



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting August 3, 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	Chairman
	Chris Kawalec	Vice Chairman
	Tyson Krutsinger	Assistant Secretary
	Roger Smith	Assistant Secretary
	John Ngerem	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Grace Kobitter	Kilinski/Van Wyk
District Engineer	Greg Woodcock	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 OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org**

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

July 27, 2026

Agenda

Dear Board Members:

The Public Hearing meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, August 3, 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. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget Tab 1
 1. Consideration of Resolution 2026-11 Adopting
Fiscal Year 2026-2027 Final Budget Tab 2
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments
 1. Consideration of Resolution 2026-12; Levying O&M
Assessments for Fiscal Year 2026-2027 Tab 3
 - C. Consideration of Resolution 2026-13, Setting the Meeting Schedule
for Fiscal Year 2026 2027 Tab 4
 - D. Presentation of the 2025 Final Audit Report..... Tab 5
 - E. Presentation of Arbitrage Rebate Report S2018A1 & A2 Tab 6
 - F. Consideration of License Agreement for Maintenance of Improvements.... Tab 7
- 4. STAFF REPORTS**
 - A. Presentation of District Engineer Report Tab 8
 - B. Presentation of Police Reports..... Tab 9
 - C. Aquatics Maintenance
 1. Presentation of Aquatic Report..... Tab 10
 - D. Landscaping Inspection Report
 1. Presentation of Community Asset Management Reports Tab 11
 2. Presentation of Ballenger Response Report..... Tab 12
 3. Presentation of Fieldstone Response Report Tab 13
 4. Consideration of Fieldstone Landscape Proposals Tab 14
 - E. Irrigation Report
 1. Presentation of Irrigation Report..... Tab 15
 - F. Presentation of Property Maintenance Report Tab 16
 - G. District Counsel
 - H. District Manager
 1. Presentation of District Manager Report &
Contract Log & Monthly Financials Statement Tab 17
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on July 6, 2026 Tab 18
 - B. Consideration of Operation and Maintenance
Expenditures for June 2026..... Tab 19
- 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,

Darryl Adams

Darryl Adams
District Manager

Tab 1

Proposed Budget Connerton West Community Development District General Fund Fiscal Year 2026/2027							
	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,966,222	\$ 1,966,222	\$ 1,950,486	\$ 15,736	\$ 2,011,688	\$ 61,202
6	Off Roll*	\$ 117,619	\$ 156,825	\$ 97,261	\$ 59,564	\$ 110,797	\$ 13,536
7							
8	Assessment Revenue Subtotal	\$ 2,083,841	\$ 2,123,047	\$ 2,047,747	\$ 75,300	\$ 2,122,485	\$ 74,738
9							
10	OTHER REVENUES						
11							
12	Interest Earnings						
13	Interest Earnings	\$ 38,198	\$ 50,931	\$ -	\$ 50,931	\$ -	\$ -
14							
15	Other Revenue Subtotal	\$ 38,198	\$ 50,931	\$ -	\$ 50,931	\$ -	\$ -
16							
17	TOTAL REVENUES	\$ 2,122,039	\$ 2,173,978	\$ 2,047,747	\$ 126,231	\$ 2,122,485	\$ 74,738
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Supervisor Fees	\$ 10,000	\$ 13,333	\$ 13,000	\$ (333)	\$ 13,000	\$ -
24	Financial & Administrative						
25	Accounting Services	\$ 16,830	\$ 22,440	\$ 22,440	\$ -	\$ 23,113	\$ 673
26	Administrative Services	\$ 4,569	\$ 6,092	\$ 5,916	\$ (176)	\$ 6,093	\$ 177
27	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,500	\$ 2,500	\$ -
28	Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,516	\$ 161
29	Auditing Services	\$ 3,700	\$ 3,700	\$ 4,475	\$ 775	\$ 3,700	\$ (775)
30	Disclosure Report	\$ 6,000	\$ 6,000	\$ 8,000	\$ 2,000	\$ 8,000	\$ -
31	District Engineer	\$ 77,386	\$ 103,181	\$ 50,000	\$ (53,181)	\$ 75,000	\$ 25,000
32	District Management	\$ 27,321	\$ 36,428	\$ 36,429	\$ 1	\$ 37,522	\$ 1,093
33	Dues, Licenses & Fees	\$ 213	\$ 284	\$ 500	\$ 216	\$ 500	\$ -
34	Financial Consulting & Revenue Collections	\$ 4,016	\$ 5,355	\$ 5,355	\$ 0	\$ 6,716	\$ 1,361
35	Legal Advertising	\$ 578	\$ 771	\$ 2,500	\$ 1,729	\$ 3,334	\$ 834
36	Miscellaneous Mailings	\$ -	\$ -	\$ 2,560	\$ 2,560	\$ 3,050	\$ 490
37	Public Officials Liability Insurance	\$ 3,826	\$ 3,826	\$ 4,500	\$ 674	\$ 4,209	\$ (291)
38	Tax Collector /Property Appraiser Fees	\$ 652	\$ 652	\$ 150	\$ (502)	\$ 150	\$ -
39	Trustees Fees	\$ 14,062	\$ 14,062	\$ 16,000	\$ 1,938	\$ 16,000	\$ -
40	Website Hosting, Maintenance, Backup & Email	\$ 2,953	\$ 3,937	\$ 3,938	\$ 1	\$ 4,938	\$ 1,000
41	Legal Counsel						
42	District Counsel	\$ 58,905	\$ 78,540	\$ 57,000	\$ (21,540)	\$ 64,493	\$ 7,493
43							
44	Administrative Subtotal	\$ 237,366	\$ 304,956	\$ 240,618	\$ (64,338)	\$ 277,834	\$ 37,216

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 1,839,893.00	\$ 1,767,818.00
\$ 81,431.00	\$ 79,440.00
\$ 1,921,324.00	\$ 1,847,258.00
\$ 25,320.00	\$ 10,052.00
\$ 25,320.00	\$ 10,052.00
\$ 1,946,644.00	\$ 1,857,310.00
\$ 12,600.00	\$ 10,600.00
\$ 22,440.00	\$ 22,440.00
\$ 6,004.00	\$ 5,916.00
\$ 2,200.00	\$ 1,000.00
\$ 5,355.00	\$ 5,355.00
\$ 3,600.00	\$ 3,500.00
\$ 8,000.00	\$ 8,000.00
\$ 70,687.00	\$ 48,013.00
\$ 36,429.00	\$ 36,429.00
\$ 175.00	\$ 275.00
\$ 5,355.00	\$ 5,355.00
\$ 3,334.00	\$ 2,404.00
\$ 3,050.00	\$ 2,560.00
\$ 3,609.00	\$ 3,373.00
\$ 653.00	\$ 150.00
\$ 15,557.00	\$ 12,279.00
\$ 3,937.00	\$ 3,937.00
\$ 63,534.00	\$ 53,873.00
\$ 266,519.00	\$ 225,459.00

Comments
Interest earn was \$1,634 and insurance proceeds was \$10,000.
12 Mtgs + one workshop
Per contract
Per contract
Per contract
Per contract
Per contract-Not to exceed
No increase
Board decision
Per contract
Per contract
Based on last year's actuals.
Based on last year's actuals.
Per Egis
Per contract-ADA \$2,418 and Rizzetta is \$2,520.
The average of the last two years plus the trend is \$64,493.

