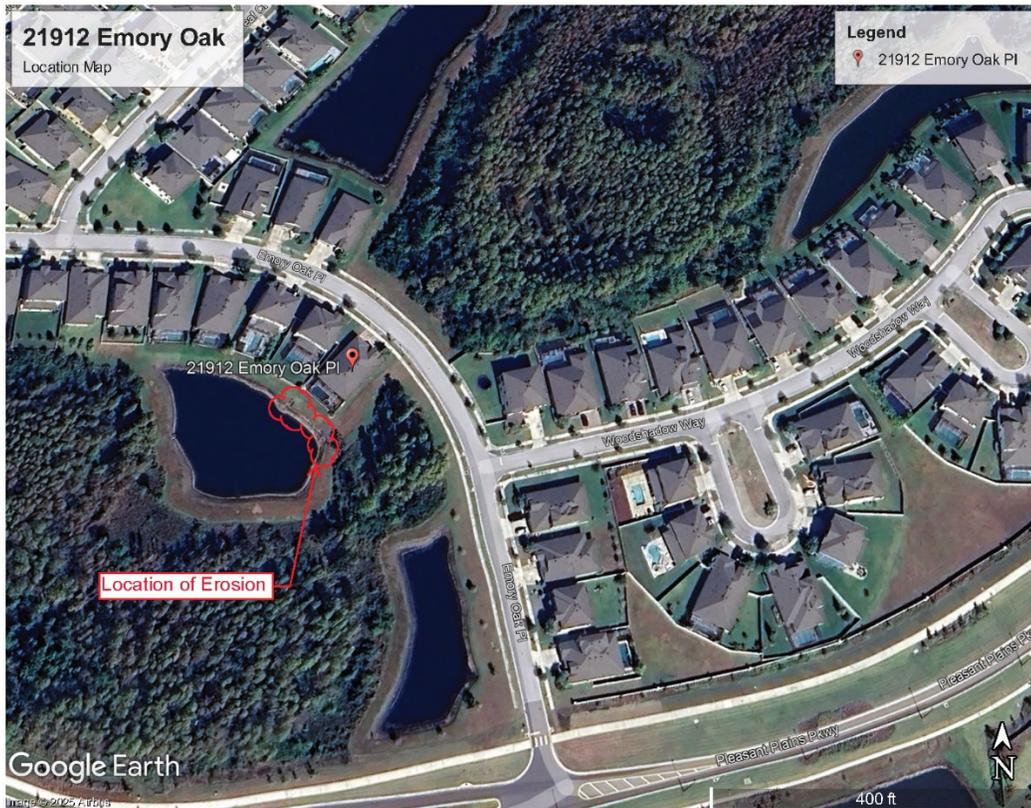
Field Observation Report



Location: Connerton Community Development District (CDD), Land O Lakes
Date/Time: February 17, 2026 /9:00 AM
Personnel: Braydon Woodcock
Weather: Upper 70's °F, Clear

Stantec visited Connerton West CDD to review reported pond erosion at Pond 28, behind Emory Oak Place. During our review we encountered pond erosion, believed to be caused by channelized stormwater runoff between homes. Staff recommends installing 25 LF of rip rap along the most severe section of erosion, between 21896 and 21912 Emory Oak Place. Install rip rap at a 3:1 slope from toe of slope, then backfill behind rip rap with compacted clean soil and sod to match existing. Erosion, while less severe, is present along the entire rear portion of 21912 Emory Oak, running east, approximately 75 additional linear feet. We recommend taking a proactive approach and extending the rip rap along this section as well. Staff will request separate line items from contractors for each option. See photos below for current condition as well as rip rap installation detail

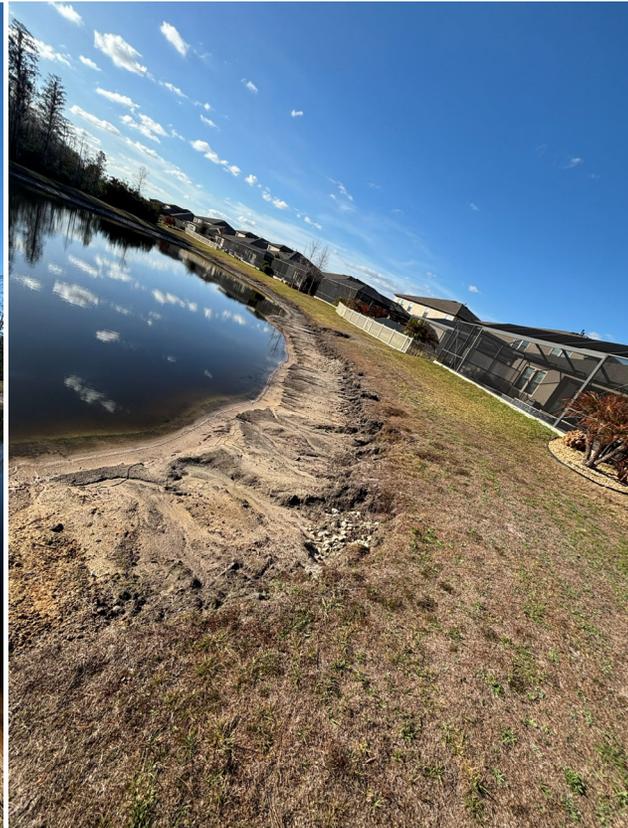
Overall Vicinity Map



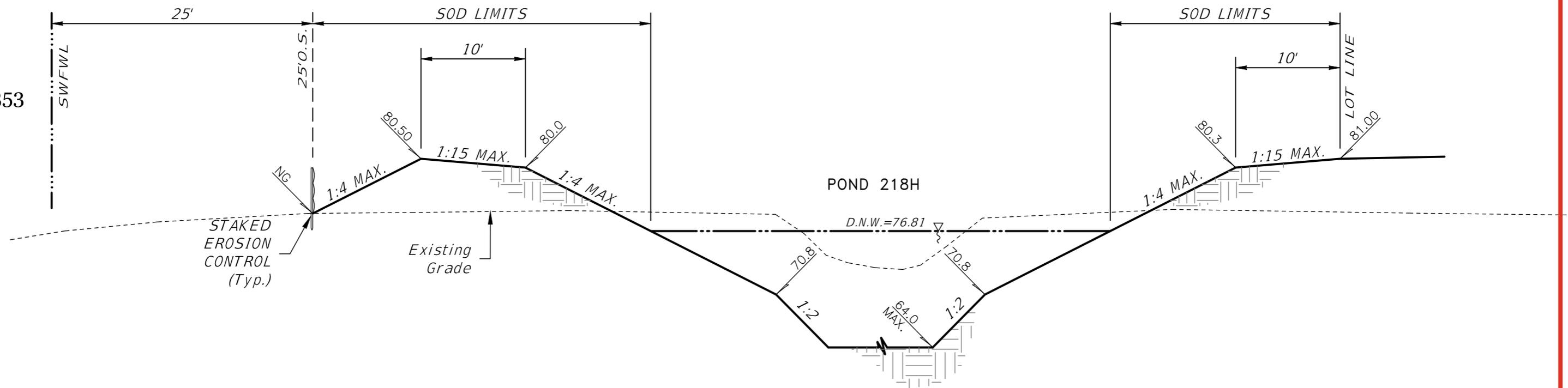
Critical Erosion Repair Area: Repair 25 LF of erosion, using rip rap at 3:1 slope. Backfill with clean, compacted soil and sod to match existing.



Additional Erosion Repair Area: Repair 75 LF of erosion, using rip rap at 3:1 slope. Backfill with clean, compacted soil and sod to match existing.



Wetland 353



SECTION H-H

- NO SCALE -

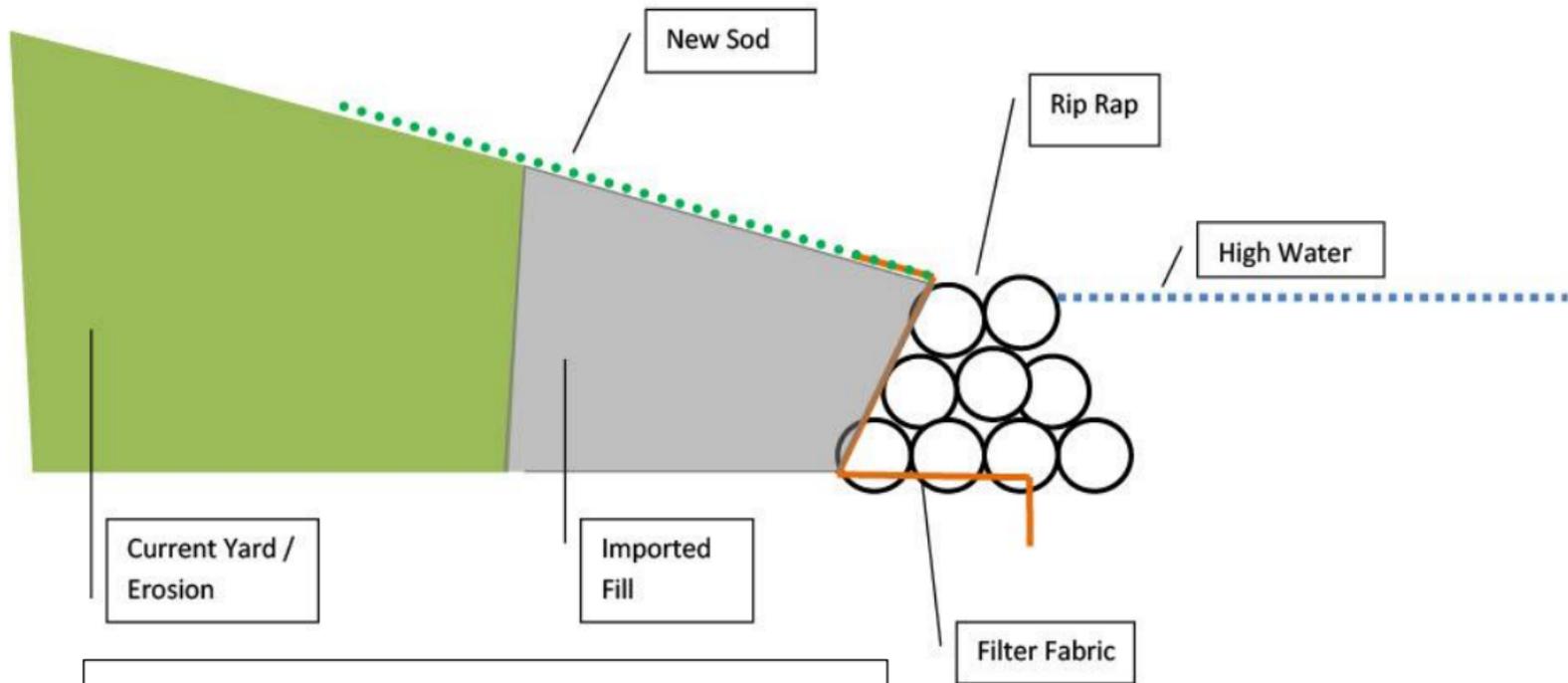


Diagram for representation only; Not to scale

Tab



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 2/8/2026

Deputy: **HORENSTEIN, RANDY (7296)**
Position: COMMUNITY (SECURITY)
Scheduled Time 6:00PM - 10:00PM
Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2026082228
Who did you contact upon arrival?	darryla@rizzetta.com
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	Conducted roving patrol and traffic enforcement throughout community. Conducted multiple traffic stops and issued citations accordingly. No off road vehicles or electric motorcycles observed during shift. No suspicious activity observed during shift. Made contact with several residents on Runaway Breeze Dr who had visitors for Superbowl. Visitors vehicles were blocking roadway and were advised to clear roadway 2026082382.
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 1/30/2026

Deputy: **PETERS, JOSHUA (3096)**
 Position: COMMUNITY (SECURITY)
 Scheduled Time 6:00PM - 10:00PM
 Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2026063566
Who did you contact upon arrival?	vendor via email
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	nothing observed
Please document a detailed Narrative of events that took place during your detail:	Upon arrival , I checked in via email at the vendor's request. I patrolled the community and monitored for traffic violators or any E – Bike Violators. I observed no infractions while on duty. I patrolled each community and observed nothing suspicious. When the detail ended, I left Connerton. No calls for service.
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.	already reoccurring



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CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 2/13/2026

Deputy: **BROCK, ASHLEY (6508)**

Position: COMMUNITY (SECURITY)

Scheduled Time 2:00PM - 6:00PM

Actual Time 2:00PM - 6:00PM

Display Text	Answer Text1
Event Number:	2026093384
Who did you contact upon arrival?	sent email
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	None.
Please document a detailed Narrative of events that took place during your detail:	Maintained presence throughout the CDD, I did not observe any kids on dirt bikes, scooters etc. There were no traffic violations observed.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	n/a



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 2/18/2026

Deputy: **RUDIN, JILLIAN (7429)**
 Position: COMMUNITY (SECURITY)
 Scheduled Time 6:00PM - 10:00PM
 Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2026104448
Who did you contact upon arrival?	darryla@rizzetta.com
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	<p>On 02/18/2026, at approximately 1800 hours, I arrived for my detail located at 21100 Fountain Garden Road, Connerton, 34637.</p> <p>Upon arrival I patrolled the community looking for suspicious activity and possible violations. I engaged with community members and spoke to kids and even took a picture with girl scouts, which I also supported them by purchasing a box of cookies.</p> <p>I did a detailed traffic control on connerton road looking for traffic violators, e-bikes, and golf cart violations. I did not observe any issues, and or violations at this time. I logged out at approximately 2200 hours.</p> <p>No further action.</p>
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.	I would patrol the main median by the club house considering there could be potential speeding coming in and out of the main road way located near pedestrian walk ways. Just for further information, as this was not observed during my detail.

Tab





pond 40



pond 40 homeowner
erosion

















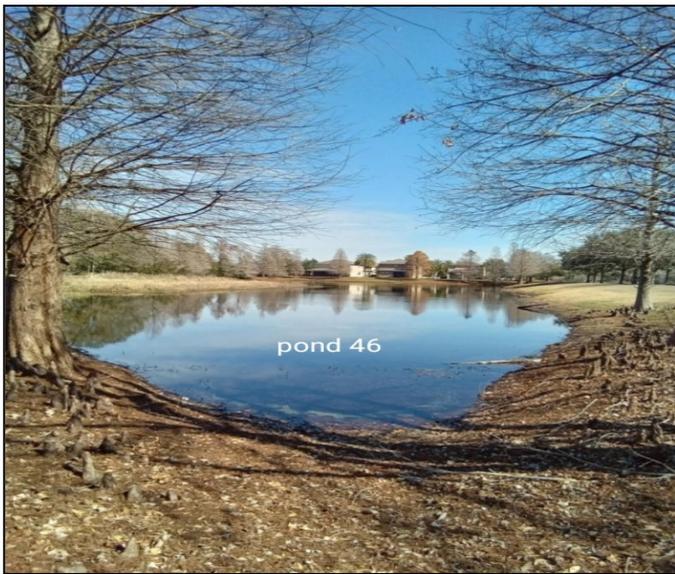






































































Tab 4

CONNERTON WEST



LANDSCAPE INSPECTION REPORT



February 03, 2026
Rizzetta & Company
Amiee Brodeen & Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Pleasant Plains Pkwy

Summary, General Updates, Recent Updates, Upcoming Maintenance Events

➤ During my inspection, I continue to notice Spanish moss in the trees along the boulevard and parkway. This needs to be prioritized and addressed before the trees begin to leaf out.

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. **old Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **old underlined is info. or questions for OS or Developer.**

1. **Corner of PPP and 41** The area was not mulched during my visit. Has this been completed?

PPP and 41 **Annuals** Several annuals on both sides of the street were dried out or dead. As we are nearing the end of the seasonal change-out, I strongly recommend testing the irrigation to ensure proper functionality before installing any additional plants.

PPP and 41 **Flax Lilies** The flax lilies need to be cleaned up, trimmed, and prepped for the growing season. (Pic 3)



4. **PPP and 41 Juniper Removal Areas** As the dead junipers are being removed, I suggest adding native muhly grasses in the bare patches. This will improve continuity and help the area appear less exposed. Or, possibly propose an enhancement. (Pic 4)

5. **PPP and 41 Irrigation Issue** In the median, there is a shredded irrigation hose that needs repair. Please complete the repair and perform a wet-check. Yellowstone, please remind crews to notify Ballenger whenever hoses are damaged during detail work or if they encounter irrigation lines needing repair. (Pic 5)



Pleasant Plains Pkwy, Pond 1150

6. **Challenger Median Junipers** The junipers in the median are extremely dry and brittle. This may indicate they have been without irrigation for some time. Please inspect the system and conduct a wet-check. (Pic 6)



7. **Challenger Irrigation Hose Placement** In the median at PPP and 45, please have the crew reposition the irrigation hose away from the valve box. It should be buried under mulch and kept clear of nearby structures. (Pic 7)



8. **Yellowstone Challenger Turf Conditions** The turf at the median and PPP entrance is very dry and patchy, and very crunchy when I walked on the turf. Has irrigation been functioning properly in this area? Once irrigation is confirmed, Yellowstone should proceed with turf recovery: fertilize, aerate if necessary, and water thoroughly. (Pic 8)

9. **Yellowstone Edging Practices** When edging, crews are leaving turf clippings inside the tree rings. These should be removed, not mulched over. (Pic 9)



10. **PPP Spanish Moss Removal** We previously discussed adding ribbon to trees that still need moss removal. What progress has been made? I have photos of affected trees from PPP to Connerton Blvd. Please provide an updated timeline for full removal.

11. **Yellowstone Light Pole Rings** Several light poles were edged but not mulched. These areas should be mulched to improve aesthetics. (Pic 11)

12. **Cold-Snap Damage** Many plants across the property were damaged by recent freezing temperatures. Please do not... **Not Pg**



Pleasant Plains Pkwy, Westerland Dr

11 Cont. . trim or remove damaged foliage until we have consistent warmer weather. Cutting affected material now may further stress the plants.

1 PPP Median aka Tree Grasses The grasses were cut back, but a significant amount of debris was left in the median. While some debris is acceptable in planting beds away from high-visibility areas, this location is adjacent to a busy turn lane. Please remove the debris for a cleaner appearance. (Pic 13)

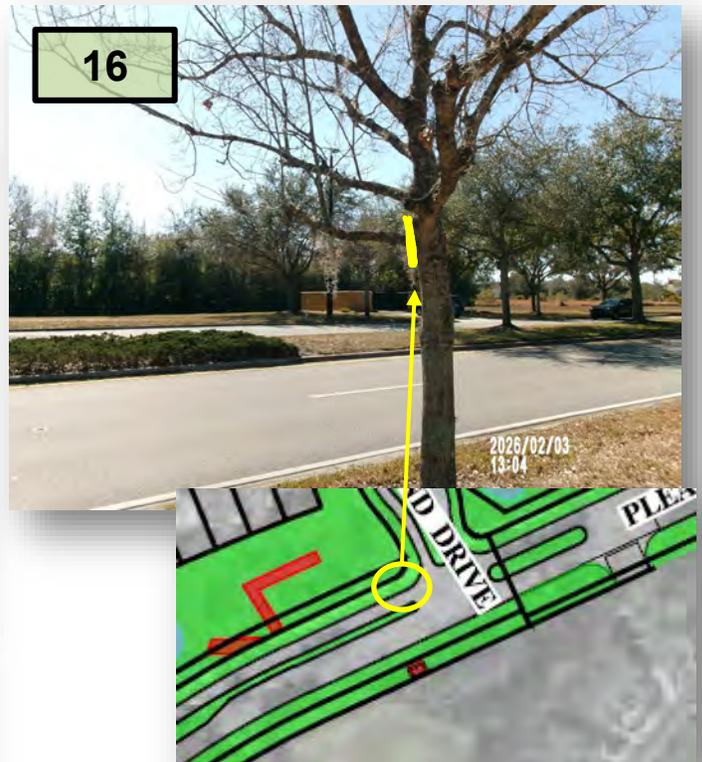


14. Irrigation Driplines When mulching, ensure all driplines are fully buried. This helps retain moisture and prevents plant damage.

15. Mulched Tree Rings Tree rings along the boulevard and parkway should be mulched .

15 Cont. . The hard edges are already visible, and mulching will greatly enhance the appearance.

16. PPP Tree Pruning Across from the first Pasco Utility area, there is a tree requiring pruning. The marked stem should be removed at the branch collar not mid-stem. Please identify the tree and complete the correction. (Pic 16)



1 PPP Trees Needing Structural Pruning There are several trees that would benefit from structural pruning. I recommend proposing structural pruning for selected trees while crews are already onsite performing moss removal to maximize efficiency. (Pic 17)

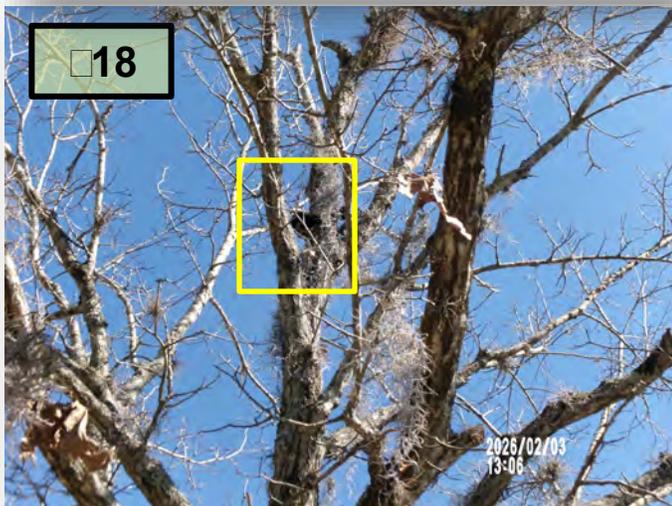
18. PPP Maple Tree A maple tree is showing signs of decay, indicated by fungus growth on the trunk. This does not currently harm the tree but is a sign of internal decline. I will continue monitoring; at this time the tree remains stable. (Pic 18)

Pleasant Plains Pkwy, Westerland Dr, Savory Walk Dr

1. **PPP** **Turf Grass** Bahia turf suffered after the recent cold snap. Consider applying a Bahia Weed Feed product to assist with fertilization and weed suppression. I suggest applying early in the morning to utilize the morning dew to water the mixture in.