Proposed Budget Connerton West Community Development District General Fund Fiscal Year 2026/2027								Prior Actuals		Comments
	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027	Actual FY 24/25	Actual FY 23/24	
45										
46	EXPENDITURES - FIELD OPERATIONS									
47										
48	Law Enforcement									
49	Deputy	\$ 11,820	\$ 15,760	\$ 21,600	\$ 5,840	\$ 21,600	\$ -	\$ 11,868.00	\$ 12,600.00	
50	Electric Utility Services									
51	Street Lights - Collector Roads	\$ 58,271	\$ 77,695	\$ 82,615	\$ 4,920	\$ 82,615	\$ -	\$ 77,889.00	\$ 77,015.00	
52	Street Lights - Neighborhood Roads	\$ 149,839	\$ 199,785	\$ 212,440	\$ 12,655	\$ 212,440	\$ -	\$ 200,328.00	\$ 198,037.00	
53	Utility Services	\$ 37,193	\$ 49,591	\$ 43,800	\$ (5,791)	\$ 59,516	\$ 15,716	\$ 47,605.00	\$ 38,066.00	April bill was \$4,960 which times 12 is \$59,519.
54	Water-Sewer Combination Services									
55	Utility Services	\$ 2,180	\$ 2,907	\$ 10,500	\$ 7,593	\$ 8,000	\$ (2,500)	\$ 4,770.00	\$ 7,014.00	April bill was \$247.36 which is \$2,968 .October bill was \$663.06 which is \$7,957 for the year.
56	Stormwater Control									
57	Aquatic Maintenance	\$ 46,461	\$ 61,948	\$ 61,368	\$ (580)	\$ 61,368	\$ -	\$ 61,368.00	\$ 75,336.00	No increase
58	Mitigation Area Monitoring & Maintenance	\$ 34,800	\$ 46,400	\$ 46,000	\$ (400)	\$ 46,000	\$ -	\$ 38,900.00	\$ 46,661.00	Phase 1 is 16,400 for the year and Phase 2 is 30,000 for the year. Per contract
59	Stormwater Assessment	\$ 95	\$ 95	\$ 100	\$ 5	\$ 100	\$ -	\$ 92.00	\$ 92.00	
60	Stormwater System Maintenance	\$ 12,475	\$ 16,633	\$ 15,000	\$ (1,633)	\$ 15,000	\$ -	\$ -	\$ 8,400.00	
61	Water Quality Testing	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	
62	Wetland Monitoring & Maintenance	\$ 4,919	\$ 6,559	\$ 4,000	\$ (2,559)	\$ 5,100	\$ 1,100	\$ 7,026.00	\$ -	2025- Aquatic Weed control removing Dead brush cost \$2,250 and Wetland conservation was\$4,776.19. Trend is \$200 increase for Wetland Conservation
63	Other Physical Environment									
64	Conservation Cutbacks	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ 2,850.00	
65	Entry & Walls Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 22,582.00	\$ 16,919.00	Board decision
66	General Liability Insurance	\$ 4,523	\$ 4,523	\$ 5,000	\$ 477	\$ 4,975	\$ (25)	\$ 4,267.00	\$ 3,988.00	EGIS Projection
67	Holiday Decorations	\$ 10,000	\$ 13,333	\$ 10,000	\$ (3,333)	\$ 10,000	\$ -	\$ 10,000.00	\$ 10,000.00	
68	Irrigation Filters	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	
69	Irrigation Maintenance	\$ 74,144	\$ 98,859	\$ 131,250	\$ 32,391	\$ 131,250	\$ -	\$ 116,646.00	\$ 119,455.00	
70	Irrigation Repairs	\$ 136,477	\$ 181,969	\$ 62,000	\$ (119,969)	\$ 70,000	\$ 8,000	\$ 64,332.00	\$ 62,026.00	Board decision
71	Landscape - Annuals	\$ 32,245	\$ 42,993	\$ 52,000	\$ 9,007	\$ 54,900	\$ 2,900	\$ 50,761.00	\$ 63,179.00	Per contract
72	Landscape - Mulch	\$ 17,980	\$ 23,973	\$ 65,000	\$ 41,027	\$ 70,000	\$ 5,000	\$ 69,600.00	\$ -	Board decision
73	Landscape Inspection Services	\$ 9,000	\$ 12,000	\$ 14,625	\$ 2,625	\$ 15,825	\$ 1,200	\$ 11,637.00	\$ 12,550.00	This includes the increase plus the additional services during the busy growth season.
74	Landscape Maintenance	\$ 456,380	\$ 608,507	\$ 650,000	\$ 41,493	\$ 574,260	\$ (75,740)	\$ 533,035.00	\$ 534,144.00	Per Contract. Year 1(26) \$574,260, Year 2 & 3 \$602,973, and Year 5 is \$633,122
75	Landscape Replacement Plants, Shrubs, Trees	\$ 34,752	\$ 46,336	\$ 22,400	\$ (23,936)	\$ 75,000	\$ 52,600	\$ 56,732.00	\$ 66,426.00	Board decision
76	Property Insurance	\$ 11,414	\$ 11,414	\$ 15,000	\$ 3,586	\$ 15,000	\$ -	\$ 11,638.00	\$ 11,203.00	Board decision
77	Street Light Deposit Bond	\$ 6,211	\$ 8,281	\$ 7,500	\$ (781)	\$ 7,500	\$ -	\$ 5,042.00	\$ 7,458.00	
78	Road & Street Facilities									
79	Pressure Washing Sidewalks	\$ 330	\$ 440	\$ 35,000	\$ 34,560	\$ 35,000	\$ -	\$ 2,600.00	\$ 10,188.00	
80	Roadway Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 1,800.00	
81	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 13,330.00	
82	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 4,212.00	\$ -	
83	Street Sign Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 15,872.00	\$ 3,211.00	

Proposed Budget Connerton West Community Development District General Fund Fiscal Year 2026/2027							
	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027
84	Parks & Recreation						
85	Fountain Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
86	Fountain Service Contract	\$ 3,890	\$ 5,187	\$ 5,330	\$ 143	\$ 5,330	\$ -
87	Independent Banners Contract	\$ -	\$ -	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
88	Management Contract	\$ 99,588	\$ 132,784	\$ 108,601	\$ (24,183)	\$ 117,389	\$ 8,788
89	Supplies	\$ 16,815	\$ 22,420	\$ 2,000	\$ (20,420)	\$ 20,000	\$ 18,000
90	Internet/Wifi	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500
91	Pedestrian Bridge/Boardwalk Maintenance	\$ 108	\$ 144	\$ 5,000	\$ 4,856	\$ 5,000	\$ -
92	Playground Equipment and Maintenance	\$ 1,000	\$ 1,333	\$ 7,500	\$ 6,167	\$ 8,483	\$ 983
93	Playground Mulch	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
94	Vehicle	\$ 3,373	\$ 4,497	\$ 6,500	\$ 2,003	\$ 6,500	\$ -
95	Wildlife Management Services	\$ 7,450	\$ 9,933	\$ 9,600	\$ (333)	\$ 9,600	\$ -
96	Contingency						
97	Miscellaneous Expense (storage/etc)	\$ 13,024	\$ 17,365	\$ 30,000	\$ 12,635	\$ 30,000	\$ -
98							
99	Field Operations Subtotal	\$ 1,296,757	\$ 1,723,665	\$ 1,807,129	\$ 83,464	\$ 1,844,651	\$ 37,522
100							
101	TOTAL EXPENDITURES	\$ 1,534,123	\$ 2,028,621	\$ 2,047,747	\$ 19,126	\$ 2,122,485	\$ 74,738

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 1,271.00	\$ -
\$ 7,788.00	\$ 4,913.00
\$ 5,965.00	\$ -
\$ 111,519.00	\$ 97,786.00
\$ 23,066.00	\$ 20,834.00
\$ -	\$ -
\$ 1,204.00	\$ -
\$ 19,838.00	\$ 3,610.00
\$ 15,456.00	\$ 3,354.00
\$ 3,145.00	\$ 23,380.00
\$ 9,600.00	\$ 9,600.00
\$ 30,048.00	\$ 51,621.00
\$ 1,657,702	\$ 1,617,046
\$ 1,924,221	\$ 1,842,505

Comments
Per contract
Need Board's feedback
Per contract
Includes wifi, tablet service for maintenance, and debit card. The avg of the last two years plus the trend is \$21,802.
New line item. Wifi, Tablet services will go to this line item.
The average of the last two years plus the trend is \$8,483
Per contract
Previous year: 2 nameplates, Balance for the Freestanding Metal \$7,265, and Lou Phillips Painting \$12,266

Proposed Budget Connerton West Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027	
1								
2	ASSESSMENT REVENUES							
3								
4	<i>Special Assessments</i>							
5	Tax Roll*	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 100,000	\$ 50,000	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7								
8	Assessment Revenue Subtotal	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 100,000	\$ 50,000	
9								
10	OTHER REVENUES							
11								
12	Interest Earnings	\$ 242	\$ 323	\$ -	\$ 323	\$ -	\$ -	
13	Carry Forward Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
14								
15	Other Revenue Subtotal	\$ 242	\$ 323	\$ -	\$ 323	\$ -	\$ -	
16								
17	TOTAL REVENUES	\$ 50,242	\$ 50,323	\$ 50,000	\$ 323	\$ 100,000	\$ 50,000	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
19								
20	EXPENDITURES							
21								
22	<i>Contingency</i>							
23	Capital Reserves	\$ 25,525	\$ 34,033	\$ 50,000	\$ 15,967	\$ 100,000	\$ 50,000	Board decision
24								
25	TOTAL EXPENDITURES	\$ 25,525	\$ 34,033	\$ 50,000	\$ 15,967	\$ 100,000	\$ 50,000	

Connerton West Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$627,010.06	\$292,753.44	\$272,160.74	\$134,159.00	\$1,326,083.24
TOTAL REVENUES	\$627,010.06	\$292,753.44	\$272,160.74	\$134,159.00	\$1,326,083.24
EXPENDITURES					
Administrative					
Debt Service Obligation	\$627,010.06	\$292,753.44	\$272,160.74	\$134,159.00	\$1,326,083.24
Administrative Subtotal	\$627,010.06	\$292,753.44	\$272,160.74	\$134,159.00	\$1,326,083.24
TOTAL EXPENDITURES	\$627,010.06	\$292,753.44	\$272,160.74	\$134,159.00	\$1,326,083.24
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,409,648.62

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & STREET LIGHT ASSESSMENT TABLE

2026/2027 O&M Budget:		\$2,222,485.00	2025/2026 O&M Budget:	\$2,097,747.00
Collection Cost :	2%	\$47,286.91	2026/2027 O&M Budget:	\$2,222,485.00
Early Payment Discount :	4%	\$94,573.83		
2026/2027 Total:		\$2,364,345.74	Total Difference:	\$124,738.00

COMMUNITY BREAKDOWN		FY 2025/2026 PER LOT ANNUAL ASSESSMENT			FY 2026/2027 PER LOT ANNUAL ASSESSMENT			PROPOSED INCREASE / DECREASE	
LOT SIZE	UNITS	O&M	STREET LIGHT	TOTAL	O&M	STREET LIGHT	TOTAL	\$	%
Single Family 55	82	\$1,063.37	\$134.16	\$1,197.53	\$1,129.51	\$134.16	\$1,263.67	\$66.14	5.52%
Single Family 65	82	\$1,279.98	\$161.49	\$1,441.47	\$1,359.60	\$161.49	\$1,521.09	\$79.62	5.52%
Single Family 75	46	\$1,457.21	\$183.84	\$1,641.05	\$1,547.84	\$183.84	\$1,731.68	\$90.63	5.52%
Single Family 90	54	\$1,772.29	\$223.60	\$1,995.89	\$1,882.51	\$223.60	\$2,106.11	\$110.22	5.52%
Commercial ⁽¹⁾	21.75	\$315.08	\$0.00	\$315.08	\$334.66	\$0.00	\$334.66	\$19.58	6.21%
Single Family 45	55	\$886.14	\$111.80	\$997.94	\$941.26	\$111.80	\$1,053.06	\$55.12	5.52%
Single Family 55	255	\$1,063.37	\$134.16	\$1,197.53	\$1,129.51	\$134.16	\$1,263.67	\$66.14	5.52%
Single Family 65	186	\$1,279.98	\$161.49	\$1,441.47	\$1,359.60	\$161.49	\$1,521.09	\$79.62	5.52%
Single Family 75	68	\$1,457.21	\$183.84	\$1,641.05	\$1,547.84	\$183.84	\$1,731.68	\$90.63	5.52%
Apartments	264	\$393.84	\$0.00	\$393.84	\$418.34	\$0.00	\$418.34	\$24.50	6.22%
Single Family 45	26	\$886.14	\$111.80	\$997.94	\$941.26	\$111.80	\$1,053.06	\$55.12	5.52%
Single Family 45	156	\$886.14	\$111.80	\$997.94	\$941.26	\$111.80	\$1,053.06	\$55.12	5.52%
Single Family 55	15	\$1,063.37	\$134.16	\$1,197.53	\$1,129.51	\$134.16	\$1,263.67	\$66.14	5.52%
Single Family 65	13	\$1,279.98	\$161.49	\$1,441.47	\$1,359.60	\$161.49	\$1,521.09	\$79.62	5.52%
Single Family 75	36	\$1,457.21	\$183.84	\$1,641.05	\$1,547.84	\$183.84	\$1,731.68	\$90.63	5.52%
Single Family 40	80	\$787.69	\$99.38	\$887.07	\$836.67	\$99.38	\$936.05	\$48.98	5.52%
Single Family 50	66	\$984.60	\$124.22	\$1,108.82	\$1,045.84	\$124.22	\$1,170.06	\$61.24	5.52%
Single Family 60	58	\$1,181.52	\$149.06	\$1,330.58	\$1,255.01	\$149.06	\$1,404.07	\$73.49	5.52%
Single Family 70	55	\$1,378.45	\$173.91	\$1,552.36	\$1,464.17	\$173.91	\$1,638.08	\$85.72	5.52%
Single Family 40	107	\$787.69	\$99.38	\$887.07	\$836.67	\$99.38	\$936.05	\$48.98	5.52%
Single Family 50	106	\$984.60	\$124.22	\$1,108.82	\$1,045.84	\$124.22	\$1,170.06	\$61.24	5.52%
Single Family 60	61	\$1,181.52	\$149.06	\$1,330.58	\$1,255.01	\$149.06	\$1,404.07	\$73.49	5.52%
Total Platted	1892.75								
Commercial ⁽²⁾	56.5	\$1,831.32	\$0.00	\$1,831.32	\$2,086.17	\$0.00	\$2,086.17	\$254.85	13.92%
Total Unplatted	56.5								
Total Community	1949.25								

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

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

PER LOT ANNUAL ASSESSMENT		
OAM	STREET LIGHTS	TOTAL
\$1,129.51	\$134.16	\$1,263.67
\$941.26	\$134.49	\$1,075.75
\$1,547.84	\$183.84	\$1,731.68
\$1,882.51	\$220.60	\$2,103.11
\$334.66	\$0.00	\$334.66
\$941.26	\$111.80	\$1,053.06
\$1,129.51	\$134.16	\$1,263.67
\$1,329.69	\$161.49	\$1,491.18
\$1,547.84	\$183.84	\$1,731.68
\$414.34	\$111.80	\$526.14
\$941.26	\$111.80	\$1,053.06
\$941.26	\$111.80	\$1,053.06
\$1,129.51	\$134.16	\$1,263.67
\$1,329.69	\$161.49	\$1,491.18
\$1,547.84	\$183.84	\$1,731.68
\$938.47	\$99.38	\$1,037.85
\$1,045.84	\$124.42	\$1,170.26
\$1,255.01	\$149.06	\$1,404.07
\$1,464.17	\$173.91	\$1,638.08
\$836.67	\$99.38	\$936.05
\$1,045.84	\$124.42	\$1,170.26
\$1,255.01	\$149.06	\$1,404.07
\$2,086.17	\$0.00	\$2,086.17

(S13,560.00)