0. **Pond 1150** This issue has already been reported to Carlos. What is the current status of cutting back dead material and removing moss from all cypress trees (Pic 20a 20b)

1. **Ballenger** **Irrigation** **Break** sent a video to Ballenger about a possible line-break, has the irrigation break in the PPP median been repaired



0. **Savory Walk** **PPP** **Pocket Park** Regarding the small pocket park discussed at the last meeting: have the issues been addressed The planting edge is no longer maintained, the turf was extremely dry (is irrigation present here) and cogon grass is growing around the bases of the cypress trees. Please assess and correct these issues. (Pic 22a 22b)

0. **Pond A** On the northeast side, crews did not remove the tall weeds between the cypress trees or the hanging moss that is nearly touching the ground. Please clean this area and maintain it consistently. (Pic 23)

4. **Savory Walk** **PPP** **ROW Turf** The turf along the ROWs looks poor. Is irrigation functioning Has this area been fertilized During the next visit, please . **Not Pg**

Pleasant Plains Pkwy, Savory Walk Dr, Forget Me Not Ct

(Pic 4 Cont.) . identify this area and develop a turf recovery plan. (Pic 24a, 24b)

5. Passie Porc Saory Walk Turf The planting strip between the two streets was .



(Pic 5 Cont.) . recently detailed and looks good, but the turf still needs attention. Please develop a recovery plan and implement before this gets worse off. As you can see in the photo there are bare spots now. (Pic 25)



Pleasant Plains Pkwy, Forget Me Not Ct, Woodshadow Dr

6. Pond 8 A C Trees Trees along these ponds need moss removal. One tree is already beginning to leaf out and is being crowded. Please remove moss and lift branches to a 10-ft clearance along the walking path. (Pic 26)



Same Area Wax Myrtle A wax myrtle is growing into a cypress tree. Before the cypress leaf's out, please cut back the wax myrtle. (Pic 27)



8. Sady Pavilion Ct Do not let this area revert to the condition it was in during the fall. Cogongrass is beginning to emerge, plants are growing into one another, and the irrigation boxes are becoming covered by turf and debris. These issues need to be addressed promptly to prevent further decline. (Pic 28)

Service Rd Passive Porc There are several areas along this service road that require detailing, tree support adjustments, and verification of available irrigation. I observed dripline hoses near the bases of the trees, but no visible irrigation heads.

ello stone Please have a crew visit this area to adjust the tree supports, string-trim along the curb and parking areas, and treat the turf. There are numerous turf weeds growing throughout the strip that need to be addressed. allenger Please send someone to inspect the irrigation in this area, identify any functioning irrigation heads, and provide feedback on your findings. (Pic 29a, 29b)



0. Savory Walk and Scrolled Gate Ct The park requires detailed maintenance. The lilies should be scheduled soon for deadheading, and the trees need moss removal. Nt Pg



Pleasant Plain Pkwy, Woodshadow Dr, Gibbons Grove Loop



30. **Same Area as 30** On the opposite side of the park, I noted several additional items that need attention. The tree ring has not been fully mulched, and there is another tree that requires moss removal. Near the walkway, there are two concerns: There is a .N t Pg



30 Cont. . The jasmine minima appear to be struggling, possibly due to the recent cold snap. **allenger** Please verify whether irrigation is functioning properly in this area and provide feedback on your findings. And, **ello stone** Please fertilize this area as soon as possible. (Pic 30a, 30b)

31. **Same Area as 30** At the corner, I also noticed that all driplines are exposed and sitting above the mulch. Has this been corrected during the most recent mulching? Additionally, once this area has been fully detailed, I would like to propose a design to refresh the space and fill in sections where plant material is currently missing, and remove the ornamental grasses from the parking spots. They tend to get in the way when you are exiting a vehicle. (Pic 31)



White Sage Way, Blue Myrtle Way, Flourish Dr, Violet Periwinkle

□□□□ **Cont.** □□ . section that previously contained plant material. Since there are no surrounding plantings to match, I recommend installing sod instead of replanting this area to create a more cohesive look. The concrete walkway needs to be power-washed. The mold buildup is increasing with each visit and should be addressed promptly. (Pic 32a, 32b)



□□. □ **edian of PPP** □ There is an area within the junipers showing a circular browning pattern that appears consistent with possible chemical overspray. Cause is uncertain. Please ensure the crew uses Fusilade for any grass control in this bed to prevent further injury to the junipers. (Pic 33 □)

□4. **PPP** □ **edian and West of Verona** □ There is a tree with a gator bag installed, and I have four concerns that need to be addressed:.. □

□□□4 **Cont.** □□ . **Duration** □ Please confirm how long the gator bag has been on this tree. Extended periods without monitoring can cause moisture issues or bark damage.

□ **issing Dripline Inside** □ **ag** □ I did not see a dripline inside the gator bag. A dripline is recommended to ensure controlled, consistent watering directly to the root zone. Please verify whether one is in place or install as needed, or if the gator bag needs to be removed. **Stump Grind** □ It appears the tree was stump-ground, but several roots are still exposed above ground. Please review and determine whether further grinding or soil addition is needed. □ **issing Tree Ring and** □ **ulc** □: This tree should have a tree ring and mulch at the base to help retain moisture and support healthy establishment. Please install the tree ring, edging, and mulch. (Pic 34)



5. **Same Area as 4** The magnolia tree has several dead branches within the interior canopy. On the next detailing day, please have the crew trim out and remove the dead branches to improve tree health and appearance. (Pic 35)



6. **Dog Park Soccer field** In the large field, I located two drainage structures near the SE side where the turf grass has grown over the grates. When the crew visits the area, please have them identify, uncover, and properly redefine these drains to ensure they remain visible and functional.

7. **Same Area as 6** The planting beds contain sections of dead turf grass, and the overall appearance suggests this area may have been overlooked for an extended period (even if that is not the case, it currently looks neglected). To restore the bed properly, the following steps are recommended: Remove existing mulch to expose the soil and dead turf. Detail the entire bed, clearing out debris, dead turf, and any encroaching weeds. Apply a Pre-Emergent herbicide, especially since the soil will be disturbed and more susceptible to new weed growth. Reapply fresh mulch once prep work and treatments are complete. (Pic 37a, 37b)

8. **Same Area as 6** The azaleas appear leggy and poorly shaped. Please send the crew to fully detail these beds.

9. **Pond Butterfly Kiss** All trees along the pond edge require proper string-trimming around the bases. Please ensure the crew trims carefully without contacting the trunks, as repeated damage can lead to girdling and long-term decline. To help prevent future injury, I recommend installing tree rings around each tree. Nothing too large, just something to give the tree trunk some space.

40. **Butterfly Kiss Garden** The grasses in the planting bed were trimmed; however, the bed was not edged during the crew's visit. To avoid unnecessary return trips and ensure contract requirements, please remind the crew that edging must always be completed when servicing this area. Also, this area needs to be mulched and driplines covered. Please address these issues. (Pic 40)



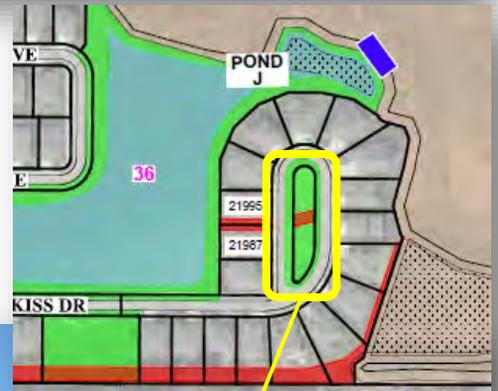
Connerton Blvd, SR-45

41. **Butterfly Kiss Garden** Please provide a proposal to install muhly grasses and fresh mulch throughout this area. The bed has remained in its current condition for quite some time, and it presents poorly especially for residents living nearby. When temps become consistently warm, I highly recommend prioritizing this area for installation to improve both appearance and plant establishment success. (Pic 41)



40. **Butterfly Kiss Dead End** Please do not overlook this dead-end section. One of the trees has a significant amount of moss accumulation, and it has begun dropping onto the turf below. This area needs to be visited and addressed remove excess moss as appropriate and clean up the affected turf. (Pic 42)

4. **Emory Oak** **PPP** This intersection planting bed has continued to struggle and needs attention. Please visit the area and address the following: Stake the tree to improve stability and help it establish properly. Treat the chlorotic pine apply appropriate nutrients or corrective treatments to improve color and vigor. Treat and fertilize the turf to encourage recovery and improve overall appearance. The turf is full of weeds and browning throughout. Please address. (Pic 43a, 43b)



Connerton Blvd, SR-45, Magnolia Park

4b



45. Walkway Passage: Along the iron rod fencing, the jasmine on the east side appears noticeably healthier compared to the west side of the tunnel. What is causing this difference? I recommend fertilizing the weaker side to help it better match the vigor and appearance of the east side. (Pic 45)

45



44. Connerton Blvd Along the clubhouse walkway, nearly every cypress tree requires moss removal, including several trees just off the path. Please identify the full extent of the affected area and address the issue by removing excessive moss and ensuring each tree is properly cleaned. (Pic 44a, 44b)

44a



46. Connerton Blvd Several trees along the boulevard still require moss removal. Please revisit this area and complete the de-mossing to ensure all affected trees are properly addressed.

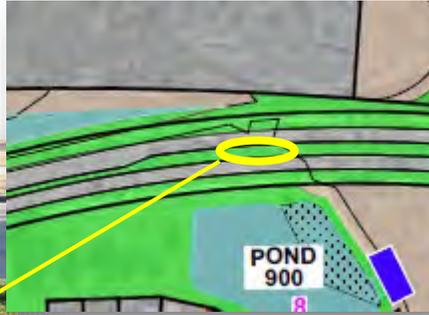
4. Pond 800 There is a tree along the pond edge that appears to be dead. Please send a team to the site to evaluate the tree's condition and determine whether removal or replacement is necessary. (Pic 47)

44b



Shady Pavillion Ct

48. Connerton □ □ **unipers** □ There is a large brown patch within the juniper median bed. I have already notified Yellowstone of this issue. Has this area been inspected or treated □ Please provide an update on the findings and the conclusion regarding the cause of the browning. (Pic 48)



50. Magnolia Park □ The trees in this area were limbed up; however, the Spanish moss remains in the canopies. Please identify the affected trees and return to remove the remaining moss to complete the job properly. (Pic 50a, 50b)



4. Spanish Moss South of the Pump Station Connerton □ South of the pump station on Connerton, several trees have heavy moss coverage throughout the canopy. Please remove the excess moss and inspect the surrounding trees as well, addressing any that show similar conditions.

Tab 5

Connerton

Land O'Lakes, FL

The Arbors

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Podocarpus 'Pringles'
Loropetalum
Duranta 'Gold Mound'
Liriope 'Super Blue'
Crape Myrtle
Annuals



Potential

Connerton

Land O'Lakes, FL

Main Entrance

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Loropetalum
Podocarpus 'Pringles'
Annuals
Sod



Potential



YELLOWSTONE
LANDSCAPE

Landscape Enhancement Proposal for
Connerton West CDD

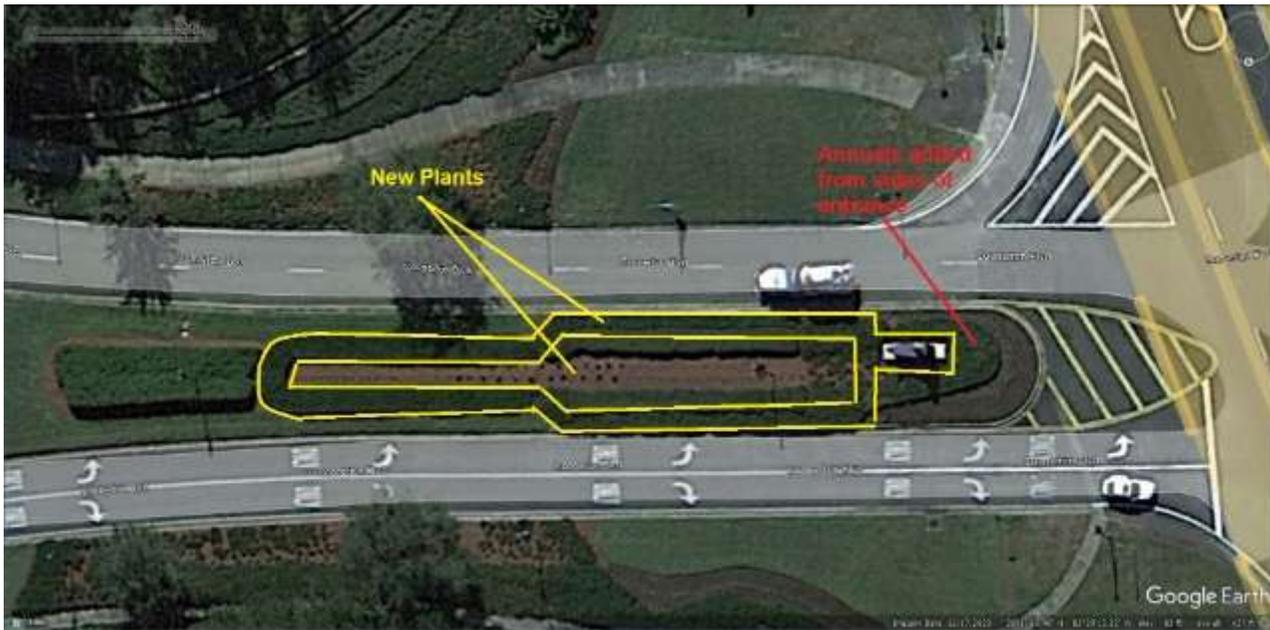
Eric Kanjirathingal
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Ekanjirathingal@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Connerton Blvd Entrance Bullnose

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	140	\$72.00	\$10,080.00
Plum Lorapetalum	650	\$25.00	\$16,250.00
Podocarpus Pringle 3gal	700	\$28.00	\$19,600.00
Soil	15	\$72.00	\$1,080.00
Pine Bark Nugget Mulch	300	\$11.25	\$3,375.00





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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Connerton West CDD

Subtotal	\$50,385.00
Sales Tax	\$0.00
Proposal Total	\$50,385.00

THIS IS NOT AN INVOICE

Connerton

Land O'Lakes, FL

Main Entrance

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Podocarpus 'Pringles'*
- Duranta 'Gold Mound'*
- Apostle Iris*
- Annuals*
- Sod*



Potential

Landscape Enhancement Proposal for
Connerton West CDD

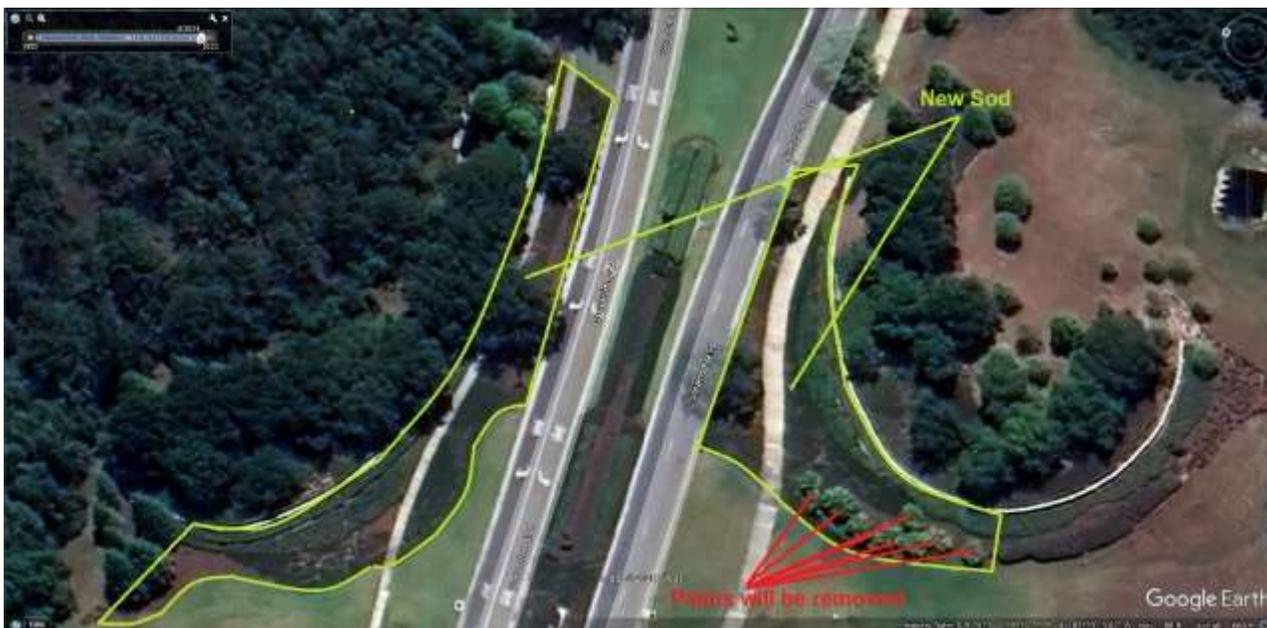
Eric Kanjirathingal
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5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Ekanjirathingal@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Connerton Blvd Entrance Sides

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	150	\$72.00	\$10,800.00
Soil	70	\$72.00	\$5,040.00
Removal of Palm & Stump Grind	17	\$890.44	\$15,137.40
Floritam St Augustine	27,500	\$1.25	\$34,375.00





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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Connerton West CDD

Subtotal	\$65,352.40
Sales Tax	\$0.00
Proposal Total	\$65,352.40

THIS IS NOT AN INVOICE

Connerton

Land O'Lakes, FL

Main Entrance

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Remove outdated plant material to expose wall as a focal point.

Add Sod



Potential

Connerton

Land O'Lakes, FL

Main Entrance

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Remove outdated plant material to expose wall as a focal point.