\$212,440.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED					TOTAL DEBT SERVICE PER BOND SERIES				PER LOT ANNUAL ASSESSMENT				
	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	Series 2018 (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	Series 2018A (Refunding)	Series 2018-1	Series 2006A-2	Series 2025 (Refunding)	
LOT SIZE	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service ⁽¹⁾	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service ⁽²⁾	Debt Service ⁽²⁾	Debt Service ⁽²⁾	Debt Service ⁽²⁾	TOTAL
Single Family 55	82	0	0	0	\$53,307.38	\$0.00	\$0.00	\$0.00	\$650.09	\$0.00	\$0.00	\$0.00	\$650.09
Single Family 65	79	0	0	0	\$61,819.08	\$0.00	\$0.00	\$0.00	\$782.52	\$0.00	\$0.00	\$0.00	\$782.52
Single Family 75	46	0	0	0	\$40,979.56	\$0.00	\$0.00	\$0.00	\$890.86	\$0.00	\$0.00	\$0.00	\$890.86
Single Family 90	52	0	0	0	\$56,340.96	\$0.00	\$0.00	\$0.00	\$1,083.48	\$0.00	\$0.00	\$0.00	\$1,083.48
Commercial	21.75	0	0	0	\$15,710.68	\$0.00	\$0.00	\$0.00	\$722.33	\$0.00	\$0.00	\$0.00	\$722.33
Single Family 45	54	0	0	0	\$32,923.80	\$0.00	\$0.00	\$0.00	\$609.70	\$0.00	\$0.00	\$0.00	\$609.70
Single Family 55	237	0	0	0	\$173,398.68	\$0.00	\$0.00	\$0.00	\$731.64	\$0.00	\$0.00	\$0.00	\$731.64
Single Family 65	186	0	0	0	\$163,806.48	\$0.00	\$0.00	\$0.00	\$880.68	\$0.00	\$0.00	\$0.00	\$880.68
Single Family 75	68	0	0	0	\$68,178.16	\$0.00	\$0.00	\$0.00	\$1,002.62	\$0.00	\$0.00	\$0.00	\$1,002.62
Single Family 45	0	0	0	156	\$0.00	\$0.00	\$0.00	\$87,964.08	\$0.00	\$0.00	\$0.00	\$563.87	\$563.87
Single Family 55	0	0	0	15	\$0.00	\$0.00	\$0.00	\$10,337.66	\$0.00	\$0.00	\$0.00	\$689.18	\$689.18
Single Family 65	0	0	0	13	\$0.00	\$0.00	\$0.00	\$10,588.27	\$0.00	\$0.00	\$0.00	\$814.48	\$814.48
Single Family 75	0	0	0	36	\$0.00	\$0.00	\$0.00	\$33,832.34	\$0.00	\$0.00	\$0.00	\$939.79	\$939.79
Single Family 40	0	80	0	0	\$0.00	\$72,000.00	\$0.00	\$0.00	\$0.00	\$900.00	\$0.00	\$0.00	\$900.00
Single Family 50	0	66	0	0	\$0.00	\$74,250.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$0.00	\$0.00	\$1,125.00
Single Family 60	0	58	0	0	\$0.00	\$78,300.00	\$0.00	\$0.00	\$0.00	\$1,350.00	\$0.00	\$0.00	\$1,350.00
Single Family 70	0	55	0	0	\$0.00	\$86,625.00	\$0.00	\$0.00	\$0.00	\$1,575.00	\$0.00	\$0.00	\$1,575.00
Single Family 40	0	0	107	0	\$0.00	\$0.00	\$87,526.00	\$0.00	\$0.00	\$0.00	\$818.00	\$0.00	\$818.00
Single Family 50	0	0	106	0	\$0.00	\$0.00	\$108,438.00	\$0.00	\$0.00	\$0.00	\$1,023.00	\$0.00	\$1,023.00
Single Family 60	0	0	61	0	\$0.00	\$0.00	\$74,847.00	\$0.00	\$0.00	\$0.00	\$1,227.00	\$0.00	\$1,227.00
Total Platted	825.75	259	274	220	\$666,464.78	\$311,175.00	\$270,811.00	\$142,722.34					
Commercial	0	0	56.5	0	\$0.00	\$0.00	\$18,475.50	\$0.00	\$0.00	\$0.00	\$327.00	\$0.00	\$327.00
Total Unplatted	0	0	56.5	0	\$0.00	\$0.00	\$18,475.50	\$0.00					
Total Community	825.75	259	330.5	220	\$666,464.78	311,175.00	\$289,286.50	\$142,722.34					

LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)

\$39,454.71 \$18,421.56 \$17,125.76 \$8,563.34

Net Revenue to be Collected

\$627,010.06 \$292,753.44 \$272,160.74 \$134,159.00

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

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

Tab 2

RESOLUTION 2026-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Connerton West Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Connerton West Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 3

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Tab 4

RESOLUTION 2026-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2027; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Connerton West Community Development District (“District”) is a local unit of special-purpose government established by rule of the Florida Land and Water Adjudicatory Commission and operating pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of August 2026.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A:

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Connerton West Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at Club Connerton, 21100 Fountain Garden Way, Land O’ Lakes, Florida 34638, at 4:00 p.m., unless otherwise indicated, on the following dates:

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
June 7, 2027
July 5, 2027
August 2, 2027
September 6, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph. (813) 994-1001 (“District Manager’s Office”), or may be obtained on the District’s website at <https://www.connertonwestcdd.org/>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. 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), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

Tab 5

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Connerton West Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Connerton West Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 28, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 28, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Connerton West Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a total net position of \$20,269,498.
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,320,544), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,154,469, a decrease of (\$341,177) in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, assigned for capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2025		2024
Current and other assets	\$ 2,442,875	\$	2,680,441
Capital assets, net of depreciation	31,598,863		33,286,308
Total assets	34,041,738		35,966,749
Current liabilities	518,226		465,637
Long-term liabilities	13,254,014		13,911,070
Total liabilities	13,772,240		14,376,707
Net position			
Net investment in capital assets	18,344,849		19,375,238
Restricted	922,872		956,749
Unrestricted	1,001,777		1,258,055
Total net position	\$ 20,269,498	\$	21,590,042

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 3,329,691	\$ 3,268,468
Operating grants and contributions	59,309	70,377
Capital grants and contributions	3,105	3,589
General revenues		
Miscellaneous	12,000	6,781
Unrestricted investment earnings	37,447	27,264
Total revenues	3,441,552	3,376,479
Expenses:		
General government	266,541	220,314
Public safety	11,868	12,600
Physical environment	3,441,895	3,123,656
Transportation	22,684	28,528
Culture/recreation	212,400	157,273
Interest on long-term debt	666,428	696,252
Bond issue costs	140,280	-
Total expenses	4,762,096	4,238,623
Change in net position	(1,320,544)	(862,144)
Net position - beginning	21,590,042	22,452,186
Net position - ending	\$ 20,269,498	\$ 21,590,042

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$4,762,096. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased from the prior fiscal year as a result of an increase in assessments. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in landscaping and maintenance expenses as well as bond issue costs incurred in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$350,000 and increase other financing sources by \$350,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$47,186,438 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$15,587,575 has been taken, which resulted in a net book value of \$31,598,863. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had \$13,350,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Connerton West Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 1,198,125
Assessments receivable	24,703
Prepaid items and deposits	42,652
Restricted assets:	
Investments	1,177,395
Capital assets:	
Nondepreciable	9,725,266
Depreciable, net	<u>21,873,597</u>
Total assets	<u>34,041,738</u>
 LIABILITIES	
Accounts payable and accrued expenses	263,703
Accrued interest payable	254,523
Non-current liabilities:	
Due within one year	638,000
Due in more than one year	<u>12,616,014</u>
Total liabilities	<u>13,772,240</u>
 NET POSITION	
Net investment in capital assets	18,344,849
Restricted for debt service	845,626
Restricted for capital projects	77,246
Unrestricted	<u>1,001,777</u>
Total net position	<u>\$ 20,269,498</u>

See notes to the financial statements

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 266,541	\$ 266,541	\$ -	\$ -	\$ -
Public safety	11,868	11,868	-	-	-
Physical environment	3,441,895	1,443,831	-	3,105	(1,994,959)
Transportation	22,684	22,684	-	-	-
Culture/recreation	212,400	212,400	-	-	-
Interest on long-term debt	666,428	1,372,367	59,309	-	765,248
Bond issue costs	140,280	-	-	-	(140,280)
Total governmental activities	4,762,096	3,329,691	59,309	3,105	(1,369,991)
General revenues:					
Miscellaneous					12,000
Unrestricted investment earnings					37,447
Total general revenues					49,447
Change in net position					(1,320,544)
Net position - beginning					21,590,042
Net position - ending					<u>\$ 20,269,498</u>

See notes to the financial statements

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 1,198,125	\$ -	\$ -	\$ 1,198,125
Investments	-	1,100,149	77,246	1,177,395
Assessments receivable	20,358	4,345	-	24,703
Prepaid items and deposits	42,652	-	-	42,652
Total assets	<u>\$ 1,261,135</u>	<u>\$ 1,104,494</u>	<u>\$ 77,246</u>	<u>\$ 2,442,875</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 263,703	\$ -	\$ -	\$ 263,703
Total liabilities	<u>263,703</u>	<u>-</u>	<u>-</u>	<u>263,703</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue	20,358	4,345	-	24,703
Total deferred inflows of resources	<u>20,358</u>	<u>4,345</u>	<u>-</u>	<u>24,703</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	42,652	-	-	42,652
Restricted for:				
Debt service	-	1,100,149	-	1,100,149
Capital projects	-	-	77,246	77,246
Assigned to:				
Capital reserves	659,445	-	-	659,445
Unassigned	274,977	-	-	274,977
Total fund balances	<u>977,074</u>	<u>1,100,149</u>	<u>77,246</u>	<u>2,154,469</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,261,135</u>	<u>\$ 1,104,494</u>	<u>\$ 77,246</u>	<u>\$ 2,442,875</u>

See notes to the financial statements

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$ 2,154,469
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	47,186,438	
Accumulated depreciation	<u>(15,587,575)</u>	31,598,863