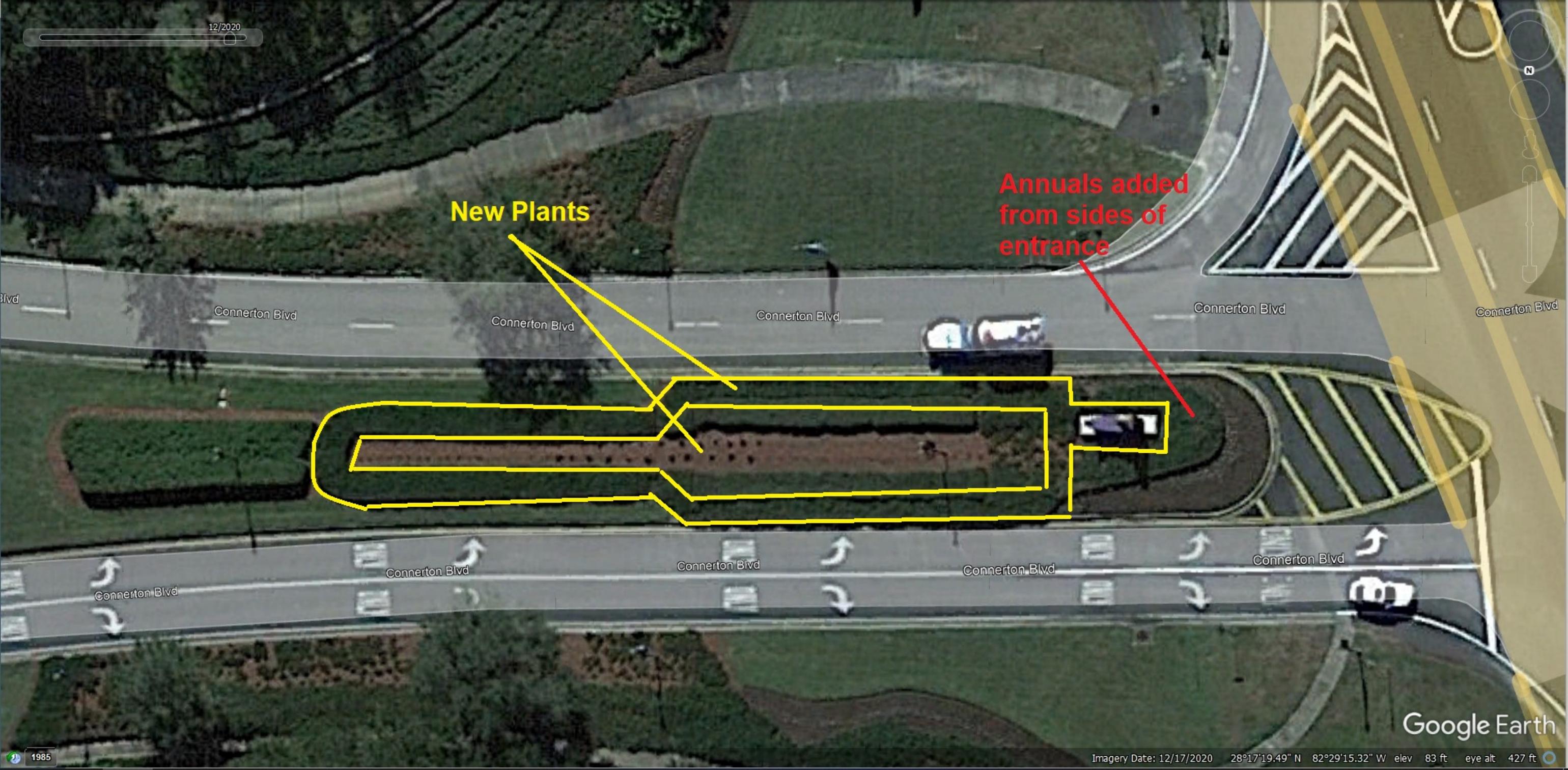
Add Sod



Potential

New Plants

Annuals added from sides of entrance

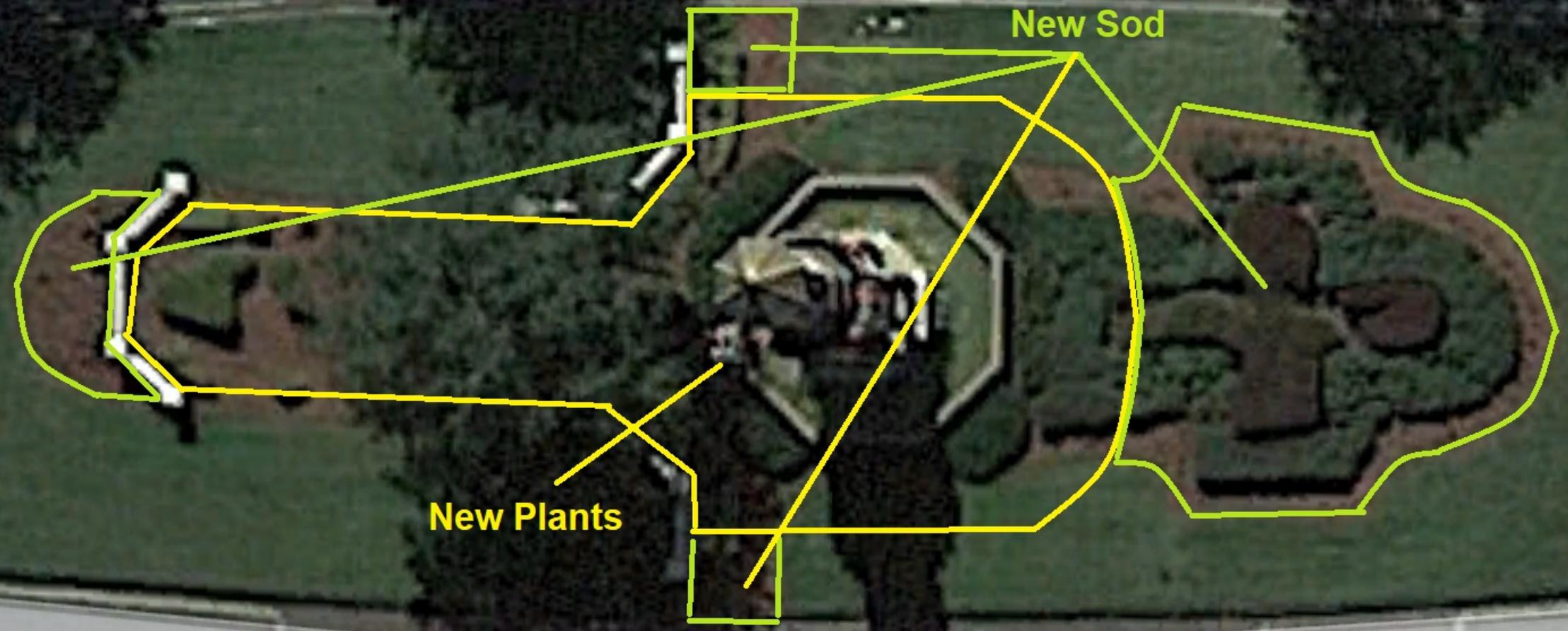


12/2020
1985 2023

Connerton Blvd

Connerton Blvd

Connerton Blvd



New Sod

New Plants

Connerton Blvd

Connerton Blvd

Connerton Blvd

Google Earth

1985

Imagery Date: 12/17/2020 28°17'19.83" N 82°29'10.98" W elev 83 ft eye alt 315 ft

New Sod

Connerton Blvd

Palms will be removed

Image © 2024 Airbus

Landscape Enhancement Proposal for
Connerton West CDD

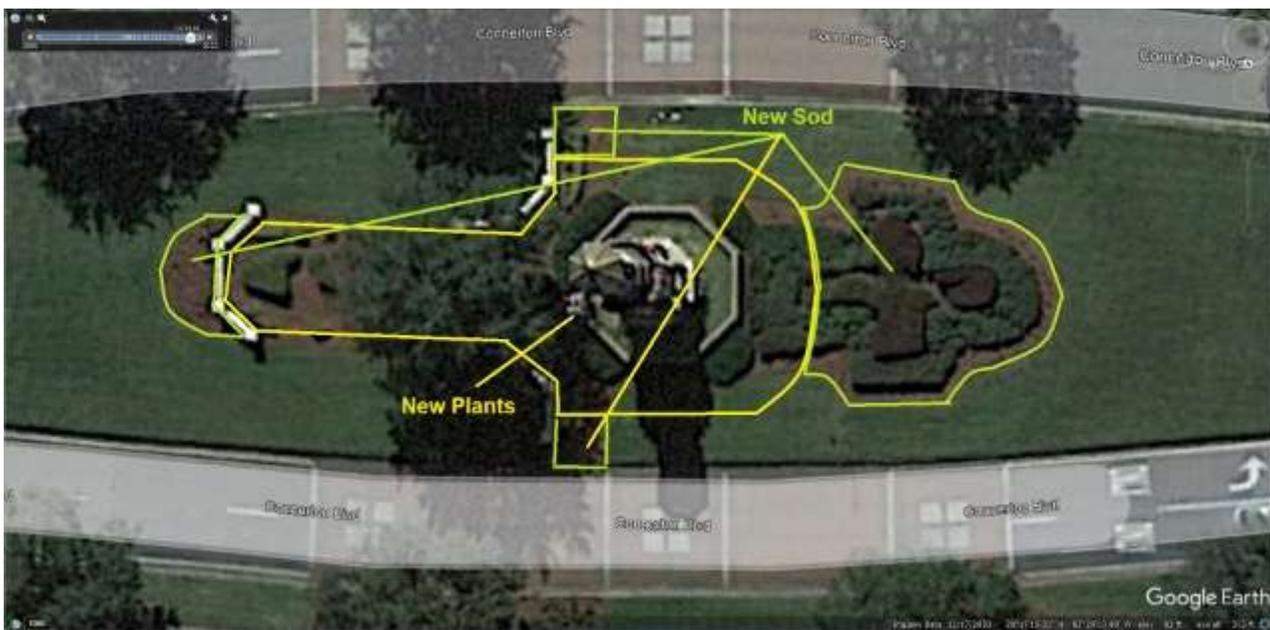
Eric Kanjirathingal
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Ekanjirathingal@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Connerton Fountain Entrance

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	100	\$72.00	\$7,200.00
Apostle Iris	283	\$22.00	\$6,226.00
Gold Mound Duranta 3gal	260	\$18.00	\$4,680.00
Podocarpus Pringle 3gal	209	\$28.00	\$5,852.00
Soil	20	\$70.00	\$1,400.00
Pine Bark Nugget Mulch	170	\$11.25	\$1,912.50
Fountain Annuals	864	\$1.75	\$1,512.00
Floritam St Augustine	2,700	\$1.25	\$3,375.00





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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Connerton West CDD

Subtotal	\$32,157.50
Sales Tax	\$0.00
Proposal Total	\$32,157.50

THIS IS NOT AN INVOICE

3/2018

1985

2023

Chrysalis Cay Loop

Swiss Chard Cir

New Plants

New Sod

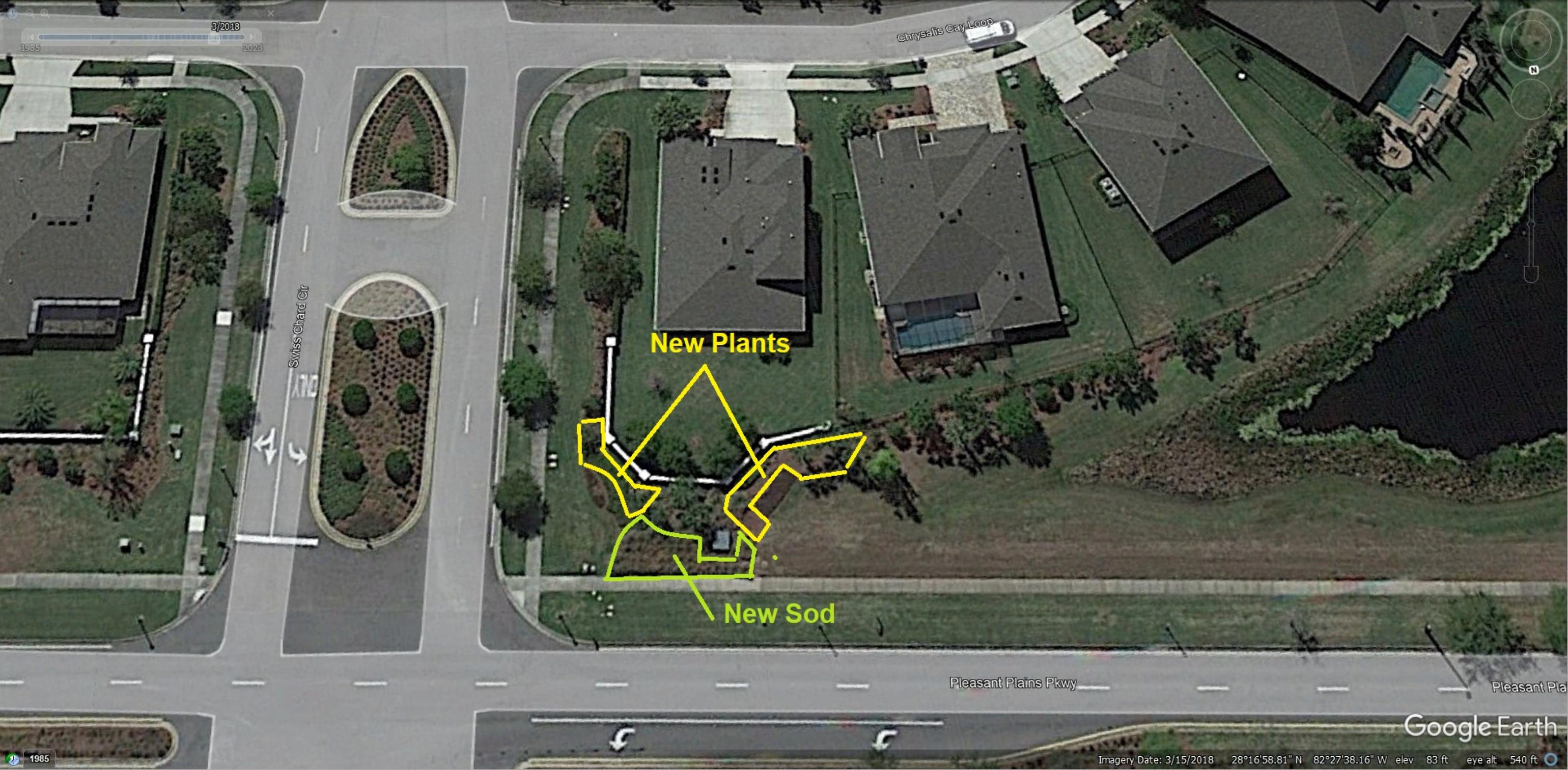
Pleasant Plains Pkwy

Pleasant Pla

Google Earth

Imagery Date: 3/15/2018 28°16'58.81" N 82°27'38.16" W elev 83 ft eye alt 540 ft

1985





Proposal #: 665910

Date: 2/23/2026

From: Carlos Garcia

Landscape Enhancement Proposal for
Connerton West CDD

Eric Kanjirathingal
 Rizzetta & Company
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544
 Ekanjirathingal@rizzetta.com

Jasmine Abbey Entrance

LOCATION OF PROPERTY

3434 Colwell Avenue
 Suite 200
 Tampa, FL 33614

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	40	\$72.00	\$2,880.00
Red Muhly Grass	25	\$19.00	\$475.00
Gold Mound Duranta 3gal	133	\$18.00	\$2,394.00
Podocarpus Pringle 3gal	42	\$28.00	\$1,176.00
Arizona Blue Cypress Tree 30gal	2	\$375.00	\$750.00
Floritam St Augustine	1	\$850.00	\$850.00
Soil	8	\$70.00	\$560.00
Pine Bark Nugget Mulch	40	\$11.25	\$450.00
Tree Staking	2	\$62.50	\$125.00



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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Connerton West CDD

Subtotal	\$9,660.00
Sales Tax	\$0.00
Proposal Total	\$9,660.00

THIS IS NOT AN INVOICE

3/2018

Lace Cascade Rd

Lace Cascade Rd

Lace Cascade Rd

New Plants

New Sod

Magnolia Park

Butterscotch Terrace

Butterscotch Terrace

Butterscotch Terrace

Winsome Way

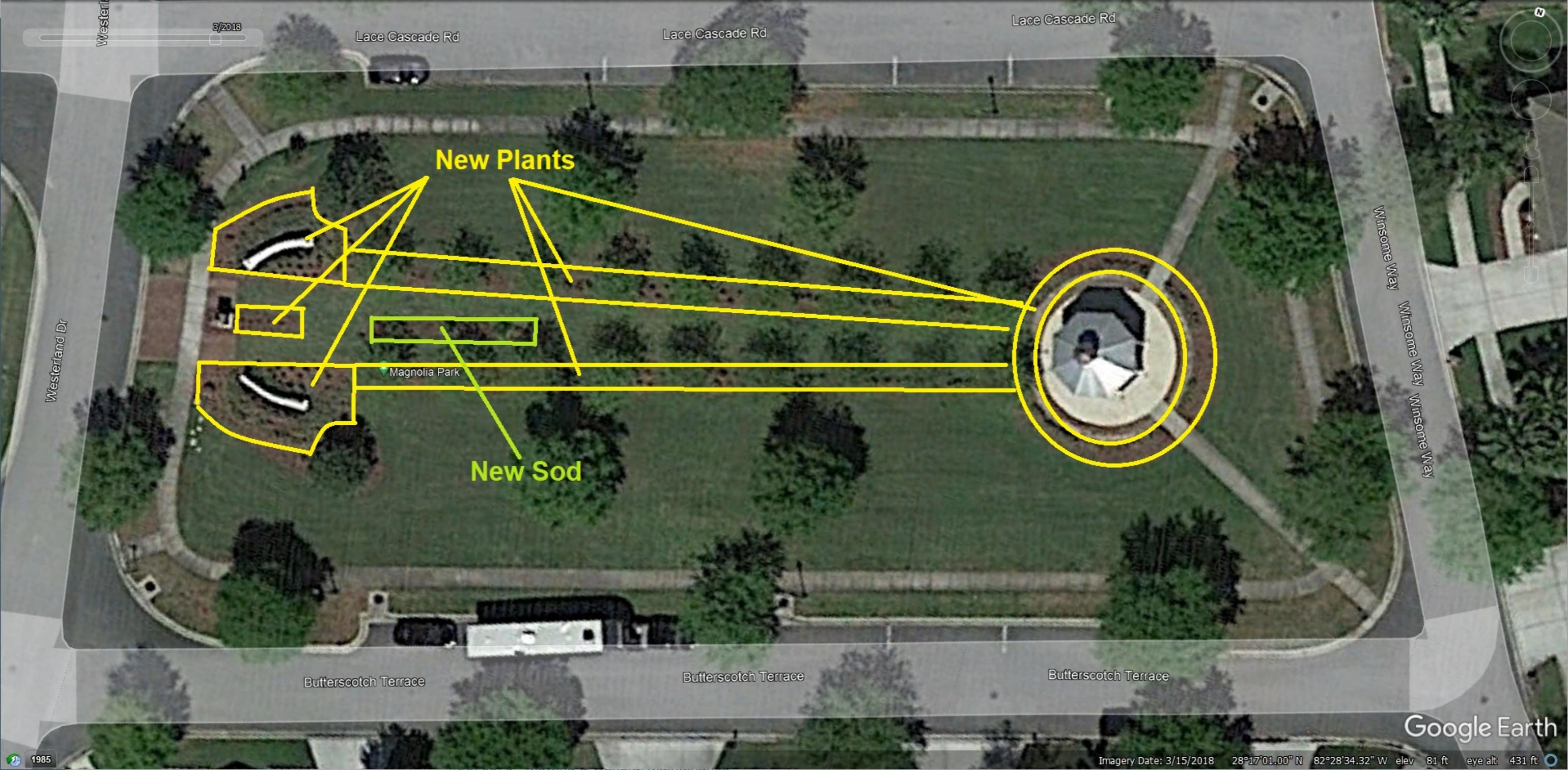
Winsome Way

Winsome Way

Google Earth

Imagery Date: 3/15/2018 28°17'01.00" N 82°28'34.32" W elev 81 ft eye alt 431 ft

1985



Connerton

Land O'Lakes, FL

Magnolia Park

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Knockout Rose
Pinwheel Jasmine
Podocarpus 'Pringles'
Sod



Potential

Landscape Enhancement Proposal for
Connerton West CDD

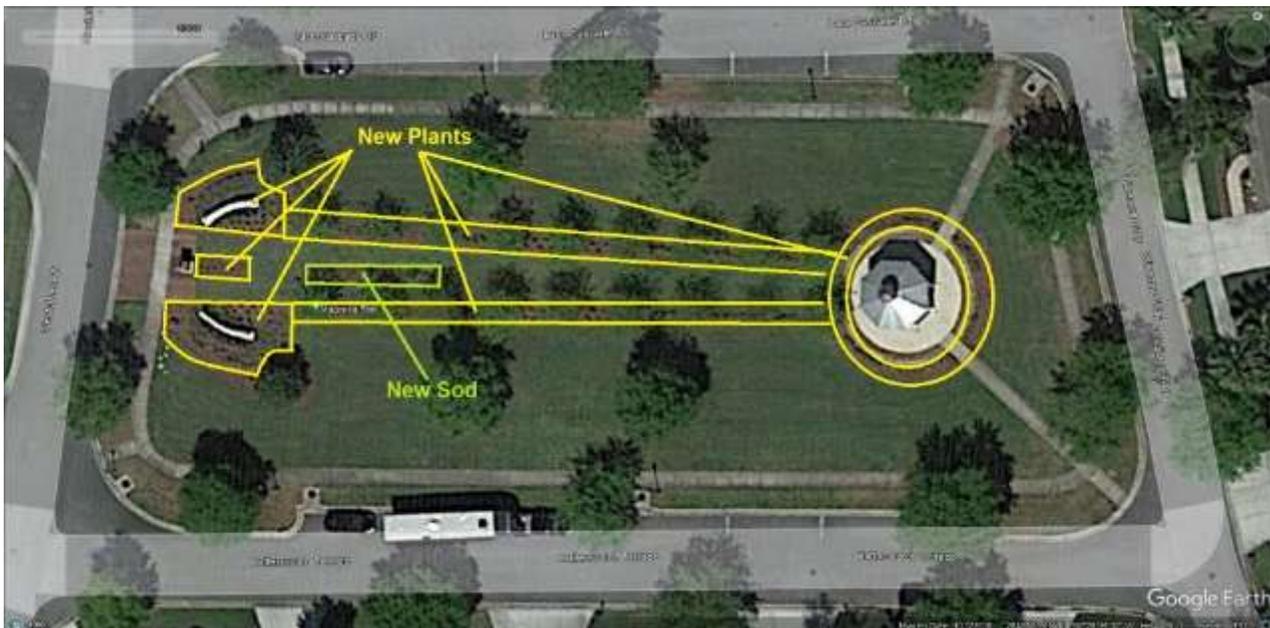
Eric Kanjirathingal
Rizzetta & Company
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544
Ekanjirathingal@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Magnolia Park

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	160	\$72.00	\$11,520.00
Knock Out Roses	225	\$55.00	\$12,375.00
Downey Jasmine	1,400	\$18.75	\$26,250.00
Floritam St Augustine	.5	\$700.00	\$350.00
Soil	20	\$72.00	\$1,440.00
Pine Bark Nugget Mulch	345	\$11.25	\$3,881.25





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AUTHORIZATION TO PERFORM WORK:

By _____

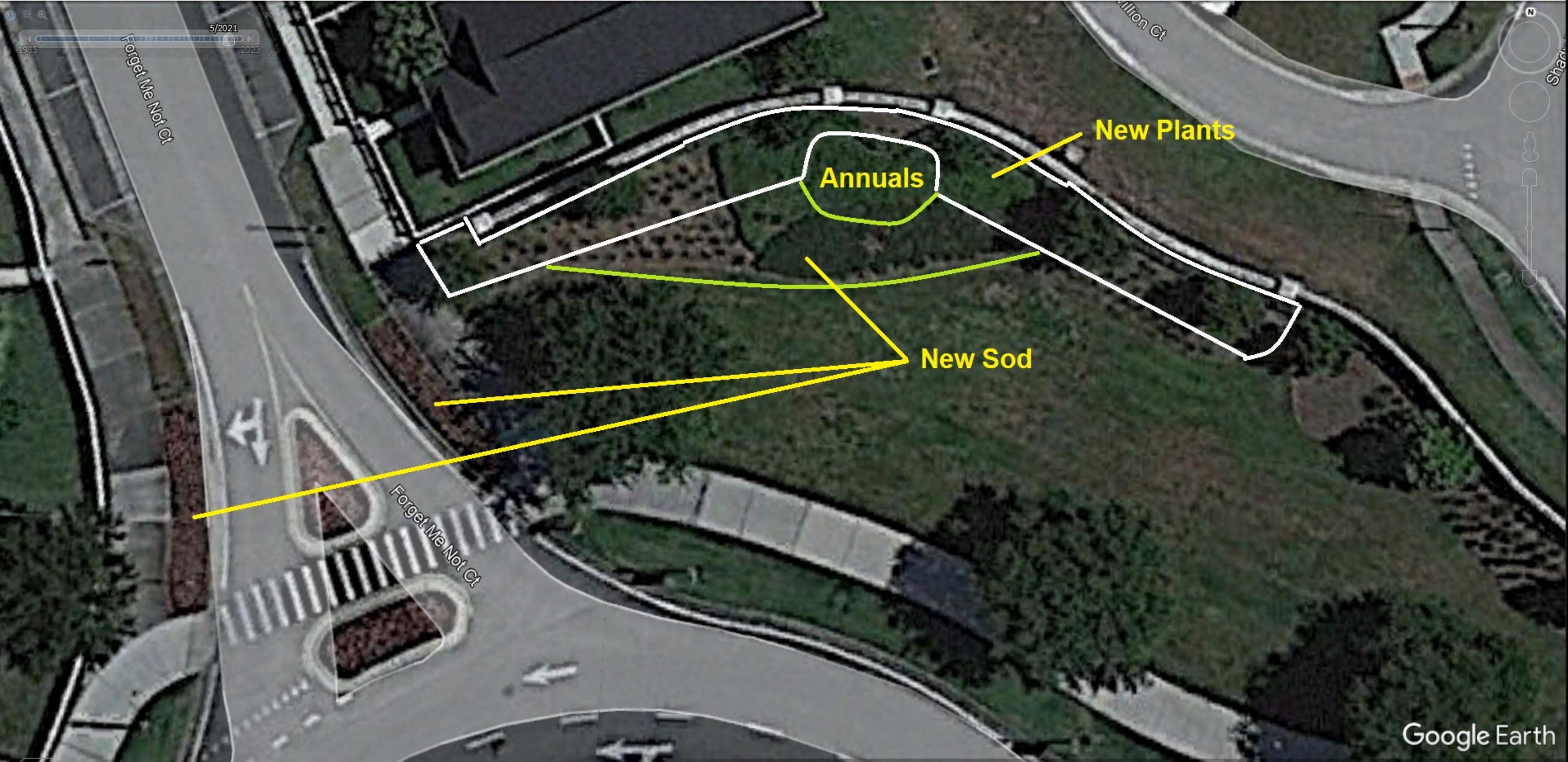
Print Name/Title

Date _____

Connerton West CDD

Subtotal	\$55,816.25
Sales Tax	\$0.00
Proposal Total	\$55,816.25

THIS IS NOT AN INVOICE



5/2021

1985

2023

Forget Me Not Ct

Million Ct

Forget Me Not Ct

Annuals

New Plants

New Sod

Google Earth



PORTOLA GARDENS



Proposal #: 661757

Date: 2/23/2026

From: Carlos Garcia

Landscape Enhancement Proposal for
Connerton West CDD

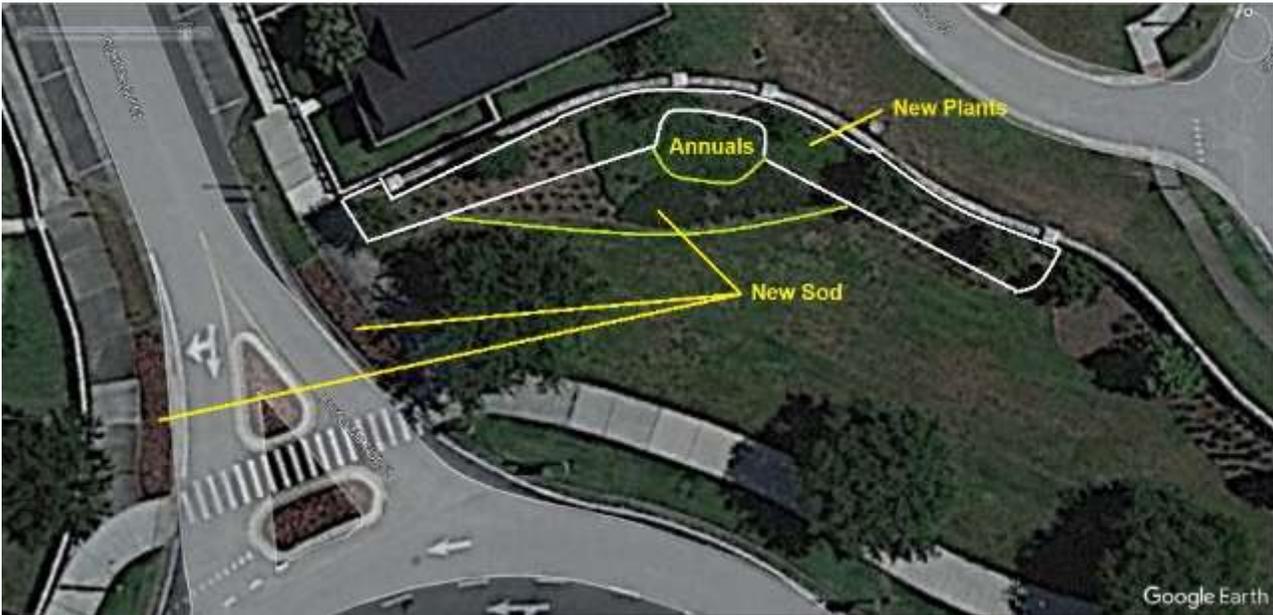
Eric Kanjirathingal
 Rizzetta & Company
 5844 Old Pasco Road
 Suite 100
 Wesley Chapel, FL 33544
 Ekanjirathingal@rizzetta.com

LOCATION OF PROPERTY

3434 Colwell Avenue
 Suite 200
 Tampa, FL 33614

Pertola Gardens Entrance

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	120	\$72.00	\$8,640.00
Red Muhly Grass	270	\$19.00	\$5,130.00
Tri-Color Ginger 3gal	270	\$37.00	\$9,990.00
Podocarpus Pringle 3gal	120	\$28.00	\$3,360.00
Floritam St Augustine	4	\$850.00	\$3,400.00
Soil	15	\$70.00	\$1,050.00
Pine Bark Nugget Mulch	50	\$11.25	\$562.50
Bahia Pallet	2	\$500.00	\$1,000.00



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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Connerton West CDD

Subtotal	\$33,132.50
Sales Tax	\$0.00
Proposal Total	\$33,132.50

THIS IS NOT AN INVOICE

Tab 6



Proposal #38

Date: 1/15/2026

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

Meter Accuracy Testing

Meter accuracy tests are required to be performed on an annual basis. This proposal includes the test and reporting for two meters.