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.	24,703
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(254,523)	
Bonds payable	<u>(13,254,014)</u>	<u>(13,508,537)</u>
Net position of governmental activities		<u>\$ 20,269,498</u>

See notes to the financial statements

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 1,936,966	\$ 1,368,022	\$ -	\$ 3,304,988
Interest income	37,447	59,309	3,105	99,861
Miscellaneous	12,000	-	-	12,000
Total revenues	1,986,413	1,427,331	3,105	3,416,849
EXPENDITURES				
Current:				
General government	266,510	-	31	266,541
Public safety	11,868	-	-	11,868
Physical environment	1,745,196	-	-	1,745,196
Transportation	22,684	-	-	22,684
Culture/recreation	198,851	-	-	198,851
Debt service:				
Principal	-	2,460,000	-	2,460,000
Interest	-	684,803	-	684,803
Bond issuance costs	-	140,280	-	140,280
Capital outlay	22,285	-	518	22,803
Total expenditures	2,267,394	3,285,083	549	5,553,026
Excess (deficiency) of revenues over (under) expenditures	(280,981)	(1,857,752)	2,556	(2,136,177)
OTHER FINANCING SOURCES (USES)				
Bond issuance	-	1,795,000	-	1,795,000
Total other financing sources (uses)	-	1,795,000	-	1,795,000
Net change in fund balances	(280,981)	(62,752)	2,556	(341,177)
Fund balances - beginning	1,258,055	1,162,901	74,690	2,495,646
Fund balances - ending	\$ 977,074	\$ 1,100,149	\$ 77,246	\$ 2,154,469

See notes to the financial statements

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds \$ (341,177)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position. 22,803

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements. 24,703

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 2,460,000

Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. (1,795,000)

Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (1,710,248)

Amortization of bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (7,944)

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. 26,319

Change in net position of governmental activities \$ (1,320,544)

See notes to the financial statements

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Connerton West Community Development District (the "District") was established by Rule 42-PP-1 of the Florida Land and Water Adjudicatory Commission enacted on June 14, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	30
Infrastructure	20 - 30
Improvements other than buildings	5 - 15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Weight Average Maturities
First American Treasury Obligation			
Fund - Class Y	\$ 1,136,858	S&P AAAM	48 days
US Bank Gcts	40,537	Not available	Not available
Total Investments	<u>\$ 1,177,395</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,649,488	\$ -	\$ -	\$ 1,649,488
Infrastructure under construction	8,075,260	518	-	8,075,778
Total capital assets, not being depreciated	9,724,748	518	-	9,725,266
Capital assets, being depreciated				
Buildings and improvements	406,472	-	-	406,472
Infrastructure	30,295,902	-	-	30,295,902
Improvements other than buildings	6,736,513	22,285	-	6,758,798
Total capital assets, being depreciated	37,438,887	22,285	-	37,461,172
Less accumulated depreciation for:				
Buildings and improvements	(108,392)	(13,549)	-	(121,941)
Infrastructure	(10,184,758)	(1,240,941)	-	(11,425,699)
Improvements other than buildings	(3,584,177)	(455,758)	-	(4,039,935)
Total accumulated depreciation	(13,877,327)	(1,710,248)	-	(15,587,575)
Total capital assets, being depreciated, net	23,561,560	(1,687,963)	-	21,873,597
Governmental activities capital assets, net	\$ 33,286,308	\$ (1,687,445)	\$ -	\$ 31,598,863

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$122,000,000. The project is expected to be completed in phases. The infrastructure will include roadways, potable water and wastewater systems, and land improvements, including wetland mitigation areas. In addition, the project will include irrigation, parks, and recreational facilities that will be constructed and operated by others. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities. The roadways and other infrastructure were acquired from the Developer in a prior fiscal year.

Depreciation expense was charged to function/programs as follows:

Governmental activities:	
Physical environment	\$ 1,696,699
Culture/recreation	13,549
Total depreciation expense, governmental activities	<u>\$ 1,710,248</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2006A Bonds

In September 2006, the District issued \$10,635,000 of Capital Improvement Revenue Bonds Series 2006A consisting of \$6,265,000 Series 2006A-1 due on May 1, 2037 with a fixed interest rate of 5.375% and \$4,370,000 Series 2006A-2 due on May 1, 2038 with a fixed interest rate of 5.4%. Principal is payable annually commencing on May 1, 2008 and May 1, 2009, respectively. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2006. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Series 2006A-1 Bonds were paid off in a prior year.

The Series 2006A Bonds are subject to redemption at the option of the District, in whole or in part at any time on or after May 1, 2015 at a redemption price set forth in the Bond Indenture. The Series 2006A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2015 Bonds

In June 2015, the District issued \$5,385,000 of Capital Improvement Revenue and Refunding Bonds, Series 2015 consisting of \$2,275,000 Series 2015A-1 due on May 1, 2045 with fixed interest rates of 6.1% to 6.25%. Principal payments on the Series 2015A-1 Bonds are payable annually commencing May 1, 2016. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2016. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District, and to redeem a portion of the Series 2006 Bonds. The Series 2015 Bonds were refunded with the issuance of Capital Improvement Revenue Refunding Bonds, Series 2025.

Series 2018A Bonds

In April 2018, the District issued \$8,040,000 of Capital Improvement Revenue and Refunding Bonds, Series 2018A consisting of \$6,520,000 Series 2018A-1 due on May 1, 2036 with fixed interest rates of 2.0% to 3.860%; \$1,520,000 Series 2018A-2 due on May 1, 2036 with a fixed interest rate of 4.625% to 5.00%. Principal payments on the Series 2018A-1 Bonds and Series 2018A-2 Bonds are payable annually commencing May 1, 2019. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2018. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District, and to redeem a portion of the previously outstanding Series 2004 Bonds.

The Series 2018A Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2018A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

Series 2018-1 Bonds

In August 2018, the District issued \$8,480,000 of Capital Improvement Revenue and Refunding Bonds, Series 2018 consisting of \$4,290,000 Series 2018-1 due on May 1, 2048 with fixed interest rates of 4.5% to 5.5%; \$4,190,000 Series 2018-2 due on November 1, 2025 with a fixed interest rate of 5.5%. Principal payments on the Series 2018-1 Bonds and Series 2018-2 Bonds are payable annually commencing May 1, 2019. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2018. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District, and to redeem a portion of the Series 2006 Bonds. The Series 2018-2 Bonds were paid off in a prior year.

The Series 2018-1 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2018-1 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$10,000 of the Series 2018-1 Bonds.

Series 2025 Bonds

In May 2025, the District issued \$1,795,000 of Capital Improvement Revenue and Refunding Bonds, Series 2025 due on May 1, 2045 with a fixed interest rate of 4.3%. Interest is paid semiannually on each May 1 and November 1. Principal payments on the Series 2025 Bonds are payable annually commencing May 1, 2026. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2025. The Bonds were issued to refund the previously outstanding Series 2015 Bonds.

The Series 2025 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

Bond Compliance

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Refunded Bonds

The District refunded the Series 2015 Capital Improvement Revenue and Refunding Bonds, which had an outstanding balance of \$1,795,000 at the time of the refunding with the proceeds from the Series 2025 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$328,513. The refunding resulted in an economic gain of \$167,508. The Series 2015 Bonds have been paid off as of September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006A-2	\$ 2,590,000	\$ -	\$ 130,000	\$ 2,460,000	\$ 135,000
Series 2015	1,840,000	-	1,840,000	-	-
Series 2018A	5,715,000	-	400,000	5,315,000	360,000
Series 2018-1	3,870,000	-	90,000	3,780,000	85,000
Less issue discount	(103,930)	-	(7,944)	(95,986)	-
Series 2025	-	1,795,000	-	1,795,000	58,000
Total	<u>\$ 13,911,070</u>	<u>\$ 1,795,000</u>	<u>\$ 2,452,056</u>	<u>\$ 13,254,014</u>	<u>\$ 638,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 638,000	\$ 612,234	\$ 1,250,234
2027	660,000	588,350	1,248,350
2028	863,000	561,656	1,424,656
2029	806,000	525,516	1,331,516
2030	804,000	489,919	1,293,919
2031-2035	4,657,000	1,853,810	6,510,810
2036-2040	2,456,000	940,830	3,396,830
2041-2045	1,676,000	480,990	2,156,990
2046-2048	790,000	87,725	877,725
Total	<u>\$ 13,350,000</u>	<u>\$ 6,141,030</u>	<u>\$ 19,491,030</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims during the past three years that exceeded the coverage amount.