Meter Accuracy Test

Meter Accuracy Test

Meter Accuracy Test Price: \$1,138.26

Subtotal	\$1,138.26
Estimated Tax	\$0.00
Total	\$1,138.26

Terms & Conditions

By Chris Zotti
Christopher Zotti
Date 1/15/2026
Ballenger Landcare Inc

By _____
Date _____
Connerton West CDD

Tab

Connerton West

COMMUNITY DEVELOPMENT DISTRICT

Nicholas Bowen

Cddpropertycare@gmail.com

Maintenance Report

2026

Normal Operations = N/O

Doing what is expected on a day-to-day bases (normally) Sat thru Wed to maintain the property with the goal of not having to be asked because it's already done

Shipping Container / Conex = Shop

This is where all supplies are kept for all sorts of issues that arise. Also, all paperwork, emails, reports, research, etc. are taken care of as well as the breaking down and loading up daily

Big Country = BC

This is the Orange Kubota RTV driven to assist me in maintaining the property

Feb 7

- Drove thru to check on lights and PPP is good, but now we need to get the fountain back on track, but the light guys didn't finish
- Shop – new cycle
- All the lids came in and i need to go thru those and get them put away
- Went to the fountain to check power, pre-prep and match timers so when their done it's ready to go
- N/O
- Got rid of the carcass that i mentioned in my last report that i had to leave for a bit so nature could do its thing (it was just too disgusting when noticed)

Feb 8

- Did a drive thru and noticed Jasmine Abby LED's were out so stopped to fix those. Seems to be a short in the top plug which tripped it so i need to check that outlet out at some point
- Shop
- Worked on sign light stuff
- N/O + stopped into UPS to drop three things off
- Had to scoop up a raccoon
- Cleaned up, graded and installed boarder on one side of the median crosswalk on round-about #1 for a trial run.

Feb 9

- Shop
- Got geared up to tackle the sign light project
- Had to shape then dig out existing grass to make space for mulch to be put down. Installed the solar panels and lights which i will turn on and adjust tomorrow morning
- N/O
- Got back to the median to finish that one side of boarder emails and pics sent (subject = mulch ? / mulch ? part 2)

Feb 10

- Drove over first thing to turn on and adjust new lighting installed yesterday
- Shop
- N/O
- Swapped out the PPP dome light to try a different bulb because it always has looked to warm and never match the LED's
- Flagged some trees that were missed
- Got bit by a poisonous cockroach looking alien thru my glove when trying to fix a lid

Feb 11

- Drove over to check the dome light, **WAY, WAY** better, we'll stick with that and I'll change the Connerton dome light also
- Checked on the new sign light, and there was no light. Not sure if it ever came on because i don't live here or if the battery in those lights just don't do what was promoted
- Then drove over to Verona to take pics of Verona lighting to show the difference and what we're changing it to (refer to Daniel)
- Shop – ADP issues trying to be worked out (no resolve it's the computer)
- Prep the other light to change out at Verona today
- Prep new can liner for trial run that came in yesterday, and if it works it will save 400 dollars
- Arbors-1 had a broken shackle on a swing so replaced that
- N/O + stopped halfway thru to pick up Carlos for ride-along then back to N/O
- Installed the light at Verona on the other side
- Dropped new liner in the Arbors. Had to take the guts out so that it fit

Feb 12

- Off / on call
- Drove over to Verona to adjust the new lighting on the other side i installed yesterday
- Here today to start banner work

Feb 13

- Off / on call
- Yesterday did not go as planned at all, not even a little bit. Wasnt planning on coming in today but got home and realized i forgot my wallet so if I'm coming in i might as well get some things done and make the best of it
- Worked on banner stuff
- Saw a bunch of trash laying around so did a quick run through just to tidy up things

Feb 14

- Shop
- N/O

Feb 15

- **Got the truck juiced up and was checking if the pumps were working because they weren't yesterday morning because i need to fill up our cans**
- **Shop**
- **Went and got cans and BC juiced up**
- **Probably spent a little too much time on it, but i have been wanting for a while to fix / re-vamp the on-board water system on BC now having it for a while and knowing the different applications and what mounting would work best**
- **N/O + stopped to move solar panels up on the sign to see if that helps i wanted to try and keep them hidden but don't think there getting enough sun to fully charge**
- **Got all conex water reserves filled up**

Feb 16

- **Holiday – Presidents Day**
- **Shop + checked on lights when i came in**
- **Most of today I'm gonna be here working on the shop re-vamp**
- **Did a quick run through the mains**

Feb 17

- **Shop**
- **Will be here working (I've got this place tore upside down) but only for a little bit as it's Tues**
- **N/O**
- **Got a filter out of a tree**

Feb 18

- **Off /on call - for Presidents Day**

Feb 19

- **Off / on call**

Feb 20

- **Off / on call**

Nicholas Bowen

Cddpropertycare@gmail.com

Maintenance Report

2026

Normal Operations = N/O

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Shipping Container / Conex = Shop

This is where all supplies are kept for all sorts of issues that arise. Also, all paperwork, emails, reports, research, etc. are taken care of as well as the breaking down and loading up daily

Big Country = BC

This is the Orange Kubota RTV driven to assist me in maintaining the property

Jan 24

- Drove the property to check on things
- Got the truck juiced up
- Shop
- Went to drain the fountain per Daniels's request for maintenance but ran into a little issue so i was asked to purchase a pump to get the water out. (Dan got back to me and said the plug is just wedged in there)
- N/O
- Took care of one deer by the shop but there's another one up against the fence on PPP, but that one is gonna have to wait until nature finishes it off a little more
- Took care of 2 lids

Jan 25

- Shop
- Fabricated new light for Verona to try out because of the base being so short
- N/O
- Still picking up branches, moss, and palm boots
- Installed and tested new light

Jan 26

- Drove over first thing to see and adjust the light while dark. I think I need to change it to the 6000 I wanted to see what the 4000 looked like first and it looks a little too warm
- Shop – It's raining
- Got the pump up and going to drain fountain for maintenance tomorrow
- Fab-up the other light for 6000
- N/O - accident on PPP which took out a hydrant gathered case number and persons info. (email and pics sent) subject = accident
- Fixed 2 more lids (need to order more I'm all out)
- Took out the 4000 and put the 6000 in
- P.S - for those who don't know 6000 is white and 4000 is warm in color for lighting
- Back to the fountain to check on it and break it all down and put everything away

Jan 27

- Went to Verona sign to see what the 6000 looks like and to adjust (It looks better)
- Drove over to check on the fountain just to make sure it's ready for maintenance
- Shop – hunting down a package for work – trash can liner for test run
- N/O + another lid replacement
- More branches and moss

Jan 28

- Lowes on the way in for dirt, and a reducer to fix a downed sign
- Shop
- Put a banner back up. He still wants to attach them his way (it's so stupid) and one of the problems again was the bands weren't tight
- Fixed downed sign at round-about - 3
- N/O + tried to fill in a hole but it swallowed up 12 bags, so I need more

Jan 29

- Off / on call

Jan 30

- Off / on call

Jan 31

- Shop - training / handbook acknowledgment
- Prep new liner for trial run
- N/O
- Installed new liner in the Arbors

Feb 1

- Went by Lowes first thing to pick up more dirt to finish that hole also got a little bit of boarder
- Shop – it's FREEZING !!!
- Went back to that hole to finish filling, and it took another 15 bags 27 in total
- N/O
- Swept off the standing water in front of the school on the sidewalk so it wouldn't become a possible ice hazard per Daniel's email - (subject = Water Break)

Feb 2

- Stopped by the school first thing to check on the sidewalk it was all dried up
- Shop
- Installed a sweep on the windshield i purchased about 8 months ago mainly to keep out water but because of the cold it prompted me to put it on. It worked out great
- N/O
- Clubhouse Meeting

Feb 3

- Shop
- I was asked a couple days ago, and have been spending some time while it's been freezing outside to try and figure out how to turn my pictures into PDF form and turn them in. It has still, as of now, not been figured out
- N/O
- Found broken arm on spring machine at Verona playground and removed the arm
- Was told they're getting rid of banner guy and I'm going to do it from now on

Feb 4

- Juiced up the truck
- Shop
- Worked on trying something different on PDF thing
- Put up another downed banner
- N/O
- Going through banner stuff to see what i have and what i need

Feb 5

- Off / on call

Feb 6

- Off / on call

Tab 8



UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 6, 2026 at 4:00 pm
- **2024 Voter Registration: 3,110**
- **Total Community: 1,949.25**
- **Next Election (Seats):** Term 11/22 – 11/26 (Chris Kawalec-Seat 3); Term 11/22-11/26 (Roger Smith-Seat 4); & Term 11/22 – 11/26 (Daniel Novak-Seat 5)

District
Manager's
Report

March 2

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>12/31/2025</u>
General Fund Cash & Investment Balance:	\$1,816,140
Reserve Fund Cash & Investment Balance:	\$692,517
Debt Service Fund & Investment Balance:	<u>\$2,011,612</u>
Total Cash and Investment Balances:	\$4,520,269
General Fund Expense Variance: \$132,252	Under Budget



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,813,340	688,999	1,207,541	0	3,709,880	0	0
Investments	2,800	3,518	804,071	77,960	888,349	0	0
Accounts Receivable	245,978	0	128,822	0	374,800	0	0
Prepaid Expenses	355	0	0	0	354	0	0
Refundable Deposits	25,965	0	0	0	25,966	0	0
Fixed Assets	0	0	0	0	0	47,164,153	0
Amount Available in Debt Service	0	0	0	0	0	0	2,140,434
Amount To Be Provided Debt Service	0	0	0	0	0	0	11,209,566
Total Assets	2,088,438	692,517	2,140,434	77,960	4,999,349	47,164,153	13,350,000
Liabilities							
Accounts Payable	97,740	0	0	0	97,740	0	0
Accrued Expenses	11,820	0	0	0	11,820	0	0
Due To Other	200	0	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,350,000
Deposits Payable	500	0	0	0	500	0	0
Total Liabilities	110,260	0	0	0	110,260	0	13,350,000
Fund Equity & Other Credits							
Beginning Fund Balance	354,991	642,440	1,104,494	77,246	2,179,171	0	0
Investment In General Fixed Assets	0	0	0	0	0	47,164,153	0
Net Change in Fund Balance	1,623,187	50,077	1,035,940	714	2,709,918	0	0
Total Fund Equity & Other Credits	1,978,178	692,517	2,140,434	77,960	4,889,089	47,164,153	0
Total Liabilities & Fund Equity	2,088,438	692,517	2,140,434	77,960	4,999,349	47,164,153	13,350,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	423	423
Special Assessments				
Off Roll	97,261	97,261	97,261	0
Tax Roll	1,950,486	1,950,486	1,959,557	9,071
Total Revenues	<u>2,047,747</u>	<u>2,047,747</u>	<u>2,057,241</u>	<u>9,494</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	3,250	3,000	250
Total Legislative	<u>13,000</u>	<u>3,250</u>	<u>3,000</u>	<u>250</u>
Financial & Administrative				
Accounting Services	22,440	5,610	5,610	0
Administrative Services	5,916	1,479	1,610	(131)
Arbitrage Rebate Calculation	2,500	500	500	0
Assessment Roll	5,355	5,355	5,355	0
Auditing Services	4,475	0	0	0
Disclosure Report	8,000	2,000	2,000	0
District Engineer	50,000	12,500	13,051	(551)
District Management	36,429	9,107	9,107	0
Dues, Licenses & Fees	500	234	203	31
Financial & Revenue Collections	5,355	1,339	1,339	0
Legal Advertising	2,500	625	182	443
Miscellaneous Mailings	2,560	640	0	640
Public Officials Liability Insurance	4,500	4,500	3,826	674
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	16,000	6,400	10,703	(4,303)
Website Hosting, Maintenance, Backup & E	3,938	985	984	0
Total Financial & Administrative	<u>170,618</u>	<u>51,274</u>	<u>54,470</u>	<u>(3,197)</u>
Legal Counsel				
District Counsel	57,000	14,250	22,007	(7,756)
Total Legal Counsel	<u>57,000</u>	<u>14,250</u>	<u>22,007</u>	<u>(7,756)</u>
Law Enforcement				
Off Duty Deputy	21,600	5,400	3,340	2,060
Total Law Enforcement	<u>21,600</u>	<u>5,400</u>	<u>3,340</u>	<u>2,060</u>
Electric Utility Services				
Utility - Street Lights-Collector Roads	82,615	20,653	17,531	3,122
Utility - Street Lights-Neighborhood Roa	212,440	53,110	45,080	8,030
Utility Services	43,800	10,950	12,234	(1,283)
Total Electric Utility Services	<u>338,855</u>	<u>84,713</u>	<u>74,845</u>	<u>9,869</u>
Water-Sewer Combination Services				
Utility Services	10,500	2,625	927	1,697
Total Water-Sewer Combination Services	<u>10,500</u>	<u>2,625</u>	<u>927</u>	<u>1,697</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	61,368	15,342	15,342	0
Mitigation Area Monitoring & Maintenance	46,000	11,500	7,500	4,000
Stormwater Assessments	100	25	95	(70)
Stormwater System Maintenance	15,000	12,500	12,475	25
Water Quality Monitoring & Testing	2,500	625	0	625
Wetland Monitoring & Maintenance	4,000	1,000	4,920	(3,919)
Total Stormwater Control	128,968	40,992	40,332	661
Other Physical Environment				
Conservation Cutbacks	7,500	1,875	0	1,875
Entry & Walls Maintenance & Repair	10,000	2,500	0	2,500
General Liability Insurance	5,000	5,000	4,523	477
Holiday Decorations	10,000	10,000	10,000	0
Irrigation Filters	2,000	500	0	500
Irrigation Maintenance	131,250	32,813	25,556	7,256
Irrigation Repair	62,000	25,500	37,568	(12,068)
Landscape - Annuals/Flowers	52,000	13,000	13,720	(720)
Landscape - Mulch	65,000	16,250	0	16,250
Landscape Inspection Services	14,625	3,656	3,000	656
Landscape Maintenance	650,000	162,500	63,565	98,936
Landscape Replacement Plants, Shrubs, Tr	22,400	5,600	6,598	(999)
Property Insurance	15,000	15,000	11,414	3,586
Street Light Deposit Bond	7,500	4,875	4,885	(10)
Total Other Physical Environment	1,054,275	299,069	180,829	118,239
Road & Street Facilities				
Pressure Washing Sidewalks	35,000	8,750	0	8,750
Roadway Repair & Maintenance	10,000	2,500	0	2,500
Sidewalk Maintenance & Repair	15,000	3,750	0	3,750
Street Light/Decorative Light Maintenance	1,500	375	0	375
Street Sign Repair & Replacement	5,000	1,250	0	1,250
Total Road & Street Facilities	66,500	16,625	0	16,625
Parks & Recreation				
Fountain Repairs	500	125	0	125
Fountain Service Repair & Maintenance	5,330	1,333	1,230	102
Independent Contractor Services	3,900	975	0	975
Management Contract	108,601	27,150	35,587	(8,436)
Miscellaneous Expense	2,000	2,000	6,589	(4,589)
Pedestrian Bridge/Boardwalk Maintenance	5,000	1,250	108	1,142
Playground Equipment & Maintenance	7,500	1,875	0	1,875
Playground Mulch	7,500	1,875	0	1,875
Vehicle Maintenance	6,500	1,625	446	1,179
Wildlife Management Services	9,600	2,400	2,400	0
Total Parks & Recreation	156,431	40,608	46,360	(5,752)
Contingency				

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Miscellaneous Contingency	30,000	7,500	7,944	(444)
Total Contingency	<u>30,000</u>	<u>7,500</u>	<u>7,944</u>	<u>(444)</u>
Total Expenditures	<u>2,047,747</u>	<u>566,306</u>	<u>434,054</u>	<u>132,252</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1,481,441</u>	<u>1,623,187</u>	<u>141,746</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>354,991</u>	<u>354,991</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,481,441</u>	<u>1,978,178</u>	<u>496,737</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	77	77
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	<u>50,000</u>	<u>50,000</u>	<u>50,077</u>	<u>77</u>
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Total Expenditures	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>50,077</u>	<u>50,077</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>642,440</u>	<u>642,440</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>692,517</u>	<u>692,517</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,828	3,828
Special Assessments				
Tax Roll	627,010	627,010	629,853	2,843
Total Revenues	<u>627,010</u>	<u>627,010</u>	<u>633,681</u>	<u>6,671</u>
Expenditures				
Debt Service				
Interest	267,010	267,010	99,074	167,936
Principal	360,000	360,000	0	360,000
Total Debt Service	<u>627,010</u>	<u>627,010</u>	<u>99,074</u>	<u>527,936</u>
Total Expenditures	<u>627,010</u>	<u>627,010</u>	<u>99,074</u>	<u>527,936</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>534,607</u>	<u>534,607</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>443,634</u>	<u>443,634</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>978,241</u>	<u>978,241</u>

Connerton West Community Development District

415 Debt Service Fund S06A-2\S18-1 Statement of Revenues and Expenditures
 As of 12/31/2025
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,229	5,229
Special Assessments				
Off Roll	17,382	17,382	17,381	0
Tax Roll	547,532	547,532	550,016	2,483
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>572,626</u>	<u>7,712</u>
Expenditures				
Debt Service				
Interest	344,914	344,914	169,048	175,866
Principal	220,000	220,000	0	220,000
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>169,048</u>	<u>395,866</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>169,048</u>	<u>395,866</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>403,578</u>	<u>403,578</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>620,323</u>	<u>620,323</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,023,901</u>	<u>1,023,901</u>

Connerton West Community Development District

415 Debt Service Fund S2015/S2025 Statement of Revenues and Expenditures
 As of 12/31/2025
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	293	293
Special Assessments				
Tax Roll	134,159	134,159	134,767	608
Total Revenues	<u>134,159</u>	<u>134,159</u>	<u>135,060</u>	<u>901</u>
Expenditures				
Debt Service				
Interest	76,159	76,159	37,306	38,853
Principal	58,000	58,000	0	58,000
Total Debt Service	<u>134,159</u>	<u>134,159</u>	<u>37,306</u>	<u>96,853</u>
Total Expenditures	<u>134,159</u>	<u>134,159</u>	<u>37,306</u>	<u>96,853</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>97,754</u>	<u>97,754</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>40,537</u>	<u>40,537</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>138,291</u>	<u>138,291</u>

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

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	708	708
Total Revenues	<u>0</u>	<u>0</u>	<u>708</u>	<u>708</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>708</u>	<u>708</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>76,648</u>	<u>76,648</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>77,356</u>	<u>77,356</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

415 Capital Projects Fund S06A-2\S18-1

	Year Ending 09/30/2026 <small>Annual Budget</small>	Through 12/31/2025 <small>YTD Budget</small>	Year To Date 12/31/2025 <small>YTD Actual</small>	<small>YTD Variance</small>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6	6
Total Revenues	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>598</u>	<u>598</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>604</u>	<u>604</u>

See Notes to Unaudited Financial Statements

**Connerton West CDD
Investment Summary
December 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 2,800
	Total General Fund Investments	\$ 2,800
Valley National Bank	Governmental Checking/ICS	\$ 3,518
	Total Reserve Fund Investments	\$ 3,518
US Bank Series 2006A Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 35
US Bank Series 2006A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	44,676
US Bank Series 2006A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	76,051
US Bank Series 2018-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	180,349
US Bank Series 2018-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	151,048
US Bank Series 2018A-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	144,013
US Bank Series 2018A-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	123,153
US Bank Series 2018A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	65,994
US Bank Series 2018A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	8,209
US Bank Series 2018A-1 Excess Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	7,019
US Bank Series 2025 Revenue	US Bank Money Market GCTS 0490	2,748
US Bank Series 2025 Interest	US Bank Money Market GCTS 0490	776
	Total Debt Service Fund Investments	\$ 804,071
US Bank Series 2018-1 Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 604
US Bank Series 2018A Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	77,356
	Total Capital Projects Fund Investments	\$ 77,960

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

**Connerton West Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
415, 2480						
415-001	415 General Fund	Lennar Homes LLC	AR00002449	12109	10/01/2024	20,357.80
415-001	415 General Fund	Lennar Homes LLC	AR00003010	12109	10/01/2025	24,315.34
415-001	415 General Fund	Lennar Homes LLC	AR00003011	12109	10/01/2025	24,315.34
415-001	415 General Fund	Pasco County Tax Collector	AR00002915	12110	10/01/2025	176,989.45
Sum for 415, 2480						245,977.93
415, 2482						
415-200	415 Debt Service Fund S2018A	Pasco County Tax Collector	AR00002915	12110	10/01/2025	55,473.61
Sum for 415, 2482						55,473.61
415, 2483						
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00002449	12109	10/01/2024	4,345.41
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00003010	12109	10/01/2025	4,345.42
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00003011	12109	10/01/2025	4,345.42
415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00002915	12110	10/01/2025	48,441.98
Sum for 415, 2483						61,478.23
415, 2485						
415-203	415 Debt Service Fund S2015/S2025	Pasco County Tax Collector	AR00002915	12110	10/01/2025	11,869.46
Sum for 415, 2485						11,869.46
Sum for 415						374,799.23
Sum Total						374,799.23

See Notes to Unaudited Financial Statements

**Connerton West Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480					
415 General Fund	12/01/2025	Ballenger Landcare, LLC	574	Irrigation Repair 12/25	770.05
415 General Fund	12/01/2025	Pasco County Utilities	23707368	Water Services 11/25	1.21
415 General Fund	12/01/2025	Pasco County Utilities	23709119	Water Services 12/25	0.49
415 General Fund	12/01/2025	Pasco County Utilities	23708204	Water Services 12/25	8.08
415 General Fund	12/01/2025	Pasco County Utilities	23703147	Water Services 12/25	50.13
415 General Fund	12/01/2025	Pasco County Utilities	23706666	Water Services 12/25	22.37
415 General Fund	12/01/2025	Pasco County Utilities	23707369	Water Services 12/25	20.20
415 General Fund	12/01/2025	Pasco County Utilities	23706746	Water Services 12/25	6.06
415 General Fund	12/01/2025	Pasco County Utilities	23707366	Water Services 12/25	10.10
415 General Fund	12/01/2025	Pasco County Utilities	23708200	Water Services 12/25	8.08
415 General Fund	12/01/2025	Pasco County Utilities	23707511	Water Services 12/25	5.05
415 General Fund	12/01/2025	Pasco County Utilities	23707365	Water Services 12/25	6.06
415 General Fund	12/01/2025	Pasco Sheriffs Office	I-202512-12381	Deputy Services 12/25	1,480.00
415 General Fund	12/01/2025	Rizzetta & Company, Inc.	INV0000106323	Cell Phone, Auto Mileage & Travel 12/25	119.58
415 General Fund	12/01/2025	Stantec Consulting Services, Inc.	2498816	Engineering Services 11/25	4,100.42
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474886-010726	Electric Services 12/25	17,347.17
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2004537-010726	Electric Services 12/25	40.16
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2087686-010726	Electric Services 12/25	45.45
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2101307-010726	Electric Services 12/25	46.07
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2004533-010726	Electric Services 12/25	43.86
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2087689-010726	Electric Services 12/25	45.76
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474896-010726	Electric Services 12/25	41.64
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2101312-010726	Electric Services 12/25	40.16
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474894-010726	Electric Services 12/25	60.64
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474893-010726	Electric Services 12/25	41.74
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2004544-010726	Electric Services 12/25	43.13
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2353522-010726	Electric Services 12/25	43.58
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2246020-010726	Electric Services 12/25	44.05
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2246022-010726	Electric Services 12/25	45.06
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2246024-010726	Electric Services 12/25	46.31
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	2246033-010726	Electric Services 12/25	43.93

**Connerton West Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415 General Fund	12/01/2025	Inc. Withlacoochee River Electric Cooperative, Inc.	1474889-010726	Electric Services 12/25	47.55
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474879-010726	Electric Services 12/25	40.16
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474892-010726	Electric Services 12/25	379.68
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474883-010726	Electric Services 12/25	1,299.65
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474888-010726	Electric Services 12/25	60.75
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474880-010726	Electric Services 12/25	49.14
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474886-010726	Electric Services 12/25	6,746.12
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474885-010726	Electric Services 12/25	2,025.89
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474881-010726	Electric Services 12/25	60.21
415 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1474882-010726	Electric Services 12/25	76.05
415 General Fund	12/01/2025	Yellowstone Land- scape	1013613	Landscape Mainte- nance 10/25	48,608.17
415 General Fund	12/01/2025	Yellowstone Land- scape	1079510	Landscape - Annuals 12/25	13,720.00
Sum for 415, 2480					97,739.96
Sum for 415					97,739.96
Sum Total					97,739.96

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund - Payments for Invoice AR00002915 totaling \$93,493.76 were received in January 2026.
6. Debt Service Fund 200 – Payments for Invoice AR00002915 totaling \$29,303.66 were received in January 2026.
7. Debt Service Fund 201 – Payments for Invoice AR00002915 totaling \$25,589.22 were received in January 2026.
8. Debt Service Fund 203 – Payments for Invoice AR00002915 totaling \$6,269.98 were received in January 2026.

Connerton West Community Development District (updated 8.30.24)

Contract Type	Vendor	Contract Start Date	Contract End Date
Professional Services			
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
Service Agreements			
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
Professional Services			
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 Renewals
Rizzetta Field Services	Rizzetta & Company, Inc.	10/1/2025	Auto Renewals
Dissemination Services	Rizzetta & Company, Inc.	10/1/2025	Auto Renewals
District Counsel	KE Law Group	08/02/21	Auto Renewals
District Engineer	Stantec	07/06/20	Auto Renewals
Service Agreements			
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 Renewals
Website Services	Campus Suite	10/7/2019	Auto Renewals
Fountain Maintenance and Cleaning	Fountain Kings	8/6/2024	Auto Renewals
Banners	American Power Washing	3/5/2024	Auto Renewals

Tab



Quarterly Compliance Audit Report

Connerton West

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

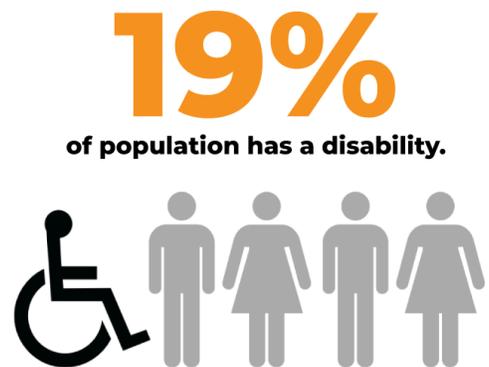
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 10

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

K. Grace Rinaldi, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel IDs: 23-25-18-0000-00100-0012; 24-25-18-0000-00100-0012

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this ___ day of _____ 2026, by **CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (hereinafter called the “Grantor”), in favor of **PASCO COUNTY**, a political subdivision of the State of Florida, with a mailing address of 37918 Meridian Avenue, Dade City, Florida 33525 (hereinafter called the “Grantee”).

[Wherever used herein, the terms “Grantor” and “Grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pasco County, Florida, further described as follows (“Property”):

See Exhibit A

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under the Grantor.

The Grantor represents that the Grantor has complied with the requirements of Section 196.295, *Florida Statutes*.

Note to Recorder: This deed conveys unencumbered property between governmental agencies, from a local unit of special-purpose government to a general-purpose government, for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014(10), F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

**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

Name: _____
Address: _____

By: Daniel Novak
Its: Chairperson, Board of Supervisors
Address: 3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____ 2026, by Daniel Novak, as Chairperson of the Board of Supervisors of the Connerton West Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF CONNERTON VILLAGE TWO PARCEL 211, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 56 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE NORTHERLY, BOUNDARY OF SAID CONNERTON VILLAGE TWO PARCEL 211, N.38°42'52. 142.00 WEST: THENCE N.51°18'00"E., 902.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 184.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2331.00 FEET AND A CENTRAL ANGLE OF 04°31'22" (CHORD BEARING N.55°33'41"E., 183.96 FEET); THENCE S.34°10'38"E., 142.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 172.80 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2189.00 FEET AND A CENTRAL ANGLE OF 04'31'22" (CHORD BEARING S.53°33'41"W., 172.75 FEET) TO A POINT OF TANGENCY, THENCE S.51°18'00"W., 902.14 FEET TO THE POINT OF BEGINNING. CONTAINING 3.522 ACRES, MORE OR LESS.

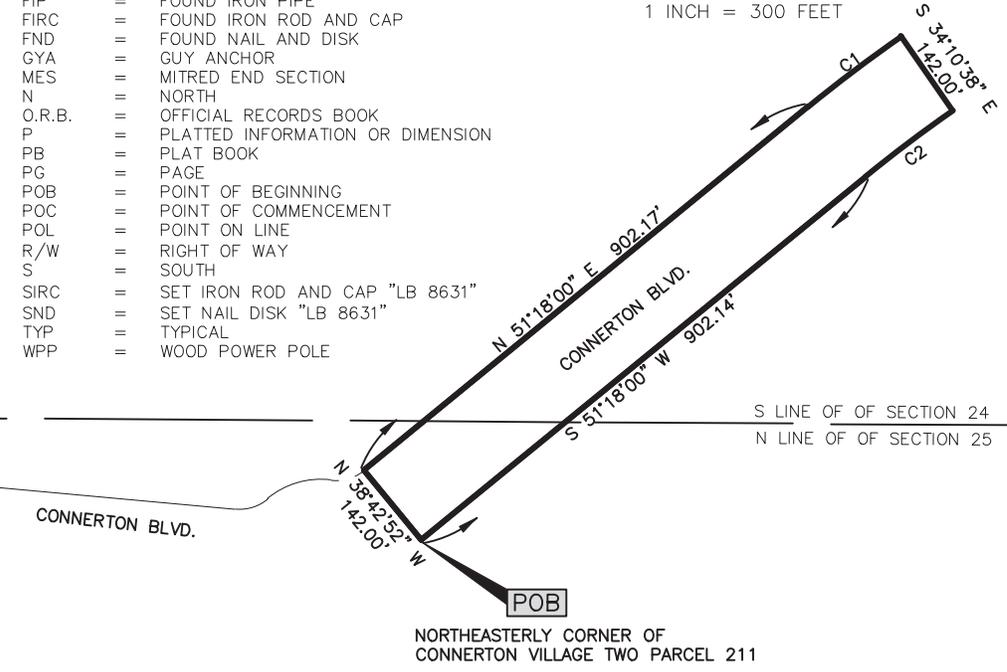


Digitally signed by
Kyle D. Stivender
Date: 2026.01.24
09:12:05 -05'00'

SKETCH OF DESCRIPTION
 SECTIONS 24 AND 25,
 TOWNSHIP 25 SOUTH, RANGE
 18 EAST, PASCO COUNTY, FL

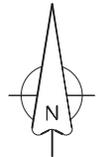
ABBREVIATION LEGEND

- ☉ = CENTERLINE
- C = CALCULATED
- CPP = CONCRETE POWER POLE
- D = DEED OR DESCRIPTION
- F = FIELD INFORMATION OR MEASUREMENT
- FCM = FOUND CONCRETE MONUMENT
- FIR = FOUND IRON ROD NO ID
- FIP = FOUND IRON PIPE
- FIRC = FOUND IRON ROD AND CAP
- FND = FOUND NAIL AND DISK
- GYA = GUY ANCHOR
- MES = MITRED END SECTION
- N = NORTH
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLATTED INFORMATION OR DIMENSION
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- R/W = RIGHT OF WAY
- S = SOUTH
- SIRC = SET IRON ROD AND CAP "LB 8631"
- SND = SET NAIL DISK "LB 8631"
- TYP = TYPICAL
- WPP = WOOD POWER POLE



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEASTERLY CORNER OF CONNERTON VILLAGE TWO PARCEL 211, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 56 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE NORTHERLY, BOUNDARY OF SAID CONNERTON VILLAGE TWO PARCEL 211, N.38°42'52". 142.00 WEST; THENCE N.51°18'00"E., 902.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 184.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2331.00 FEET AND A CENTRAL ANGLE OF 04°31'22" (CHORD BEARING N.55°33'41"E., 183.96 FEET); THENCE S.34°10'38"E., 142.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 172.80 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2189.00 FEET AND A CENTRAL ANGLE OF 04°31'22" (CHORD BEARING S.53°33'41"W., 172.75 FEET) TO A POINT OF TANGENCY, THENCE S.51°18'00"W., 902.14 FEET TO THE POINT OF BEGINNING. CONTAINING 3.522 ACRES, MORE OR LESS.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2331.00'	184.01'	183.96'	N 55°33'41" E	4°31'22"
C2	2189.00'	177.80'	172.75'	S 53°33'41" W	4°31'22"

SURVEYOR'S NOTES

- 1.) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 23 BEING N 88°32'41" W, PER DEED.
- 2.) THIS IS NOT A BOUNDARY SURVEY .
- 3.) DIMENSIONS PRESENTED ARE BASED ON FIELD MEASUREMENTS UNLESS NOTED OTHERWISE. THE UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 4.) THIS SURVEY WAS CONDUCTED WITHOUT AN ABSTRACT OF TITLE. THERE MAY BE UNRECORDED EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- 5.) VALIDITY OF THIS SURVEY IS CONTINGENT UPON THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC SIGNATURES ARE ALSO AUTHORIZED FOR FLORIDA LICENSED SURVEYORS PER CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.



STIVENDER
 SURVEYING, INC
 LICENSED BUSINESS NO. 8631
 1745 US HIGHWAY 27 S.
 SEBRING, FL 33870

863.664.1222
 INFO@STIVENDERSURVEY.COM



Digitally signed
 by Kyle D.
 Stivender
 Date:
 2026.01.24
 07:32:06 -05'00'

KYLE D. STIVENDER
 FLORIDA LICENSE NO. 7380

JOB: 20251160
 DATE: 10/28/25
 DRAFTED BY: KDS
 CHECKED BY: KDS
 VERSION: 1

SHEET NUMBER: 1 OF 1

LEGAL DESCRIPTION:

SYMPHONY ISLES EXTENSION

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 23, N.88°32'41"W., 372.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONNERTON BOULEVARD, AS SHOWN ON THE PLAT OF CONNERTON VILLAGE TWO PARCEL 211, AS RECORDED IN PLAT BOOK 58, PAGES 56 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1) THENCE N.46°39'00"W., 215.09 FEET TO A POINT OF CURVATURE; 2) NORTHWESTERLY, 1078.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1771.00 FEET AND A CENTRAL ANGLE OF 34°53'35" (CHORD BEARING N.64°05'48"W., 1061.95 FEET) TO A POINT OF COMPOUND CURVATURE; 3) WESTERLY, 1111.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2671.00 FEET AND A CENTRAL ANGLE OF 23°50'47" (CHORD BEARING S.86°32'02"W., 1103.65 FEET); 4) S.15°23'22"E., 11.00 FEET TO A POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONNERTON BOULEVARD, AS SHOWN ON THE PLAT OF CONNERTON VILLAGE ONE PARCEL 101 AND 102, AS RECORDED IN PLAT BOOK 51, PAGES 115 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 5.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,660.00 FEET AND A CENTRAL ANGLE OF 00°06'38" (CHORD BEARING S.74°33'19"W., 5.14 FEET) TO A POINT OF REVERSE CURVATURE; 2) WESTERLY, 671.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET AND A CENTRAL ANGLE OF 33°45'00" (CHORD BEARING N.88°37'30"W., 661.85 FEET) TO A POINT OF REVERSE CURVATURE; 3) WESTERLY, 563.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 16°28'41" (CHORD BEARING N.79°59'20"W., 561.74 FEET) TO A POINT OF COMPOUND CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING; 4) CONTINUE WESTERLY, 189.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF

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Digitally signed by
Kyle D. Stivender
Date: 2026.01.24
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SKETCH OF DESCRIPTION

SECTION 23, TOWNSHIP 25
SOUTH, RANGE 18 EAST,
PASCO COUNTY, FL

LEGAL DESCRIPTION: SYMPHONY ISLES EXTENSION

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LINE	BEARING	DISTANCE
L1	S 88°32'41" E	372.37'
L2	S 46°39'00" E	215.09'
L3	S 15°23'22" E	11.00'
L4	N 01°00'00" W	47.23'
L5	N 79°00'00" E	148.96'
L6	N 01°00'00" W	47.23'

CURVE	RADIUS	ARC LENGTH	CURVE TABLE		
			CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1771.00'	1078.54'	1061.95'	N 64°05'48" W	34°53'35"
C2	2671.00'	1111.66'	1103.65'	S 86°32'02" W	23°50'46"
C3	2660.00'	5.14'	5.14'	S 74°33'19" W	0°06'39"
C4	1140.00'	671.52'	661.85'	N 88°37'30" W	33°45'00"
C5	1960.00'	563.68'	561.74'	N 79°59'20" W	16°28'40"
C6	1960.00'	189.65'	189.58'	S 89°00'00" W	5°32'39"
C7	25.00'	38.06'	34.49'	N 42°36'50" E	87°13'43"
C8	1071.00'	781.56'	764.33'	N 19°54'20" E	41°48'41"
C9	429.00'	526.78'	494.30'	N 05°38'02" E	70°21'16"
C10	3071.00'	73.91'	73.91'	N 28°51'14" W	1°22'44"
C11	2929.00'	26.53'	26.53'	S 29°17'02" E	0°31'08"
C12	571.00'	701.15'	657.92'	S 05°38'02" W	70°21'18"
C13	929.00'	677.93'	662.99'	S 19°54'20" W	41°48'41"
C14	25.00'	38.06'	34.49'	S 44°36'50" E	87°13'43"



LICENSED BUSINESS NO. 8631
1745 US HIGHWAY 27 S.
SEBRING, FL 33870

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INFO@STIVENDERSURVEY.COM



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by Kyle D.
Stivender
Date:
2026.01.26
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KYLE D. STIVENDER
FLORIDA LICENSE NO. 7380

SURVEYOR'S NOTES

- 1.) THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 23 BEING N 88°32'41" W, PER DEED.
- 2.) THIS IS NOT A BOUNDARY SURVEY .
- 3.) DIMENSIONS PRESENTED ARE BASED ON FIELD MEASUREMENTS UNLESS NOTED OTHERWISE. THE UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 4.) THIS SURVEY WAS CONDUCTED WITHOUT AN ABSTRACT OF TITLE. THERE MAY BE UNRECORDED EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- 5.) VALIDITY OF THIS SURVEY IS CONTINGENT UPON THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC SIGNATURES ARE ALSO AUTHORIZED FOR FLORIDA LICENSED SURVEYORS PER CHAPTER 5J--17.062, FLORIDA ADMINISTRATIVE CODE.

JOB: 20251160

DATE: 10/28/25

DRAFTED BY: KDS

CHECKED BY: KDS

VERSION: 1

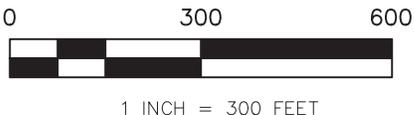
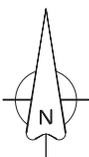
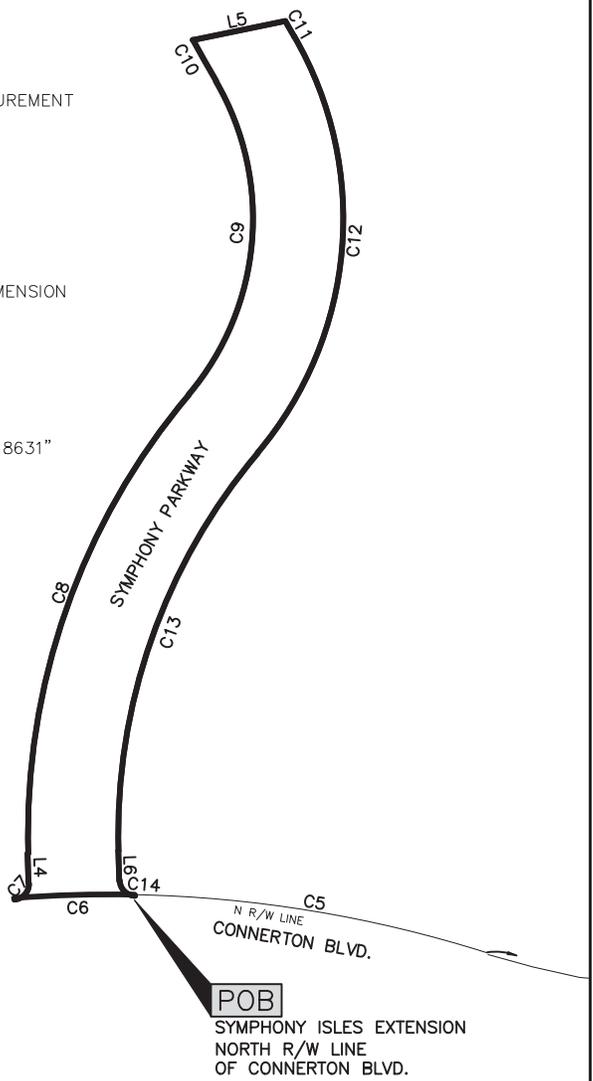
SHEET NUMBER: 1 OF 2

SKETCH OF DESCRIPTION

SECTION 23, TOWNSHIP 25
SOUTH, RANGE 18 EAST,
PASCO COUNTY, FL

ABBREVIATION LEGEND

C	==	CENTERLINE
CL	==	CALCULATED
CPP	==	CONCRETE POWER POLE
D	==	DEED OR DESCRIPTION
F	==	FIELD INFORMATION OR MEASUREMENT
FCM	==	FOUND CONCRETE MONUMENT
FIR	==	FOUND IRON ROD NO ID
FIP	==	FOUND IRON PIPE
FIRC	==	FOUND IRON ROD AND CAP
FND	==	FOUND NAIL AND DISK
GYA	==	GUY ANCHOR
MES	==	MITRED END SECTION
N	==	NORTH
O.R.B.	==	OFFICIAL RECORDS BOOK
P	==	PLATTED INFORMATION OR DIMENSION
PB	==	PLAT BOOK
PG	==	PAGE
POB	==	POINT OF BEGINNING
POC	==	POINT OF COMMENCEMENT
POL	==	POINT ON LINE
R/W	==	RIGHT OF WAY
S	==	SOUTH
SIRC	==	SET IRON ROD AND CAP "LB 8631"
SND	==	SET NAIL DISK "LB 8631"
TYP	==	TYPICAL
WPP	==	WOOD POWER POLE



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KYLE D. STIVENDER
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JOB: 20251160

DATE: 10/28/25

DRAFTED BY: KDS

CHECKED BY: KDS

VERSION: 1

SHEET NUMBER: 2 OF 2

Tab 11

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF A LANDSCAPE MAINTENANCE SERVICES CONTRACT; 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 established by rule of the Florida Land and Water Adjudicatory Commission and operating pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District has competitively solicited proposals for landscape maintenance services (the “**Services**”); and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) previously elected in the best interests of the District to competitively solicit proposals for the Services in accordance with Chapter 255 of the *Florida Statutes* and the District’s Rules of Procedure using a request for proposal format (the “**RFP**”) to allow the District to make an award to the most responsive and responsible contractor based upon the evaluation criteria contained in the RFP; and

WHEREAS, the District has received and opened proposals from five (5) contractors interested in providing the Services; and

WHEREAS, after review and consideration of the proposals received by the District, the Board determined to award the following points based upon the evaluation criteria found in the RFP:

- _____ points to Fieldstone Landscape Services LLC;
- _____ points to Florida ULS Operating LLC d/b/a United Land Services;
- _____ points to Juniper Landscaping of Florida, LLC;
- _____ points to RedTree Landscape Systems LLC;
- _____ points to Yellowstone Landscape, Inc.; and

WHEREAS, the Board hereby determines its intent to award the contract for the Services to _____ (“**Awardee**”) as the most responsive, responsible proposer in accordance with the terms of the RFP.