NOTE 11 – CONTINGENCIES

The District is involved in various claims and litigation arising in the ordinary course of operations, none of which, in the opinion of the Board of Supervisors and District Manager, will have a material effect on the District's financial position.

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	
REVENUES				
Assessments	\$ 1,942,480	\$ 1,942,480	\$ 1,936,966	\$ (5,514)
Interest Income	-	-	37,447	37,447
Miscellaneous	-	-	12,000	12,000
Total revenues	<u>1,942,480</u>	<u>1,942,480</u>	<u>1,986,413</u>	<u>43,933</u>
EXPENDITURES				
Current:				
General government	240,870	240,870	266,510	(25,640)
Public safety	21,600	21,600	11,868	9,732
Physical environment	1,434,196	1,784,196	1,745,196	39,000
Transportation	66,500	66,500	22,684	43,816
Culture/recreation	143,314	143,314	198,851	(55,537)
Capital Outlay	36,000	36,000	22,285	13,715
Total expenditures	<u>1,942,480</u>	<u>2,292,480</u>	<u>2,267,394</u>	<u>25,086</u>
Excess (deficiency) of revenues over (under) expenditures	-	(350,000)	(280,981)	69,019
OTHER FINANCING SOURCES				
Use of fund balance	-	350,000	-	(350,000)
Total other financing sources	<u>-</u>	<u>350,000</u>	<u>-</u>	<u>(350,000)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>(280,981)</u>	<u>\$ (280,981)</u>
Fund balance - beginning			<u>1,258,055</u>	
Fund balance - ending			<u>\$ 977,074</u>	

See notes to required supplementary information

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$350,000 and increase other financing sources by \$350,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	Not applicable
Independent contractor compensation	\$351,570
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$281.60 - \$1,584.02 Debt service - \$609.70 - \$1,575.00
Special assessments collected	\$3,304,988
Outstanding Bonds:	See Note 6 for details

Independent contractors is defined as individuals and entities that receive a 1099.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Connerton West Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Connerton West Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated April 28, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 28, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Connerton West Community Development District
Pasco County, Florida

We have examined Connerton West Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Connerton West Community Development District, Pasco County, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

April 28, 2026



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

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Connerton West Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Connerton West Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated April 28, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 28, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Connerton West Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Connerton West Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 28, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

A handwritten signature in black ink, appearing to be 'D. Smith', is written over a large, faint circular watermark or stamp.

Darryl,

Connerton West Community Development District Audited Financial Statements for the year ended September 30, 2025.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-2 of audit report.

Financial Statements and the Notes to the Financial Statements -

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 26-27

Management Letter -

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	☒ NO
Instances or adverse findings reported for this district in the prior year	YES	☒ NO

(Circle one.) If yes, see further explanation below.

See pages 29-30

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Venessa Smith.

Please let me know when the BOS accepts the report.

Thanks,

Venessa

Tab 6



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

June 25, 2026

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

**Connerton West Community Development District
(Pasco County, Florida)
\$6,520,000 Capital Improvement Revenue
and Refunding Bonds, Series 2018A-1 (Senior Lien) and
\$1,520,000 Capital Improvement Revenue and Refunding Bonds,
Series 2018A-2 (Subordinate Lien)
("Bonds")**

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 2, 2026 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of April 2, 2026.

The next annual arbitrage rebate calculation date is April 2, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Connerton West Community Development District

*Connerton West Community Development District (Pasco
County, Florida) \$6,520,000 Capital Improvement
Revenue and Refunding Bonds, Series 2018A-1 (Senior
Lien) and \$1,520,000 Capital Improvement Revenue and
Refunding Bonds, Series 2018A-2 (Subordinate Lien)*

For the period ended April 2, 2026



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

June 25, 2026

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

Re: Connerton West Community Development District (Pasco County, Florida) \$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and \$1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien) ("Bonds")

Connerton West Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 2, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

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

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(189,386.66) at April 2, 2026. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 3.9764%. Accordingly, we have not recomputed the Bond Yield.

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

LLS Tax Solutions Inc.

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

Connerton West Community Development District

June 25, 2026

\$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and

\$1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended April 2, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 3, 2018.
2. The end of the first Bond Year for the Bonds is April 2, 2019.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

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

Connerton West Community Development District

June 25, 2026

\$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and

\$1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended April 2, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2018A Bonds were issued in an aggregate principal amount of \$8,040,000 to, together with other legally available moneys of the District: (i) finance the Cost of acquiring, constructing and equipping assessable improvements (ii) currently refund and redeem all of the Outstanding principal amount of the Connerton West Community Development District Capital Improvement Revenue Bonds, Series 2004A-1 and Connerton West Community Development District Capital Improvement Revenue Bonds, Series 2004A-2, currently Outstanding in the aggregate principal amount \$6,970,000 (collectively, the "Prior Bonds"); (iii) pay certain costs associated with the issuance of the Series 2018A Bonds, including the premium for the Bond Insurance Policy; (iv) pay a portion of the interest first coming due on the Series 2018A Bonds; (v) purchase the Reserve Policy to be deposited to the Series 2018A-1 Reserve Account in partial satisfaction of the Series 2018A-1 Reserve Account Requirement, which shall be held solely for the benefit of all of the Series 2018A-1 Bonds and (vi) make a deposit into the Series 2018A-1 Reserve Account to be held solely for the benefit of all the Series 2018A-1 Bonds, and make a deposit into the Series 2018A-2 Reserve Account to be held for the benefit of all of the Series 2018A Bonds, subject, however, to the first and prior lien of the Series 2018A-1 Bonds thereon.

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

Connerton West Community Development District

June 25, 2026

\$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and

\$1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended April 2, 2026

DEFINITIONS

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

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

Connerton West Community Development District

June 25, 2026

\$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and
\$1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended April 2, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

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

Connerton West Community Development District

June 25, 2026

\$6,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-1 (Senior Lien) and
\$1,520,000 Capital Improvement Revenue and Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended April 2, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
\$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
4 / 3 / 2023	BEGINNING BALANCE		0.00	89,244.37	100,422.93	11,178.56
4 / 3 / 2023	INTEREST ACCRUAL REVERSAL		(358.51)	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCT		319.75	0.00	0.00	0.00
5 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		323.98	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		353.82	0.00	0.00	0.00
6 / 8 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	(16,605.04)	(18,552.59)	(1,947.55)
6 / 8 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	(1,757.14)	(1,963.23)	(206.09)
7 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCT		293.17	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		290.12	0.00	0.00	0.00
8 / 9 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	(1,876.30)	(2,082.43)	(206.13)
9 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		296.72	0.00	0.00	0.00
10 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCT		286.45	0.00	0.00	0.00
11 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		297.88	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		290.19	0.00	0.00	0.00
12 / 21 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.07	0.00	0.00	0.00
1 / 2 / 2024	ACQUISITION AND CONSTRUCTION ACCT		300.92	0.00	0.00	0.00
2 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		300.77	0.00	0.00	0.00
3 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		281.40	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		301.28	0.00	0.00	0.00
5 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		292.22	0.00	0.00	0.00
6 / 3 / 2024	ACQUISITION AND CONSTRUCTION ACCT		303.32	0.00	0.00	0.00
7 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		294.59	0.00	0.00	0.00
8 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		305.29	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION AND CONSTRUCTION ACCT		305.31	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		286.55	0.00	0.00	0.00
11 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCT		280.70	0.00	0.00	0.00
12 / 2 / 2024	ACQUISITION AND CONSTRUCTION ACCT		263.03	0.00	0.00	0.00
1 / 2 / 2025	ACQUISITION AND CONSTRUCTION ACCT		264.32	0.00	0.00	0.00
2 / 3 / 2025	ACQUISITION AND CONSTRUCTION ACCT		255.55	0.00	0.00	0.00
3 / 3 / 2025	ACQUISITION AND CONSTRUCTION ACCT		230.36	0.00	0.00	0.00
4 / 1 / 2025	ACQUISITION AND CONSTRUCTION ACCT		253.65	0.00	0.00	0.00
4 / 23 / 2025	ACQUISITION AND CONSTRUCTION ACCT		0.00	(322.00)	(334.16)	(12.16)