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

SECTION 1. All of the representations, findings, and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The response of Awardee is the response which is the most responsive and responsible and which best serves the interests of the District.

SECTION 3. It is the intent of the District’s Board to award Awardee a contract for the Services in accordance with the terms and conditions of the RFP and contract included therein.

SECTION 4. Notice of this award shall be given to all proposers in accordance with the District’s Rules of Procedure and the Project Manual. The District’s Chairperson and Vice Chairperson, members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of March 2026.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

Tab 1 □

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, February 2, 2026, 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 (Arrived at 4:32 p.m.)

Also, present were:

Daryl Adams	District Manager, Rizzetta
Aimee Brodeen	Landscape Specialist, Rizzetta
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Megan Birnholz-Couture	District Counsel, Kilinski/Van Wyk (<i>Via conference call</i>)
Greg Woodcock	District Engineer, Stantec
Carlos Garcia	Acct. Mgr. Yellowstone
Jimmy Mack	Rep, Yellowstone
Nicholas Bowen	Maintenance Manager
Robb Tetrault	Regional VP, Yellowstone
Dixon Mojica	Operation Mgr., Ballenger Irrigation

Audience	None
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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

Staff Reports

A. Presentation of District Engineer Report

Mr. Woodcock reviewed his report.

B. Presentation of Police Reports

The Board reviewed the report.

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C. Aquatics Maintenance

No report provided.

D. Landscaping Inspection Report

1. Presentation of Field Inspection Service Report

Ms. Brodeen reviewed her report and discussed the Landscape RFP. She will provide the Landscape RFP bids to the Board at the clubhouse.

2. Presentation of Yellowstone’s Landscape Response

Mr. Garcia reviewed his report. The Board requested that he obtain proposals for landscape entrance enhancements and place the item on a future agenda. The Board also directed Mr. Adams to release payment for December and January, withholding the amount associated with Nick’s tree work.

3. Consideration of Yellowstone’s Proposals

Mr. Gracia will provide a revised mulch proposal.

4. Update of Tree Trimming

The project is expected to be completed by the end of the month.

E. Irrigation Report

1. Presentation of Irrigation Report

Mr. Mojica provided feedback regarding the mainline break and will provide a proposal for repair.

2. Consideration of Ballenger Proposals

The Board requested that the Meter Accuracy Test proposal be tabled until next month.

F. Presentation of Property Maintenance Report

Mr. Bowen reviewed his report. The Board requested that he obtain two solar lights to install on the no-solicitation sign.

G. District Counsel

1. Discussion of Vendor Bonus Guidelines

The Board discussed the vendor guidelines.

2. Consideration of Resolution 2026-07; Adopting Bonus Policy

Ms. Rinaldi reviewed the resolution, using a scoring range of 0–10, with 10 being the highest, and a capped bonus of \$1,000.

On a motion from Mr. Ngerem, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approve Resolution 2026-07; Adopting Bonus Policy, for the Connerton West Community Development District.	93 94 95 96
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H. District Manager

1. Presentation of District Manager Report & Contract Log

Mr. Adams presented the District Manager report, monthly financials, and the contract log. He reminded the Board that the next meeting was scheduled for March 2, 2026, at 4:00 p.m.

On a motion from Mr. Novak, and seconded by Mr. Smith, with four in favor and one opposed John Ngerem, the Board of Supervisors approved terminating the Banner Proposal from American Power Washing and requested the return of all District-owned artwork and banners, for the Connerton West Community Development District.

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FOURTH ORDER OF BUSINESS **Business Items**

A. Discussion of 2026-2027 Budget

The Board has scheduled the Budget Workshop for April 27, 2026, at 4:00 p.m.

B. Ratification of the Yellowstone Tree Removals Proposal

On a motion from Mr. Kawalec, and seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified Yellowstone Tree Removals Proposal, for the Connerton West Community Development District.

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C. Ratification of Lighting Proposal

On a motion from Mr. Kawalec, and seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors ratified Nebula Lighting Proposal in the amount of \$8,225, for the Connerton West Community Development District.

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D. Consideration of James Allen Thrift Maintenance Agreement

On a motion from Mr. Kawalec, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors ratified the James Allen Thrift Maintenance Agreement, for the Connerton West Community Development District.

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E. Consideration of Landscape Easement Agreement

On a motion from Mr. Kawalec, and seconded by Mr. Novak, with all in favor, the Board of Supervisors ratified the Landscape Easement Agreement, for the Connerton West Community Development District.

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FIFTH ORDER OF BUSINESS **BUSINESS ADMINISTRATION**

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 5, 2026

On a motion from Mr. Ngerem, and seconded by Mr. Kawalec, with four in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on January 5, 2026, as presented, for the Connerton West Community Development District.

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B. Consideration of Operation and Maintenance Expenditures for December 2025

On a motion from Mr. Kawalec, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for December 2025 (\$131,053.03) for the Connerton West Community Development District.

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SIXTH ORDER OF BUSINESS **Supervisor Requests**

Supervisor Kawalec requested Mr. Woodcock look into the conservation stake.

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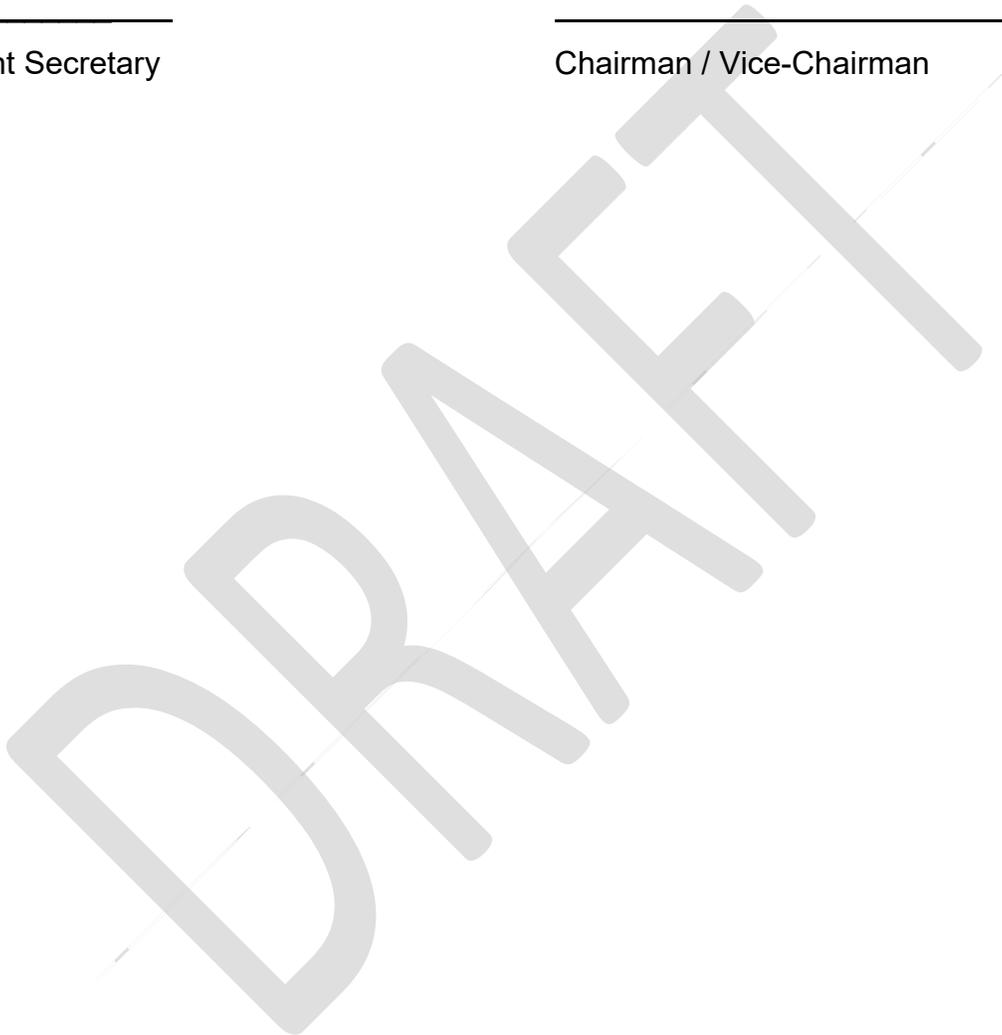
SEVENTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Krutsinger, and seconded by Mr. Novak, with all in favor, the Board of Supervisors adjourned the meeting at 5:42 p.m., for the Connerton West Community Development District.	151 152 153 154
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161 Assistant Secretary

Chairman / Vice-Chairman



Tab 1 □

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

www.connertonwestcdd.org

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$191,976.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	100109	574	Irrigation Repair 12/25	\$ 770.05
Ballenger Landcare, LLC	100109	588	Irrigation Repair 01/26	\$ 9,469.50
Ballenger Landcare, LLC	100109	589	Meter Reading Permit 01/26	\$ 182.00
Ballenger Landcare, LLC	100109	590	Irrigation Maintenance 01/26	\$ 1,341.00
Ballenger Landcare, LLC	100109	615	Irrigation Repair 01/26	\$ 4,999.00
Ballenger Landcare, LLC	100113	627	Irrigation Repair 01/26	\$ 435.31
Ballenger Landcare, LLC	100113	629	Irrigation Repair 01/26	\$ 180.00
Ballenger Landcare, LLC	100113	631	Irrigation Repair 01/26	\$ 1,343.86
Ballenger Landcare, LLC	100113	632	Irrigation Repair 01/26	\$ 257.12
Christopher Kawalec	011425-04	CKawalec010426-415	Board of Supervisors Meeting 01/04/26	\$ 200.00
Daniel Novak	011425-02	DNovak010426-415	Board of Supervisors Meeting 01/04/26	\$ 200.00
Jerry Richardson	100114	2103	Hog Removal Services 01/26	\$ 800.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John Ngerem	011425-03	JNgerem010426-415	Board of Supervisors Meeting 01/04/26	\$ 200.00
Kilinski Van Wyk, PLLC	100115	14022	Legal Services 12/25	\$ 4,501.60
Pasco County Utilities	012825-01	23703147	Water Services 12/25	\$ 50.13
Pasco County Utilities	012825-01	23706666	Water Services 12/25	\$ 22.37
Pasco County Utilities	012825-01	23706746	Water Services 12/25	\$ 6.06
Pasco County Utilities	012825-01	23707365	Water Services 12/25	\$ 6.06
Pasco County Utilities	012825-01	23707366	Water Services 12/25	\$ 10.10
Pasco County Utilities	012626-01	23707368	Water Services 11/25	\$ 1.21
Pasco County Utilities	012825-01	23707369	Water Services 12/25	\$ 20.20
Pasco County Utilities	012825-01	23707511	Water Services 12/25	\$ 5.05
Pasco County Utilities	012825-01	23708200	Water Services 12/25	\$ 8.08
Pasco County Utilities	012825-01	23708204	Water Services 12/25	\$ 8.08

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	012825-01	23709119	Water Services 12/25	\$ 0.49
Pasco Sheriff's Office	100110	I-202512-12381	Deputy Services 12/25	\$ 1,480.00
Rizzetta & Company, Inc.	100105	INV0000106055	Personnel Reimbursement, Amenity Management & Oversight 01/26	\$ 4,781.62
Rizzetta & Company, Inc.	100106	INV0000106230	Accounting Services 01/26	\$ 7,711.67
Rizzetta & Company, Inc.	100108	INV0000106323	Cell Phone, Auto Mileage & Travel 12/25	\$ 119.58
Rizzetta & Company, Inc.	100112	INV0000106586	Personnel Reimbursement 01/26	\$ 3,724.98
Roger H Smith	011425-01	RSmith010426-415	Board of Supervisors Meeting 01/04/26	\$ 200.00
School Now	100116	INV-SN-1223	Website Compliance & Management 01/26	\$ 384.38
Stantec Consulting Services, Inc.	100111	2498816	Engineering Services 11/25	\$ 4,100.42
The Observer Group, Inc.	100117	26-00044P	Legal Advertising 01/26	\$ 214.38
Tyson Krutsinger	100107	TKrutsinger010426-415	Board of Supervisors Meeting 01/04/26	\$ 200.00
Valley National Bank	012726-01	CC123125-415	Credit Card Expenses 12/25	\$ 1,086.31

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474879-010726	Electric Services 12/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474880-010726	Electric Services 12/25	\$ 49.14
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474881-010726	Electric Services 12/25	\$ 60.21
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474882-010726	Electric Services 12/25	\$ 76.05
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474883-010726	Electric Services 12/25	\$ 1,299.65
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474885-010726	Electric Services 12/25	\$ 2,025.89
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474886-010726	Electric Services 12/25	\$ 24,093.29
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474888-010726	Electric Services 12/25	\$ 60.75
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474889-010726	Electric Services 12/25	\$ 47.55
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474892-010726	Electric Services 12/25	\$ 379.68
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474893-010726	Electric Services 12/25	\$ 41.74
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474894-010726	Electric Services 12/25	\$ 60.64

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	012326-01	1474896-010726	Electric Services 12/25	\$ 41.64
Withlacoochee River Electric Cooperative, Inc.	012326-01	2004533-010726	Electric Services 12/25	\$ 43.86
Withlacoochee River Electric Cooperative, Inc.	012326-01	2004537-010726	Electric Services 12/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	012326-01	2004544-010726	Electric Services 12/25	\$ 43.13
Withlacoochee River Electric Cooperative, Inc.	012326-01	2087686-010726	Electric Services 12/25	\$ 45.45
Withlacoochee River Electric Cooperative, Inc.	012326-01	2087689-010726	Electric Services 12/25	\$ 45.76
Withlacoochee River Electric Cooperative, Inc.	012326-01	2101307-010726	Electric Services 12/25	\$ 46.07
Withlacoochee River Electric Cooperative, Inc.	012326-01	2101312-010726	Electric Services 12/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	012326-01	2246020-010726	Electric Services 12/25	\$ 44.05
Withlacoochee River Electric Cooperative, Inc.	012326-01	2246022-010726	Electric Services 12/25	\$ 45.06
Withlacoochee River Electric Cooperative, Inc.	012326-01	2246024-010726	Electric Services 12/25	\$ 46.31
Withlacoochee River Electric Cooperative, Inc.	012326-03	2246033-010726	Electric Services 12/25	\$ 43.93

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	012326-02	2353522-010726	Electric Services 12/25	\$ 43.58
Yellowstone Landscape	100104	1013613	Landscape Maintenance 10/25	\$ 48,608.17
Yellowstone Landscape	100118	1030173	Landscape Maintenance 11/25	\$ 51,823.38
Yellowstone Landscape	100118	1079510	Landscape - Annuals 12/25	<u>\$ 13,720.00</u>
Report Total				<u>\$ 191,976.07</u>



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

Invoice 574

Date	PO#
12/23/25	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

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

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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broken parts outside of maintenance for parks

Connerton West CDD. Broken drip (3) areas, rotor (1), and nozzles in parks from lawn mower damage.

Irrigation Repair - 12/22/2025 \$770.05

Subtotal	\$770.05
Sales Tax	\$0.00
Total	\$770.05
Credits/Payments	(\$0.00)
Balance Due	\$770.05

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$770.05	\$13,375.83	\$0.00	\$0.00	\$0.00



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

Invoice 588

Date	PO#
01/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

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

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#438 - Irrigation Maintenance Agreement - Yr. 25/26 January 2026				\$9,469.50

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,141.40	\$9,996.98	\$0.00	\$0.00



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

Invoice 589

Date	PO#
01/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

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

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#441 - Water Use Permit Readings Agreement Yr 25/26 January 2026				\$182.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,141.40	\$9,996.98	\$0.00	\$0.00



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

Invoice 590

Date	PO#
01/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

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

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#444 - Quarterly Pump Maintenance Agreement Yr 25/26 January 2026				\$1,341.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,141.40	\$9,996.98	\$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 615

Date	PO#
01/03/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Broken Valve and lateral lines

This proposal is for the replacement of (3) broken 2"inch water lines. (1) 2 1/2" broken water line (1) valve and dripline repair.











Irrigation Repair - 01/02/2026

\$4,999.00

Subtotal	\$4,999.00
Sales Tax	\$0.00
Total	\$4,999.00
Credits/Payments	(\$0.00)
Balance Due	\$4,999.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$19,118.14	\$11,019.24	\$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 627

Date	PO#
01/15/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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2 inch broken water line

2 inch broken waterline @t Storybrook park.







Irrigation Repair - 01/14/2026

\$435.31

Subtotal	\$435.31
Sales Tax	\$0.00
Total	\$435.31
Credits/Payments	(\$0.00)
Balance Due	\$435.31

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$435.31	\$16,761.55	\$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 629

Date	PO#
01/20/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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West A Clock 2 decoders down

Troubleshooting of control A & Replacement of 2 decoders that controls Zone 8 & 38.







Irrigation Repair - 01/15/2026

\$180.00

Subtotal	\$180.00
Sales Tax	\$0.00
Total	\$180.00
Credits/Payments	(\$0.00)
Balance Due	\$180.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,523.86	\$435.31	\$0.00	\$0.00	\$0.00



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

Invoice 631

Date	PO#
01/20/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

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

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Damage decoders at dog park

This proposal is for the (3)decoders replaced at the dog park that run zone 4,3 & 2.









Irrigation Repair - 01/15/2026

\$1,343.86

Subtotal	\$1,343.86
Sales Tax	\$0.00
Total	\$1,343.86
Credits/Payments	(\$0.00)
Balance Due	\$1,343.86

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,523.86	\$435.31	\$0.00	\$0.00	\$0.00



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

Invoice 632

Date	PO#
01/22/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

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

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Damage solenoid

Zone 84 not working needed a solenoid replacement.







Irrigation Repair - 01/22/2026

\$257.12

Subtotal	\$257.12
Sales Tax	\$0.00
Total	\$257.12
Credits/Payments	(\$0.00)
Balance Due	\$257.12

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$257.12	\$1,959.17	\$0.00	\$0.00	\$0.00

Connerton West CDD BOS Meeting

SUPERVISOR PAY REQUEST

Meeting Date: January 4, 2026

Name of Board Supervisor	Check if paid	
Roger Smith	Yes	ACH
Daniel Novak	Yes	ACH
Chris Kawalec	Yes	ACH
Tyson Krutsinger	Yes	
John Ngerem	Yes	ACH
(*) Does not get paid		
<i>NOTE: Supervisors are only paid if checked.</i>		

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00
Meeting End Time:	6:41pm
Total Meeting Time:	2.41
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: 

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 # 2103
DATE 01/16/2026
DUE DATE 02/01/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service for January 2026	1	800.00	800.00

5 Traps/5 cameras are currently in use.

LTD: Hogs Removed: 307
YTD: Hogs Removed: 34
MTD: Hogs Removed: 4

Notes:

Hogs were caught at the south end of the bicycle trail in the conservation side.