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
\$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
5 / 1 / 2025	ACQUISITION AND CONSTRUCTION ACCT		245.42	0.00	0.00	0.00
5 / 21 / 2025	ACQUISITION AND CONSTRUCTION ACCT		0.00	(196.25)	(203.04)	(6.79)
6 / 2 / 2025	ACQUISITION AND CONSTRUCTION ACCT		252.21	0.00	0.00	0.00
7 / 1 / 2025	ACQUISITION AND CONSTRUCTION ACCT		243.77	0.00	0.00	0.00
8 / 1 / 2025	ACQUISITION AND CONSTRUCTION ACCT		252.76	0.00	0.00	0.00
9 / 2 / 2025	ACQUISITION AND CONSTRUCTION ACCT		252.87	0.00	0.00	0.00
10 / 1 / 2025	ACQUISITION AND CONSTRUCTION ACCT		239.71	0.00	0.00	0.00
11 / 3 / 2025	ACQUISITION AND CONSTRUCTION ACCT		241.69	0.00	0.00	0.00
12 / 1 / 2025	ACQUISITION AND CONSTRUCTION ACCT		226.89	0.00	0.00	0.00
1 / 2 / 2026	ACQUISITION AND CONSTRUCTION ACCT		224.19	0.00	0.00	0.00
2 / 2 / 2026	ACQUISITION AND CONSTRUCTION ACCT		218.42	0.00	0.00	0.00
3 / 2 / 2026	ACQUISITION AND CONSTRUCTION ACCT		196.83	0.00	0.00	0.00
4 / 1 / 2026	ACQUISITION AND CONSTRUCTION ACCT		217.53	0.00	0.00	0.00
		<u>78,212.83</u>	<u>9,725.19</u>	<u>68,487.64</u>	<u>77,287.48</u>	<u>8,799.84</u>
4 / 3 / 2023	BEGINNING BALANCE		0.00	246,801.21	277,715.01	30,913.80
4 / 3 / 2023	INTEREST ACCRUAL REVERSAL		(494.95)	0.00	0.00	0.00
4 / 3 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		443.08	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(443.08)	(498.52)	(55.44)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		447.43	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(447.43)	(501.88)	(54.45)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		486.76	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(486.76)	(544.21)	(57.45)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		476.43	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(476.43)	(530.74)	(54.31)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		497.78	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(497.78)	(552.89)	(55.11)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		516.84	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(516.84)	(571.99)	(55.15)
10 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		500.50	0.00	0.00	0.00
11 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(500.50)	(550.52)	(50.02)
11 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		518.20	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(518.20)	(569.93)	(51.73)

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
 \$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
 \$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
 4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
 4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
12 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		502.65	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(502.65)	(550.90)	(48.25)
12 / 21 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.12	0.00	0.00	0.00
12 / 22 / 2023	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(0.12)	(0.13)	(0.01)
1 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		519.25	0.00	0.00	0.00
1 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(519.25)	(567.29)	(48.04)
2 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		516.75	0.00	0.00	0.00
2 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(516.75)	(562.77)	(46.02)
3 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		481.39	0.00	0.00	0.00
3 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(481.39)	(522.43)	(41.04)
4 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		513.51	0.00	0.00	0.00
4 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(513.51)	(555.58)	(42.07)
5 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		495.87	0.00	0.00	0.00
5 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(495.87)	(534.74)	(38.87)
6 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		512.65	0.00	0.00	0.00
6 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(512.65)	(550.90)	(38.25)
7 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		495.97	0.00	0.00	0.00
7 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(495.97)	(531.35)	(35.38)
8 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		511.78	0.00	0.00	0.00
8 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(511.78)	(546.49)	(34.71)
9 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		509.69	0.00	0.00	0.00
9 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(509.69)	(542.36)	(32.67)
10 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		476.55	0.00	0.00	0.00
10 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(476.55)	(505.54)	(28.99)
11 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		464.88	0.00	0.00	0.00
11 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(464.88)	(491.44)	(26.56)
12 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		434.09	0.00	0.00	0.00
12 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(434.09)	(457.44)	(23.35)
1 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		434.62	0.00	0.00	0.00
1 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(434.62)	(456.50)	(21.88)
2 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		418.72	0.00	0.00	0.00
2 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(418.72)	(438.31)	(19.59)

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
\$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
3 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		376.22	0.00	0.00	0.00
3 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(376.22)	(392.53)	(16.31)
4 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		412.97	0.00	0.00	0.00
4 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(412.97)	(429.55)	(16.58)
5 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		398.61	0.00	0.00	0.00
5 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(398.61)	(413.26)	(14.65)
6 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		409.97	0.00	0.00	0.00
6 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(409.97)	(423.60)	(13.63)
7 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		395.64	0.00	0.00	0.00
7 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(395.64)	(407.50)	(11.86)
8 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		408.86	0.00	0.00	0.00
8 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(408.86)	(419.64)	(10.78)
9 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		407.78	0.00	0.00	0.00
9 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(407.78)	(417.21)	(9.43)
10 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		385.24	0.00	0.00	0.00
10 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(385.24)	(392.90)	(7.66)
11 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		387.17	0.00	0.00	0.00
11 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(387.17)	(393.49)	(6.32)
12 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		362.39	0.00	0.00	0.00
12 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(362.39)	(367.18)	(4.79)
1 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		356.95	0.00	0.00	0.00
1 / 5 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(356.95)	(360.36)	(3.41)
2 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		346.85	0.00	0.00	0.00
2 / 3 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(346.85)	(349.10)	(2.25)
3 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		311.64	0.00	0.00	0.00
3 / 3 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(311.64)	(312.63)	(0.99)
4 / 1 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		343.53	0.00	0.00	0.00
4 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A1		0.00	(343.53)	(343.53)	0.00
		<u>246,306.26</u>	<u>15,984.38</u>	<u>230,321.88</u>	<u>260,157.68</u>	<u>29,835.80</u>
4 / 3 / 2023	BEGINNING BALANCE		0.00	66,258.99	74,558.45	8,299.46
4 / 3 / 2023	INTEREST ACCRUAL REVERSAL		(265.23)	0.00	0.00	0.00
4 / 3 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		237.43	0.00	0.00	0.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
\$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
4 / 4 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(237.43)	(267.14)	(29.71)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		239.77	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(239.77)	(268.95)	(29.18)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		260.84	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(260.84)	(291.62)	(30.78)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		255.30	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(255.30)	(284.40)	(29.10)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		266.74	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(266.74)	(296.27)	(29.53)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		276.96	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(276.96)	(306.51)	(29.55)
10 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		268.20	0.00	0.00	0.00
10 / 3 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(268.20)	(295.91)	(27.71)
11 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		277.68	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(277.68)	(305.40)	(27.72)
12 / 1 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		269.36	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(269.36)	(295.21)	(25.85)
12 / 21 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.07	0.00	0.00	0.00
12 / 22 / 2023	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(0.07)	(0.08)	(0.01)
1 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		278.25	0.00	0.00	0.00
1 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(278.25)	(303.99)	(25.74)
2 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		276.91	0.00	0.00	0.00
2 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(276.91)	(301.57)	(24.66)
3 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		257.96	0.00	0.00	0.00
3 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(257.96)	(279.95)	(21.99)
4 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		275.18	0.00	0.00	0.00
4 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(275.18)	(297.73)	(22.55)
5 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		265.72	0.00	0.00	0.00
5 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(265.72)	(286.55)	(20.83)
6 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		274.71	0.00	0.00	0.00
6 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(274.71)	(295.21)	(20.50)
7 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		265.77	0.00	0.00	0.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
\$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
\$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
7 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(265.77)	(284.73)	(18.96)
8 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		274.25	0.00	0.00	0.00
8 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(274.25)	(292.85)	(18.60)
9 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		273.12	0.00	0.00	0.00
9 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(273.12)	(290.63)	(17.51)
10 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		255.37	0.00	0.00	0.00
10 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(255.37)	(270.91)	(15.54)
11 / 1 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		249.12	0.00	0.00	0.00
11 / 4 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(249.12)	(263.35)	(14.23)
12 / 2 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		232.62	0.00	0.00	0.00
12 / 3 / 2024	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(232.62)	(245.13)	(12.51)
1 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		232.90	0.00	0.00	0.00
1 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(232.90)	(244.62)	(11.72)
2 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		224.38	0.00	0.00	0.00
2 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(224.38)	(234.88)	(10.50)
3 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		201.60	0.00	0.00	0.00
3 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(201.60)	(210.34)	(8.74)
4 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		221.30	0.00	0.00	0.00
4 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(221.30)	(230.19)	(8.89)
5 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		213.60	0.00	0.00	0.00
5 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(213.60)	(221.45)	(7.85)
6 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		219.69	0.00	0.00	0.00
6 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(219.69)	(226.99)	(7.30)
7 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		212.01	0.00	0.00	0.00
7 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(212.01)	(218.36)	(6.35)
8 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		219.10	0.00	0.00	0.00
8 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(219.10)	(224.88)	(5.78)
9 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		218.52	0.00	0.00	0.00
9 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(218.52)	(223.57)	(5.05)
10 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		206.44	0.00	0.00	0.00
10 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(206.44)	(210.54)	(4.10)
11 / 3 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		207.47	0.00	0.00	0.00