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

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

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

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

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

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00



KILINSKI | VAN WYK

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 # 14022
Date: 01/13/2026
Due On: 02/12/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,501.60) - (\$0.00) = \$4,501.60

CWCDD-01

CONNERTON WEST CDD - GENERAL

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GR	12/01/2025	Confer with F. Nolte regarding pond maintenance at Parcel 208, confer with District Manager regarding Landscape Easement Agreement for the same; confer with charter school regarding status of punch list for repairs to Parcel 218; review agenda materials, including staff reports, vendor proposals, November meeting minutes; prepare letter to Lennar regarding reimbursement for damage to District stormwater pipes due to construction activities; attend Board meeting.	6.40	\$310.00	-	\$1,984.00
Expense	KB	12/01/2025	Travel: Mileage - GR.	38.00	\$0.70	-	\$26.60

Service	MH	12/03/2025	Confer with District management staff regarding bonuses and legal requirements for same, vendor contract matters, termination procedures, and options for cell phone tower lease of property versus sale of real estate; review draft demand letter to Lennar.	0.60	\$350.00	-	\$210.00
Service	GR	12/03/2025	Review Florida Statutes regarding potential for holiday bonus to maintenance staff; finalize letter to Lennar regarding damage to District property, reimbursement for the same; preliminarily review materials required for cell tower project if approved, status of potential location for the same.	0.60	\$310.00	100.0%	\$0.00
Service	GR	12/08/2025	Review status of Parcel 209 punchlist for conveyance of the same.	0.10	\$310.00	-	\$31.00
Service	GR	12/10/2025	Confer with G. Woodcock regarding review of proposed cell tower location, status of Parcel 218 punchlists for conveyance; prepare letter to Yellowstone regarding revised October 2025 withholding regarding deficient tree lifting services.	0.80	\$310.00	-	\$248.00
Service	MH	12/11/2025	Review and revise letter to Yellowstone regarding withholding; advise regarding procedures and legal requirements required for potential cell tower installation.	0.20	\$350.00	-	\$70.00
Service	GR	12/11/2025	Finalize letter to Yellowstone regarding revised withholding for October 2025, confer with District Manager regarding the same.	0.20	\$310.00	-	\$62.00

Service	GR	12/15/2025	Confer with District Manager regarding status of license agreements for easements on Violet Periwinkle Drive.	0.10	\$310.00	-	\$31.00
Service	GR	12/16/2025	Confer with G. Woodcock, charter school regarding punchlist for Parcel 218, status of the same.	0.20	\$310.00	-	\$62.00
Service	GR	12/17/2025	Confer with District Manager regarding withholding amount from Yellowstone Landscape's October invoice for deficient tree lifting services; review status of punchlist item for Parcel 209 for conveyance of the same.	0.30	\$310.00	-	\$93.00
Service	GR	12/19/2025	Confer with A. Brodeen regarding landscape project manual, scope of services; confer with G. Woodcock regarding legal description for conveyance of a portion of Parcel 218; review status of ongoing claims; review withholding letter to Yellowstone regarding October payment, confer with District Manager regarding the same.	1.10	\$310.00	-	\$341.00
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	\$395.00	-	\$79.00
Service	GR	12/22/2025	Prepare draft bonus and compensation policy for onsite maintenance staff; review tentative agenda for January meeting.	0.80	\$310.00	-	\$248.00
Service	MH	12/22/2025	Confer with District staff regarding required insurance policies and draft agenda.	0.40	\$350.00	-	\$140.00
Service	GR	12/23/2025	Confer with G. Woodcock, A. Becker regarding status of conveyance of Parcel 218, legal description for conveyance of the same;	0.40	\$310.00	-	\$124.00

			confer with Connerton Community Association's attorney regarding Landscape Easement Agreement for Rose Pointe.				
Service	GR	12/29/2025	Review and revise notice for Request for Proposals for landscape maintenance services; confer with District Manager regarding license agreements for residents on Violet Periwinkle Drive, status of the same.	0.40	\$310.00	-	\$124.00
Service	GR	12/30/2025	Finalize Landscape Easement Agreement with Connerton Community Association, confer with HOA's attorney regarding the same; confer with District Manager regarding status of Yellowstone's tree trimming services; review agenda materials, including staff and vendor reports, December meeting minutes.	1.40	\$310.00	-	\$434.00
Service	MH	12/31/2025	Review and revise draft advertisement for RFP for landscape maintenance services.	0.20	\$350.00	-	\$70.00
Service	GR	12/31/2025	Confer with G. Woodcock regarding legal description for conveyance of a portion of Parcel 218; finalize revisions to notice for landscape maintenance services Request for Proposals, transmit the same, confer with A. Brodeen regarding the same.	0.40	\$310.00	-	\$124.00
Line Item Discount Subtotal							-\$186.00
Total							\$4,501.60



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

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

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

1 0 1
 22-65062

CONNERTON WEST CDD

Service Address: **0 CONNERTON BOULEVARD**

Bill Number: 23703147

Billing Date: 1/7/2026

Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	07354825	11/13/2025	152	12/15/2025	160	32	8

Usage History		
	Water	Irrigation
December 2025		8
November 2025		7
October 2025		6
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

Transactions	
Previous Bill	46.66
Payment	-46.66 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	22.37
Water Tier 1	8.0 Thousand Gals X \$3.47 = 27.76
Total Current Transactions	50.13
TOTAL BALANCE DUE	\$50.13

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Account # 0325440
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 50.13

Total Balance Due	\$50.13
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

CONNERTON WEST CDD
 3434 COLWELL AVENUE STE 200
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CONNERTON WEST CDD

Service Address: **21736 BILLOWY JAUNT DR**
 Bill Number: 23706666
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13594970	11/13/2025	83	12/15/2025	83	32	0

Usage History

Month	Usage
December 2025	0
November 2025	1
October 2025	1
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

Transactions

Previous Bill	24.55
Payment	-24.55 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Total Current Transactions	22.37
TOTAL BALANCE DUE	\$22.37

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Account # 0939485
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 22.37

Total Balance Due	\$22.37
Due Date	1/26/2026

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

**The Total Due will be electronically
 transferred on 01/26/2026.**

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CONNERTON WEST CDD

Service Address: **8114 SWISS CHARD CIRCLE**
 Bill Number: 23706746
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020289	11/13/2025	1321	12/15/2025	1327	32	6

Usage History		
Month	Usage	Rate
December 2025	6	
November 2025	4	
October 2025	5	
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	

Transactions		
Description	Amount	CR
Previous Bill	4.04	
Payment	-4.04	CR
Balance Forward	0.00	
Current Transactions Reclaimed		
Reclaimed	6 Thousand Gals X \$1.01	6.06
Total Current Transactions	6.06	
TOTAL BALANCE DUE	\$6.06	



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Account # 0945935
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 6.06

Total Balance Due	\$6.06
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

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CONNERTON WEST CDD

Service Address: **21852 BRISKE MORNING AVENUE**

Bill Number: 23707365

Billing Date: 1/7/2026

Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858990	11/13/2025	243	12/15/2025	249	32	6

Usage History

Month	Usage
December 2025	6
November 2025	2
October 2025	6
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

Transactions

Previous Bill	2.02
Payment	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$1.01 6.06
Total Current Transactions	6.06
TOTAL BALANCE DUE	\$6.06

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Account # 0980230
 Customer # 01044338

Balance Forward 0.00
 Current Transactions 6.06

Total Balance Due	\$6.06
Due Date	1/26/2026

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

**The Total Due will be electronically
 transferred on 01/26/2026.**

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CONNERTON WEST CDD

Service Address: **21318 WISTFUL YEARN DR**
 Bill Number: 23707366
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020279	11/13/2025	2207	12/15/2025	2217	32	10

Usage History		
Month	Usage	Rate
Water		
December 2025	10	
November 2025	3	
October 2025	8	
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	

Transactions		
Description	Amount	Balance
Previous Bill	3.03	
Payment	-3.03	CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	10 Thousand Gals X \$1.01	10.10
Total Current Transactions		10.10
TOTAL BALANCE DUE		\$10.10



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Account # 0980235
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 10.10

Total Balance Due	\$10.10
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

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CONNERTON VILLAGE II PARCEL 213

Service Address: **21379 SOUTHERN CHARM DR**
 Bill Number: 23707368
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 11/17/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399008	11/13/2025	2277	11/17/2025	2277	4	0

Usage History		
Month	Usage	Rate
November 2025	0	
November 2025	12	
October 2025	10	
September 2025	14	
August 2025	21	
July 2025	0	
June 2025	23	
June 2025	20	
May 2025	8	
April 2025	20	
March 2025	20	
February 2025	38	

Transactions	
Previous Bill	22.22
Payment 12/31/25	-22.22 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Late Payment Charge	1.21
Total Current Transactions	1.21
TOTAL BALANCE DUE	\$1.21



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Account # 0980245
 Customer # 01362420
 Balance Forward 0.00
 Current Transactions 1.21

Total Balance Due	\$1.21
Due Date	1/26/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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

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CONNERTON WEST CDD

Service Address: **21915 BUTTERFLY KISS DR**
 Bill Number: 23707369
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020285	11/13/2025	2381	12/15/2025	2401	32	20

Usage History		
Month	Usage	Rate
Water		
December 2025	20	
November 2025	4	
October 2025	12	
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	

Transactions		
Description	Amount	CR
Previous Bill	4.04	
Payment	-4.04	CR
Balance Forward	0.00	
Current Transactions Reclaimed		
Reclaimed	20 Thousand Gals X \$1.01	20.20
Total Current Transactions	20.20	
TOTAL BALANCE DUE	\$20.20	

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Account # 0980250
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 20.20

Total Balance Due	\$20.20
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

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CONNERTON WEST CDD

Service Address: **21990 BUTTERFLY KISS DR**
 Bill Number: 23707511
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399011	11/13/2025	1695	12/15/2025	1700	32	5

Usage History		
Month	Usage	Rate
December 2025	5	
November 2025	3	
October 2025	4	
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	

Transactions		
Description	Amount	Balance
Previous Bill	3.03	
Payment	-3.03	CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$1.01	5.05
Total Current Transactions		5.05
TOTAL BALANCE DUE		\$5.05



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Account # 0986210
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 5.05

Total Balance Due	\$5.05
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

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CONNERTON WEST CDD

Service Address: **8775 BIRCHLEAF CT RECLAIM**
 Bill Number: 23708200
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809644	11/13/2025	851	12/15/2025	859	32	8

Usage History		
Month	Usage	Rate
December 2025	8	
November 2025	3	
October 2025	6	
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	

Transactions		
Previous Bill		3.03
Payment		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	8 Thousand Gals X \$1.01	8.08
Total Current Transactions		8.08
TOTAL BALANCE DUE		\$8.08



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Account # 1022185
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 8.08

Total Balance Due	\$8.08
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

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CONNERTON WEST CDD

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

Bill Number: 23708204

Billing Date: 1/7/2026

Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18142596	11/13/2025	3279	12/15/2025	3287	32	8

Usage History

Month	Usage
December 2025	8
November 2025	7
October 2025	13
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

Transactions

Previous Bill	7.07
Payment	-7.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$1.01 8.08
Total Current Transactions	8.08
TOTAL BALANCE DUE	\$8.08

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Account # 1022230
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 8.08

Total Balance Due	\$8.08
Due Date	1/26/2026

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

**The Total Due will be electronically
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CONNERTON WEST CDD

Service Address: **CONNERTON BOULEVARD POND # 1 RECLAIM**
 Bill Number: 23709119
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	20811513	11/13/2025	39240	12/15/2025	39241	32	1

Usage History		
Water		
December 2025	1	
November 2025	12	
October 2025	873	
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	

Transactions		
Previous Bill		5.88
Payment		-5.88 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X \$0.49	0.49
Total Current Transactions		0.49
TOTAL BALANCE DUE		\$0.49



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Account # 1146145
 Customer # 01044338
 Balance Forward 0.00
 Current Transactions 0.49

Total Balance Due	\$0.49
Due Date	1/26/2026

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

The Total Due will be electronically transferred on 01/26/2026.

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

Invoice: I-202512-12381
Service Total: \$1480.00
Payments Total:
Amount Due: \$1480.00
Sent Date: 1/5/2026
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
12/2/2025	FIVECOAT, JUSTIN - 5910	SECURITY @ CONNERTON WEST COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
12/7/2025	SCARANGELLA, ANTHONY - 7727	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$60.00	\$240.00
12/12/2025	COLE, KYRA - 6844	SECURITY @ CONNERTON WEST COMMUNITY	2:00 PM	4.00	\$60.00	\$240.00
12/18/2025	DE LA CRUZ, LUIS - 7593	SECURITY @ CONNERTON WEST COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
12/25/2025	VOGELE, KEVIN - 7376	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$70.00	\$280.00
12/30/2025	RAMOS, KEARSTIN - 7307	SECURITY @ CONNERTON WEST COMMUNITY	8:00 AM	4.00	\$60.00	\$240.00
					Total:	\$1480.00

Questions regarding Invoice Charges & Payments please contact:

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

Make Checks Payable To:

Pasco Sheriff's Office

Invoice #: I-202512-12381

Invoice Total: \$1480.00

Invoice For: CONNERTON WEST CDD

Mail Checks To:

Pasco Sheriff's Office
 ATTN: Extra Duty Program

Payment Terms: Due upon receipt

Please include Invoice # in check comment

7432 Little Road New Port Richey, Florida 34654

How To Pay Online

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

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

Invoice

Date	Invoice #
1/2/2026	INV0000106055

Bill To:

Connerton West CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$3,781.62	\$3,781.62
Subtotal			\$4,781.62
Total			\$4,781.62

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

Invoice

Date	Invoice #
1/2/2026	INV0000106230

Bill To:

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

Services for the month of	Terms	Client Number
January	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

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

Invoice

Date	Invoice #
1/1/2026	INV0000106323

Bill To:

Connerton West CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	69.58	\$1.00	\$69.58
Subtotal			\$119.58
Total			\$119.58

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

Invoice

Date	Invoice #
1/16/2026	INV0000106586

Bill To:

Connerton West CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,724.98	\$3,724.98
Subtotal			\$3,724.98
Total			\$3,724.98



INVOICE

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

Invoice # INV-SN-1223
Invoice Date: 1/1/2026
Due Date: 1/31/2026
PO#: Quarterly Invoice

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:	
Subscription start: 10/7/2025	Total:	\$384.38
Subscription end: 10/6/2026	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

[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	2498816
Invoice Date	December 4, 2025
Customer Number	182812
Project Number	238202252

Bill To

Connerton West Community
Development District
PO Box 32414
Charlotte, NC 28232
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$4,100.42

For Period Ending:

November 28, 2025

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

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

INVOICE

Invoice Number

2498816

Project Number

238202252

Top Task 2026 FY **2026 FY General Consulting**

Professional Services

Category/Employee	Hours	Rate	Current Amount
Kostakis, Vasili	3.00	206.00	618.00
	3.00		618.00
Nolte, Robert (Frank)	22.00	110.00	2,420.00
	22.00		2,420.00
Woodcock, Gregory (Greg)	7.75	130.00	1,007.50
	7.75		1,007.50
Professional Services Subtotal	32.75		4,045.50

Disbursements

	Current Amount
Direct - Printing	24.12
Direct - Vehicle (mileage)	30.80
Disbursements Subtotal	54.92

Top Task 2026 FY Total **4,100.42**

Total Fees & Disbursements \$4,100.42

INVOICE TOTAL (USD) **\$4,100.42**

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00044P

Date 01/09/2026

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 # 26-00044P Request for Proposal RE: Connerton West Request for Proposals for Landscape Maintenance Services Published: 1/9/2026	\$214.38
---	----------

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$214.38

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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.

Serial Number
26-00044P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

RECEIVED
JAN 14 2026

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Request for Proposal

in the matter of Connerton West Request for Proposals for Landscape Maintenance Services

in the Court, was published in said newspaper by print in the

See Attached

issues of 1/9/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

9th day of January, 2026 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO
OPEN PROPOSALS
Landscape Maintenance Services
Pasco County, Florida**

Connerton West Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance for Connerton West Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, January 12, 2026, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624 until Monday January 19, 2026, at 12:00 p.m. (EST), for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. **NO CASH OR CREDIT CARD ACCEPTED.** The Landscape Specialist shall be the contact person regarding the Project Manual. Mrs. Amice Brodeen can be reached by email at abrodeen@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Tuesday, January 13, 2026, at 2:00 p.m. (EST) at the Connerton Clubhouse, 21100 Fountain Garden Way, Land O' Lakes, Florida 34638. The doors will close promptly at 2:00 p.m. (EST); anyone arriving after that time will not qualify as an attendee. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above.

The District is a special-purpose unit of local government operating pursuant to Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered. Further, the District reserves the right to cancel this bid or decide not to award a contract for any or no reason.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Monday, March 02, 2026, at 4:00 p.m. (EST) at the Connerton Clubhouse, 21100 Fountain Garden Way, Land O' Lakes, Florida 34638. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Amice Brodeen at abrodeen@rizzetta.com, no later than Monday, January 26, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Wednesday, January 28, 2026.

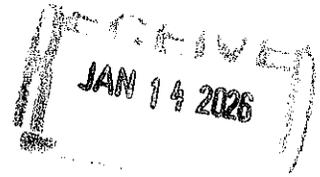
A District meeting to open the proposals will be held at 10:00 a.m. (EST) on Monday, February 09, 2026, at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on Monday, February 09, 2026, at office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: Amice Brodeen. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Connerton West Community Development District

Mr. Darryl Adams, District Manager (darryla@rizzetta.com)

January 9, 2026

26-00044P





CC123125-415

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,913.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$2,705.25
Payments & Credits	\$2,718.75
Purchases & Other Charges	\$1,099.81
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,086.31

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	\$1,086.31
Minimum Payment Due	\$1,086.31
Payment Due Date	January 26, 2026

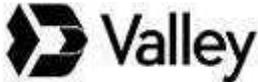
Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$2,705.25-
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,705.25-
		MICHELLE WHITE		\$0.00
		NICHOLAS BOWEN		\$1,086.31
12/02	12/02	5543286AG5VQ8X36V	AMAZON MKTPL*BB6GR7UY1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	381.33
12/09	12/09	5543286AP5XSGVAA7	AMAZON MKTPL*BW0YL9FQ0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	73.10
12/10	12/10	5543286AR5Y5JNW7Q	AMAZON MKTPL*VR1TF4AW3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	22.78
12/10	12/10	1230202AR004AP8N2	ATLAS ORGANICS CU08, L SAN ANTONIO FL MCC: 5039 MERCHANT ZIP:	70.00
12/12	12/12	5543286AS5YZRR2YP	TMOBILE*AUTO PAY BELLEVUE WA MCC: 4814 MERCHANT ZIP:	89.68
12/14	12/14	5543286AW5ZM7PL3N	AMAZON MKTPL*WZ1ZS9AW3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	39.98

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	January 26, 2026
New Balance	\$1,086.31
Minimum Payment Due	\$1,086.31
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
12/14	12/14	5543286AX5ZTKEL5G	CIRCLE K # 07575 LAND O LAKES FL MCC: 5542 MERCHANT ZIP:	105.38
12/15	12/15	5543286AX5ZTN38ND	AMAZON MKTPL*GE52Q7U93 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.45
12/17	12/17	0558745AZ00000L7R	RBT CIRCLE K # 07575 EASYSAVINGS CREDIT MCC: 6532 MERCHANT ZIP:	1.00-
12/17	12/17	5543286AZ60GSBEZZ	AMAZON MKTPL*Z74CX2RE3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	54.14
12/22	12/22	5543286B462HHNV4P	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	185.82
12/27	12/27	5543286B95SPGRS2F	AMAZON.COM*7H8R39DF3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	34.17
12/29	12/29	5543286BB5VBELPKK	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	12.50-
12/30	12/30	5543286BQ5VGKW1EL	AMAZON MKTPL*HS4LW26O3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	17.98

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,086.31 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$35.52	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.72	\$0-\$500,000 = 0.25%
New Cashback Balance	\$38.24	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Apr 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

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

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

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

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

Connerton West CDD

Closing Date

December 31, 2025

Payment Date

January 25, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Parks & Rec
				Misc. Expenses	Vehicle Maintenance
Date	Vendor Name	Description	Amount	57200-4785	57200-4660
12/1/2025		Beginning Balance	\$2,705.25		
12/02/25	Amazon	Poop Bags	\$381.33	\$381.33	
12/09/25	Amazon	Spare Tire for Trailor	\$73.10	\$73.10	
12/10/25	Amazon	To Mount Tire	\$22.78	\$22.78	
12/10/25	Atlas Organics	Mulch	\$70.00	\$70.00	
12/12/25	TMobile	Reaccuring - Phone Service (ACH)	\$89.68	\$89.68	
12/14/25	Amazon	Rolling Table/Tray	\$39.98	\$39.98	
12/14/25	Circle K	Gas for BC	\$105.38		\$105.38
12/15/25	Amazon	Spotlights for willow	\$25.45	\$25.45	
12/17/25	Circle K	Gas Rebate	(\$1.00)		(\$1.00)
12/17/25	Amazon	Safety Sweater	\$54.14	\$54.14	
12/22/25	Lowe's	Tools and Caulk for Wall	\$185.82	\$185.82	
12/27/26	Amazon	Repairs and Repurchase	\$34.17	\$34.17	
12/29/25	Amazon	Repairs and Repurchase	(\$12.50)	(\$12.50)	
12/30/26	Amazon	For Darrell Adams	\$17.98	\$17.98	
12/25/25		CC Payment	(\$2,705.25)		
12/31/25	TOTAL		1,086.31	981.93	104.38
				57200-4785	57200-4660



DEC 2

Details for Order #114-7728352-8302656

Order Placed: December 2, 2025
PO number : Connerton West
Amazon.com order number: 114-7728352-8302656
Order Total: \$381.33

Not Yet Shipped

Items Ordered

Price

3 of: HOUNDSCOOP Case of 6000 Pet Waste Bags on Roll (30 Rolls of 200 bags per roll) Dog Waste Station Bags for HOA, Residenti al, commercial roll bag for Poop Station Dispensers Sold by: HOUNDSCOOP® COMMERCIAL (seller profile) Business Price Condition: New	\$127.11
---	----------

Shipping Address:

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

POOP BAGS

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$381.33

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$381.33

Estimated Tax: \$0.00

Grand Total: \$381.33

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

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② 262.73
 AMZ= 381.33

 T= 644.06

amazon.com

Dec 9

Details for Order #114-8471640-7572210

Order Placed: December 9, 2025
PO number : Connerton West
Amazon.com order number: 114-8471640-7572210
Order Total: \$73.10

Not Yet Shipped

Items Ordered

Price

1 of: WANDA 5.30-12 Trailer Tire Wheel Assembly 5.30x12 6-Ply C 82M 5 Lug on 4.5" PCD White Spoke Rim \$73.10
Sold by: Libra Trailer Parts (seller profile)
Business Price
Condition: New

Shipping Address:

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

SPARE TIRE FOR TRAILER

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

MasterCard | Last digits: 0814

Item(s) Subtotal: \$73.10
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$73.10
Estimated Tax: \$0.00

Grand Total: \$73.10

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

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④ 680.68
AMZ=73.30
T=753.98



DEC 9

Details for Order #114-2142746-8649065

Order Placed: December 9, 2025
PO number : Connerton West
Amazon.com order number: 114-2142746-8649065
Order Total: \$22.78

Not Yet Shipped	
Items Ordered	Price
1 of: GADFISH Spare Tire Carrier, Spare Tire Mount Boat Trailer Carrier Bracket, Heavy Duty Lock Holder, Fits 4 & 5 & 6 Lugs Trailer Wheels on 4", 4.5", 4.75", 5" and 5.5" Bolt Patterns, Holds up to 150 Lbs Sold by: TELAIGE (seller profile) Condition: New	\$22.78
Shipping Address: Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
Shipping Speed: FREE Prime Delivery	

TO MOUNT TIRE

Payment information	
Payment Method: MasterCard Last digits: 0814	Item(s) Subtotal: \$22.78
Billing address Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Shipping & Handling: \$0.00 ----- Total before tax: \$22.78 Estimated Tax: \$0.00 ----- Grand Total: \$22.78

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

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⑤

753.30
AMZ 22.78
<hr/>
776.76

Atlas Organics CU08, LLC (San Antonio, FL)
11228 Bellamy Brothers Blvd
San Antonio FL, 33576
Customer
CU08 Drive-Up Sales



Ticket No: 15820
Date: 12/10/2025 01:49 PM
Phone: 352-588-5200
Fax:

Sales Order

DEC 20

Truck: #Standard Truck Bed CU08
Trailer: No Trailer Used
BOL #:

Site Manager: Jason Branham
Driver:
PO #:

Remarks:

MULCH

Gross:	0.00
Tare:	0.00
Net:	0.00

Material	Rate	Qty	Unit \$	Tax \$	Total \$
Pine Bark Mini	Unit \$	2.00	\$35.00	\$0.00	\$70.00
Ticket Totals:					\$70.00

PayType	Amount	Accept Code	Check No.
CreditCardPresent	\$70.00	Tpjax001765392654019.PZVDZFVTVF5FQS69	0

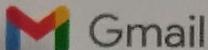
⑥ 776.76
ATL=70.00
T=846.76

Internal Ticket Reference: 6f17a90c-c73d-425b-e6e2-08de381ce8dd

12/13/25, 6:38 AM

Gmail - Thank you for your payment

DEC 12



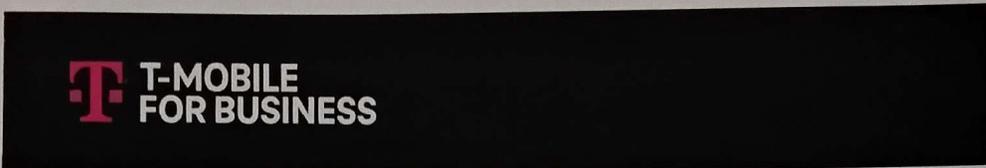
Connerton <cddpropertycare@gmail.com>

Thank you for your payment

T-Mobile USA <donotreply@notifications.t-mobile.com>
Reply-To: donotreply@notifications.t-mobile.com
To: cddpropertycare@gmail.com

Fri, Dec 12, 2025 at 11:23 PM

Get details and view your balance.



For your records.

Details about your AutoPay

Hi ,

Your AutoPay of \$89.68 was processed on 12/12/2025 using CARD ending in 0814. Your balance due is now \$0.

[View details](#)



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⑦
846.76
TM=89.68

T=936.44

amazon.com

DEC 14

Details for Order #114-8728438-7572213

Order Placed: December 14, 2025
PO number : Connerton West
Amazon.com order number: 114-8728438-7572213
Order Total: \$39.98

Not Yet Shipped

Items Ordered

	Price
2 of: HLMOptimo 1" Rolling Ball Transfers 16 pcs, Universal Transfer Bearings of 400 Lbs Load Capacity, Two-Hole Flange Mounted Roller Bearings for Conveyor Transmission Furniture Wheelchair Sold by: HLMOptimo SELECT (seller profile) Business Price Condition: New	\$19.99

Shipping Address:

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

FOR ROLLING
TABLE OUT OF
TRAILER

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:	\$39.98
Shipping & Handling:	\$0.00

Total before tax:	\$39.98
Estimated Tax:	\$0.00

Grand Total:	\$39.98

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

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10

953.96
 AMZ: 39.99

 T= 993.95

This Sale

\$

105.38

29.118

Gallons

CIRCLE-K

12/14/2025 8:46:47 AM

Order Number: 1867207
Circle K 2707575
7767 Land O'Lakes Blvd
Land O'Lakes, FL 34638
(813) 929-8788

Size: 100 ICR

(DUPLICATE RECEIPT)
(DUPLICATE RECEIPT)

Pay at Pump Sale

Pump # 118

29.118 Gallons @ \$3.619/Gal \$105.38

Sub. Total: \$105.38

Tax: \$0.00

Total: \$105.38

Discount Total: \$0.00

Master Card: \$105.38

Change \$0.00

SALE

Master Card

Card Num : (R)

XXXXXXXXXXXX0814

Contactless

① 993.95

C-K-105.38

T=1099.33

WE
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CIRC

BL

DEBIT

CREDIT

VISA

FLEET CARD

DEC 13

amazon.com

Details for Order #114-6067637-9407452

Order Placed: December 13, 2025
PO number : Connerton West
Amazon.com order number: 114-6067637-9407452
Order Total: \$25.45

Not Yet Shipped	
Items Ordered	Price
1 Of: ALIDE MR16 Green Led Bulbs 5W 12V, Replace 20W 35W 50W Halogen, Low Voltage GU5.3 MR16 Led Green Bulb for Halloween Christ	\$25.45
mas Outdoor Landscape Yard Tree Lighting, Not Dimmable, 38 Deg, 6 Pack	
Sold by: Alide (seller profile)	
Business Price	
Condition: New	
Shipping Address:	
Nicholas bowen 28999 CRENDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
Shipping Speed:	
FREE Prime Delivery	

FOR WILLOW VISTA

Payment information	
Payment Method:	Item(s) Subtotal: \$25.45
MasterCard Last digits: 0814	Shipping & Handling: \$0.00
Billing address	-----
Connerton West Community	Total before tax: \$25.45
3434 COLWELL AVE STE 200	Estimated Tax: \$0.00
TAMPA, FL 33614-8390	-----
United States	Grand Total: \$25.45

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

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⑧ 936.44
 AMZ=25.45

 T=961.89

DEC 14

Details for Order #114-7794671-3769055

Order Placed: December 14, 2025
PO number : Connerton West
Amazon.com order number: 114-7794671-3769055
Order Total: \$54.14

Not Yet Shipped	
Items Ordered	Price
1 Of: VENDACE High Visibility ANSI Class 3 Reflective Safety Fleece Sweatshirt Hoodie for Men Hi Vis Hoodies Zipper Jacket(Orange,4XL) Sold by: Vendace-Safety First (seller profile) Condition: New	\$54.14
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: \$54.14
Billing address Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Shipping & Handling: \$0.00
	Total before tax: \$54.14
	Estimated Tax: \$0.00
	Grand Total: \$54.14

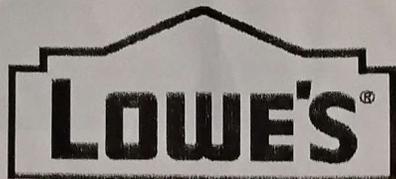
To view the status of your order, return to [Order Summary](#).

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⑨
 936.44
 #3 CANCELLED. REFUND ~~36.62~~

 899.82
 Amz. 54.14

 T= 953.96



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#: S2238DJP 5261978 TRANS#: 24266278 12-22-25

6244201 KT 7-IN UTILITY SHEARS	19.98
5380033 KT-PLIERS DIAG HL BIN	35.98
5349123 KT-TESTER KIT NCUT3+OUTLE	39.98
6244207 KT 10-IN TITH COATED PRO	19.98
2147450 BORTILLA CLEAR MAX CON RD	69.90
5 @ 13.98	

SUBTOTAL:	185.82
TOTAL TAX:	0.00
INVOICE 84857 TOTAL:	185.82
M/C:	185.82

MC: XXXXXXXXXXXX0814 AMOUNT: 185.82 AUTHCD: 022300

TAP REFID:223803857419 12/22/25 12:24:26

CUSTOMER CODE: no pp

TVR : 0000008001

AID : A0000000041010

12/22/25

TOOLS NEEDED AND
TO BE REPLACED
AND CAULK FOR
WALL REPAIR

12

1099.33

2 = 185.82

T = 1285.15

WE
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P

CIRC



BU

Circle K
Pay More

DEBIT



CREDIT



FLYBY CAR



amazon.com

DEC 27

Details for Order #114-4390544-2678630

Order Placed: December 27, 2025
PO number : Connerton West
Amazon.com order number: 114-4390544-2678630
Order Total: \$34.17

Not Yet Shipped

Items Ordered

Price

4 of: Avery Write & Erase Dividers for 3 Ring Binders, 8 Tabs per Set, Multicolor Big Tabs, Pastels, Binder Dividers Great for Organizing Reports, Projects, and More (16271) \$3.90
Sold by: Amazon.com
Condition: New

1 of: Cardinal 3 Ring Binders, Binders for School and Office, Durable 2 Inch Binder with Round Rings, Holds 475-Sheets, ClearVue Covers, Non-Stick, PVC-Free, Assorted Colors, 4 Pack (29311) \$18.57
Sold by: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:

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

OFFICE FOR
2026
DOCUMENTS

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

* BINDERS I HAD
ALREADY PURCHASED FOR NEW
YEAR BUT ~~THEY~~ ARE DAMAGED
SO THERE IS A RETURN AS WELL

Item(s) Subtotal: \$34.17
Shipping & Handling: \$0.00
Total before tax: \$34.17
Estimated Tax: \$0.00
Grand Total: \$34.17

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

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(13)
PURCHASED
NOV 3RD
REFUND
1285.15
Mtz = 34.17
T = 1319.32
→ -12.50
T = 1306.02

amazon.com

DEC 29

Final Details for Order #114-0384016-0767443

Order Placed: December 29, 2025
PO number: Connerton West
Amazon.com order number: 114-0384016-0767443
Order Total: \$17.98

Shipped on December 29, 2025

Items Ordered

	Price
2 of: WNZQK 3 Pcs Laser Pointer for Cats Dogs Cats Laser Pointer Pet Interactive Toys Laser Presentation Remotes Red Green Pur ple Light (3 PCS Pack Color Mixed, Without Battery) Sold by: Whoosh Ho (seller profile) Business Price Condition: New	\$8.99

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Item(s) Subtotal:	\$17.98
Shipping & Handling:	\$0.00
Total before tax:	\$17.98
Sales Tax:	\$0.00

ORDERED FOR
DARRELL

Total for This Shipment: \$17.98

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:	\$17.98
Shipping & Handling:	\$0.00
Total before tax:	\$17.98
Estimated Tax:	\$0.00

Grand Total: \$17.98

Credit Card transactions

MasterCard ending in 0814: December 29, 2025: \$17.98

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14
 1306.02
 AM: 17.98
 T = 1324.00
 WONT SEFT ① = 262.73
 END = 1061.27



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 **01/07/2026**
Amount Due **40.16**
Current Charges Due **01/28/2026**

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				
12/01	1697	01/02	1697				0

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due **E.F.T.** 40.16



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

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

Electronic Funds Transfer on or after	01/23/2026
TOTAL CHARGES DUE	40.16
DO NOT PAY	

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 **01/07/2026**
Amount Due **49.14**
Current Charges Due **01/28/2026**

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				
12/01	27799	01/02	27884				85

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	3
Dec 2025	32	2
Jan 2025	36	3

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 47.55
Payment 47.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 85 KWH @ 0.06090 5.18
Fuel Adjustment 85 KWH @ 0.04200 3.57
FL Gross Receipts Tax 1.23

Total Current Charges 49.14
Total Due E.F.T. 49.14



1 0 2 9 1 7 8 2

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DO NOT PAY
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See Reverse Side For Mailing Instructions

Bill Date: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	49.14
DO NOT PAY	

000147488000000491400000491402



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 **01/07/2026**
Amount Due **60.21**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 7800 PLEASANT PLAINS PKY
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	33227	01/02	33417				190

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	6
Dec 2025	32	3
Jan 2025	36	3

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 49.76
Payment 49.76CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 190 KWH @ 0.06090 11.57
Fuel Adjustment 190 KWH @ 0.04200 7.98
FL Gross Receipts Tax 1.50

Total Current Charges 60.21
Total Due E.F.T. 60.21



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	60.21
DO NOT PAY	

000147488100000602100000602103



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 **01/07/2026**
Amount Due **76.05**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address GARDEN PARTY DR
Service Description PARK
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	29801	01/02	30141				340

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	11
Dec 2025	32	10
Jan 2025	36	4

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 73.30
Payment 73.30CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 340 KWH @ 0.06090 20.71
Fuel Adjustment 340 KWH @ 0.04200 14.28
FL Gross Receipts Tax 1.90

Total Current Charges 76.05
Total Due **E.F.T.** 76.05



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

Use above space for address change ONLY.

1474882 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 01/23/2026
TOTAL CHARGES DUE 76.05
DO NOT PAY

000147488200000760500000760507



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 **01/07/2026**
Amount Due **1,299.65**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address CONNERTON BLVD
Service Description FOUNTAIN
Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/01	98492	01/02	10426		16.51	17	11934	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	373
Dec 2025	32	366
Jan 2025	36	367

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 1,275.16
Payment 1,275.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11,934 KWH @ 0.06090 726.78
Fuel Adjustment 11,934 KWH @ 0.04200 501.23
FL Gross Receipts Tax 32.48

Total Current Charges 1,299.65
Total Due E.F.T. 1,299.65



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	1,299.65
DO NOT PAY	

000147488300012996500012996505



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 **01/07/2026**
Amount Due **2,025.89**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9258 SYMPHONY PKY
Service Description PUMP
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	73693	01/02	78526		25.75	26	4833

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	151
Dec 2025	32	185
Jan 2025	36	68

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 2,141.23
Payment 2,141.23CR
Balance Forward 0.00



1 0 2 9 1 7 8 2

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Customer Charge 39.16
Energy Charge 4,833 KWH @ 0.06090 294.33
Fuel Adjustment 4,833 KWH @ 0.04200 202.99
Light Energy Charge 58.14
Light Support Charge 74.19
Light Maintenance Charge 268.31
Light Fixture Charge 320.91
Light Fuel Adj 3,046 KWH @ 0.04200 127.94
Poles(QTY 59) 619.50
FL Gross Receipts Tax 20.42

Total Current Charges 2,025.89
Total Due E.F.T. 2,025.89

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	321 43	470 1	471 15	960 59

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	2,025.89
DO NOT PAY	

000147488500020258900020258900



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 **01/07/2026**
Amount Due **24,093.29**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address CONNERTON BLVD
Service Description WELL
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	48088	01/02	48129				41

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	1
Dec 2025	32	1
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 24,093.19
Payment 24,093.19CR
Balance Forward 0.00



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Customer Charge 39.16
Energy Charge 41 KWH @ 0.06090 2.50
Fuel Adjustment 41 KWH @ 0.04200 1.72
Light Energy Charge 1,433.98
Light Support Charge 1,340.27
Light Maintenance Charge 4,081.65
Light Fixture Charge 4,979.59
Light Fuel Adj 54,965 KWH @ 0.04200 2,308.53
Poles (QTY 837) 9,774.50
FL Gross Receipts Tax 131.39

Total Current Charges 24,093.29
Total Due E.F.T. 24,093.29

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	470 192	960 39	
	320 256	367 101	471 23	964 542	

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	24,093.29
DO NOT PAY	

000147488600240932900240932906



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 **01/07/2026**
Amount Due **60.75**
Current Charges Due **01/28/2026**

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				
12/01	4836	01/02	5031				195

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	6
Dec 2025	32	2
Jan 2025	36	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **47.34**
Payment **47.34CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 195 KWH @ 0.06090 **11.88**
Fuel Adjustment 195 KWH @ 0.04200 **8.19**
FL Gross Receipts Tax **1.52**

Total Current Charges **60.75**
Total Due **60.75** E.F.T.



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **01/07/2026**

District: BP03

1474888 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 01/23/2026
TOTAL CHARGES DUE 60.75
DO NOT PAY

000147488800000607500000607503



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 **01/07/2026**
Amount Due **47.55**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 20515 LACE CASCADE RD
Service Description ENTRANCE LIGHTS
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	21609	01/02	21679				70

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	2
Dec 2025	32	2
Jan 2025	36	7

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 47.03
Payment 47.03CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 70 KWH @ 0.06090 4.26
Fuel Adjustment 70 KWH @ 0.04200 2.94
FL Gross Receipts Tax 1.19

Total Current Charges 47.55
Total Due E.F.T. 47.55



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	47.55
DO NOT PAY	

000147488900000475500000475509



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 **01/07/2026**
Amount Due **379.68**
Current Charges Due **01/28/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/01	31748	01/02	34965		35.18	35	3217	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	101
Dec 2025	32	57
Jan 2025	36	89

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 231.08
Payment 231.08CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3,217 KWH @ 0.06090 195.92
Fuel Adjustment 3,217 KWH @ 0.04200 135.11
FL Gross Receipts Tax 9.49

Total Current Charges 379.68
Total Due E.F.T. 379.68



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	379.68
DO NOT PAY	

000147489200003796800003796808



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 **01/07/2026**
Amount Due **41.74**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8701 BLUE MIST PKY
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	3220	01/02	3235				15

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	1
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 41.85
Payment 41.85CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 15 KWH @ 0.06090 0.91
Fuel Adjustment 15 KWH @ 0.04200 0.63
FL Gross Receipts Tax 1.04

Total Current Charges 41.74
Total Due E.F.T. 41.74



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

Use above space for address change ONLY.

1474893 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 01/23/2026	
TOTAL CHARGES DUE	41.74
DO NOT PAY	

000147489300000417400000417402



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 **01/07/2026**
Amount Due **60.64**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9259 SYMPHONY PKWY
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	19010	01/02	19204				194

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	6
Dec 2025	32	7
Jan 2025	36	6

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 62.53
Payment 62.53CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 194 KWH @ 0.06090 11.81
Fuel Adjustment 194 KWH @ 0.04200 8.15
FL Gross Receipts Tax 1.52

Total Current Charges 60.64
Total Due E.F.T. 60.64



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

1474894 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 01/23/2026
TOTAL CHARGES DUE 60.64
DO NOT PAY

000147489400000606400000606401



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 **01/07/2026**
Amount Due **41.64**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21736 BILLOWY JAUNT DR
Service Description IRRIGA
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	2031	01/02	2045				14

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 41.54
Payment 41.54CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 14 KWH @ 0.06090 0.85
Fuel Adjustment 14 KWH @ 0.04200 0.59
FL Gross Receipts Tax 1.04

Total Current Charges 41.64
Total Due E.F.T. 41.64



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	41.64
DO NOT PAY	

000147489600000416400000416407



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 **01/07/2026**
Amount Due **43.86**
Current Charges Due **01/28/2026**

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				
12/01	3411	01/02	3446				35

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	1
Dec 2025	32	1
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **43.75**
Payment **43.75CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 35 KWH @ 0.06090 **2.13**
Fuel Adjustment 35 KWH @ 0.04200 **1.47**
FL Gross Receipts Tax **1.10**

Total Current Charges **43.86**
Total Due **43.86** E.F.T.



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: **01/07/2026**

District: BP03

2004533 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 01/23/2026
TOTAL CHARGES DUE 43.86
DO NOT PAY

000200453300000438600000438602



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 **01/07/2026**
Amount Due **40.16**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PICKET FENCE CT
Service Description SIGN LIGHT
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	1541	01/02	1541				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due **E.F.T.** 40.16



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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

Use above space for address change ONLY.

2004537 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	01/23/2026
TOTAL CHARGES DUE	40.16
DO NOT PAY	

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 **01/07/2026**
Amount Due **43.13**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 8516 WONDERMENT WAY
Service Description UP-LIGHT SIGN/LOW VOLT SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	3246	01/02	3274				28

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	1
Dec 2025	32	1
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 43.00
Payment 43.00CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 28 KWH @ 0.06090 1.71
Fuel Adjustment 28 KWH @ 0.04200 1.18
FL Gross Receipts Tax 1.08

Total Current Charges 43.13
Total Due E.F.T. 43.13



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	43.13
DO NOT PAY	

000200454400000431300000431301



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 **01/07/2026**
Amount Due **45.45**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21832 CONNERTON BLVD
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	2819	01/02	2869				50

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	2
Dec 2025	32	2
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 45.45
Payment 45.45CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 50 KWH @ 0.06090 3.05
Fuel Adjustment 50 KWH @ 0.04200 2.10
FL Gross Receipts Tax 1.14

Total Current Charges 45.45
Total Due E.F.T. 45.45



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	45.45
DO NOT PAY	

000208768600000454500000454504



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 **01/07/2026**
Amount Due **45.76**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21615 EMORY OAK PL
Service Description SIGN
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	2666	01/02	2719				53

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	2
Dec 2025	32	2
Jan 2025	36	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 45.65
Payment 45.65CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 53 KWH @ 0.06090 3.23
Fuel Adjustment 53 KWH @ 0.04200 2.23
FL Gross Receipts Tax 1.14

Total Current Charges 45.76
Total Due E.F.T. 45.76



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	45.76
DO NOT PAY	

000208768900000457600000457603



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 **01/07/2026**
Amount Due **46.07**
Current Charges Due **01/28/2026**

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				
12/01	2171	01/02	2227				56

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	2
Dec 2025	32	2
Jan 2025	36	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 45.97
Payment 45.97CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 56 KWH @ 0.06090 3.41
Fuel Adjustment 56 KWH @ 0.04200 2.35
FL Gross Receipts Tax 1.15

Total Current Charges 46.07
Total Due E.F.T. 46.07



1 0 2 9 1 7 8 2

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DO NOT PAY
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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	46.07
DO NOT PAY	

000210130700000460700000460707



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 **01/07/2026**
Amount Due **40.16**
Current Charges Due **01/28/2026**

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					
12/01	7	01/02	7				0	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due **E.F.T.** 40.16



1 0 2 9 1 7 8 2

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DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	40.16
DO NOT PAY	

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 **01/07/2026**
Amount Due **44.05**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9934 WILD BEGONIA LOOP
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/01	336	01/02	342				6	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		44.15
Payment		44.15CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 6 KWH @ 0.06090		0.37
Fuel Adjustment 6 KWH @ 0.04200		0.25
FL Gross Receipts Tax		1.02
State Tax		2.84
Pasco County Tax		0.41
Total Current Charges		44.05
Total Due	E.F.T.	44.05

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	44.05
DO NOT PAY	

000224602000000440500000440506



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 **01/07/2026**
Amount Due **45.06**
Current Charges Due **01/28/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/01	675	01/02	690				15	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	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 45.06
Payment 45.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 15 KWH @ 0.06090 0.91
Fuel Adjustment 15 KWH @ 0.04200 0.63
FL Gross Receipts Tax 1.04
State Tax 2.90
Pasco County Tax 0.42

Total Current Charges 45.06
Total Due **E.F.T.** 45.06

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

2246022 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 01/23/2026
TOTAL CHARGES DUE 45.06
DO NOT PAY

000224602200000450600000450609



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 **01/07/2026**
Amount Due **46.31**
Current Charges Due **01/28/2026**

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				
12/01	53538	01/02	53564				26

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	1
Dec 2025	32	1
Jan 2025	36	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 46.31
Payment 46.31CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 26 KWH @ 0.06090 1.58
Fuel Adjustment 26 KWH @ 0.04200 1.09
FL Gross Receipts Tax 1.07
State Tax 2.98
Pasco County Tax 0.43

Total Current Charges 46.31
Total Due E.F.T. 46.31

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

District: BP03

2246024 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	01/23/2026
TOTAL CHARGES DUE	46.31
DO NOT PAY	

000224602400000463100000463106



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 **01/07/2026**
Amount Due **43.93**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 21511 VIOLET PERIWINKLE DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	435	01/02	440				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 2 9 1 7 8 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		43.93
Payment		43.93CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 5 KWH @ 0.06090		0.30
Fuel Adjustment 5 KWH @ 0.04200		0.21
FL Gross Receipts Tax		1.02
State Tax		2.83
Pasco County Tax		0.41
Total Current Charges		43.93
Total Due	E.F.T.	43.93

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	43.93
DO NOT PAY	

000224603300000439300000439308



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 **01/07/2026**
Amount Due **43.58**
Current Charges Due **01/28/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	4	01/02	6				2

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	32	0
Dec 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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Previous Balance 43.47
Payment 43.47CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2 KWH @ 0.06090 0.12
Fuel Adjustment 2 KWH @ 0.04200 0.08
FL Gross Receipts Tax 1.01
State Tax 2.81
Pasco County Tax 0.40

Total Current Charges 43.58
Total Due E.F.T. 43.58

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

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	01/23/2026
TOTAL CHARGES DUE	43.58
DO NOT PAY	

000235352200000435800000435803



INVOICE

INVOICE #	INVOICE DATE
1013613	10/1/2025
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 31, 2025

Invoice Amount: \$53,807.17

Description	Current Amount
Monthly Landscape Maintenance October 2025	\$53,807.17

Excellence

Invoice Total **\$53,807.17**

IN COMMERCIAL LANDSCAPING

Per Darryl, The Board has decided to withhold partial payment totaling \$5,199.00. Total of payment being made \$48,608.17 12/17/25

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
1030173	11/1/2025
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: December 1, 2025

Invoice Amount: \$53,807.17

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$53,807.17

Excellence

Invoice Total \$53,807.17

\$51,823.38

Per DM, the Boad decided to withhold \$1,983.79 from this invoice 01/16/2026

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
1079510	12/31/2025
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: January 30, 2026

Invoice Amount: \$13,720.00

Description	Current Amount
2025 Winter Annuals Install	
Subcontracted Service	\$13,720.00

Excellence

Invoice Total \$13,720.00

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.