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
 \$6,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN) AND
 \$1,520,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 3 / 2018 ISSUE DATE
 4 / 3 / 2023 BEGINNING OF COMPUTATION PERIOD
 4 / 2 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.9764%	ALLOWABLE EARNINGS
11 / 4 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(207.47)	(210.86)	(3.39)
12 / 1 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		194.20	0.00	0.00	0.00
12 / 2 / 2025	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(194.20)	(196.77)	(2.57)
1 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		191.28	0.00	0.00	0.00
1 / 5 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(191.28)	(193.11)	(1.83)
2 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		185.87	0.00	0.00	0.00
2 / 3 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(185.87)	(187.07)	(1.20)
3 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		167.00	0.00	0.00	0.00
3 / 3 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(167.00)	(167.53)	(0.53)
4 / 1 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		184.09	0.00	0.00	0.00
4 / 2 / 2026	DEBT SERVICE RESERVE ACCT 2018A2		0.00	(184.09)	(184.09)	0.00
		<u>65,993.76</u>	<u>8,565.55</u>	<u>57,428.21</u>	<u>65,149.11</u>	<u>7,720.90</u>
		<u>390,512.85</u>	<u>34,275.12</u>	<u>356,237.73</u>	<u>402,594.27</u>	<u>46,356.54</u>
	ACTUAL EARNINGS		34,275.12			
	ALLOWABLE EARNINGS		<u>46,356.54</u>			
	REBATABLE ARBITRAGE		(12,081.42)			
	FUTURE VALUE OF 4/2/2023 CUMULATIVE REBATABLE ARBITRAGE		(170,690.50)			
	FUTURE VALUE OF 4/2/2024 COMPUTATION DATE CREDIT		(2,239.60)			
	FUTURE VALUE OF 4/2/2025 COMPUTATION DATE CREDIT		(2,205.14)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(189,386.66)</u>			

Tab 7

After recording, please return to:

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

LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR MAINTENANCE OF IMPROVEMENTS ("Agreement") is entered into as of this 20th day of July 2026, by and among **SHANE JOYCE AND MADELINE JOYCE**, husband and wife (together, the "**Owner**") residing at 21756 Violet Periwinkle Drive, Land O' Lakes Florida 34637, and the **CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT** (the "**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.

RECITALS

WHEREAS, the Owner is the owner of Lot 29, Block 70 on the plat ("**Plat**") of *Connerton Village Two Parcel 209* recorded in Plat Book 84, Page 65 et seq., of the Official Records of Pasco County, Florida ("**Property**"); and

WHEREAS, the Owner is and desires to continue maintaining a fence and other improvements and related appurtenances ("**Improvements**") within the 12.5-foot drainage and access easement ("**Easement**") located on said Property as shown on the Plat ("**License Area**"); and

WHEREAS, due to the District's legal interests in the Easement, among other reasons, the Owner requires the District's consent authorizing the Owner to continue maintaining the Improvements within any portion of the Easement; and

WHEREAS, the District has agreed to consent to the continued maintenance of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **RECITALS.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
2. **LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION.** Subject to the terms of this Agreement, the District hereby grants the Owner the right, privilege, and permission to maintain removable Improvements on the License Area.
3. **OWNER RESPONSIBILITIES.** The Owner has the following responsibilities:
 - a. The Owner shall be fully responsible for the maintenance and repair of the Improvements.

b. The Owner shall be responsible for ensuring that the installation, maintenance, and repair of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

c. The District, by entering into this Agreement, does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements, including any required approvals from any applicable homeowner's association.

d. The Owner shall ensure that the maintenance and repair of the Improvements does not damage any property of the District, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.

e. The Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, or with any other applicable rights. Specifically, and without limitation, the Owner shall ensure the District and its contractors have, at a minimum, twelve and a half (12.5) feet of gate access for landscaping equipment over and across the Easement area to perform periodic pond maintenance work. To the extent the Owner's fence or other improvements currently prevent the District and its contractors from utilizing the Easement for its intended purpose, the Owner agrees to either remove improvements blocking the Easement to afford the minimum twelve and a half (12.5) feet access or, alternatively, install gates that are a minimum of twelve and a half (12.5) feet in length at the front and rear of the Lot so that the District and its contractors can access the stormwater pond in the rear. To the extent such access is not presently available, the Owner agrees to either removing the Improvements or installing gates within thirty (30) days of the date hereof, otherwise the Owner will be in material breach of this Agreement. Any gates installed pursuant to this paragraph must remain unlocked at all times.

f. The Improvements will be owned by the Owner. The Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good and working condition.

g. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS.** The permission granted herein is given to the Owner as an accommodation and is revocable at any time. The Owner acknowledges the legal interest of the District in the Easement described above and agrees never to deny such interest or to interfere in any way with the District's use. The Owner will exercise the privilege granted herein at the Owner's own risk and agrees that the Owner will never claim any damages against the District for any injuries or damages suffered on account of the Owner's exercise of such privilege. The Owner further acknowledges that, upon reasonable notice (not exceeding seventy-two (72) hours), the District may remove all, or any portion or portions, of the Improvements installed upon the License Area to allow the District access to the surface water management area adjacent to the Owner's Property for maintenance purposes and for such other purposes as are authorized under the Easement. In such instance, the Owner shall pay the District's reasonable expense for such removal. The District is not obligated to re-install any removed Improvements to their original location and is not responsible for any damage to the Improvements or its supporting structure as a result of the removal.

5. **INDEMNIFICATION.** The Owner agrees to indemnify, defend and hold harmless the District as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the

District, to the fullest extent required by law against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the Owner's exercise of the privileges granted hereunder.

6. **COVENANTS RUN WITH THE LAND.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement.

7. **SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **ATTORNEY'S FEES AND COSTS.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

9. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:

OWNER: MADELINE JOYCE

By: [Signature]

Gordy Link
Print Name

By: [Signature]

Madeline Joyce
Print Name

By: [Signature]

Bob Skene
Print Name

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of July 2026, by Madeline Joyce who is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

[Signature]



(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:

OWNER: SHANE JOYCE

By: Gordy Link
Gordy Link
Print Name

By: Shane Joyce
Shane Joyce
Print Name

By: Bob Skene
Bob Skene
Print Name

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of July 2026, by Shane Joyce who is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

Mary L. Skene



(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

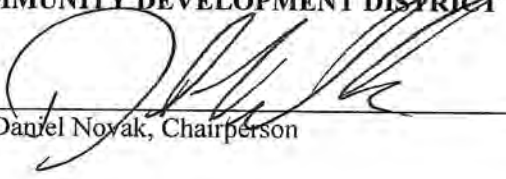
WITNESSES:

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

Print Name

By: _____


Daniel Novak, Chairperson

By: _____

Print Name

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, on behalf of said District, who is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[End of signature pages]

Tab 8



August 3, 2026

Connerton West Community Development District Engineer's Report:

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

- Engineering staff had a call with District Council to discuss next steps. Revised spreadsheet and map to only include roadways and sidewalks that Connerton does not have maintenance agreements for.
- Engineering staff sent email to County on 5/4 to request approval of sidewalk repairs where CDD has maintenance agreements on CDD owned roadways. Engineering staff also requested revisions to Pasco Mapper where County incorrectly lists CDD as maintenance entity in various locations where HOA's or Community Associations are responsible for maintenance. Sent follow up email on 5/21 for updates from County. Have not received a response to date.

Flourish Drive School Zone Design Specifications Updates

- Received draft agreement. Agreement was sent to Grace and Darryl for review.
- Pasco County to install and maintain signing/stripping improvements along Flourish Drive in front of school.

Connerton Boardwalks

- Boardwalk Proposals previously submitted and reviewed by board. Tabled due to funding. Will bring back to the board as requested.

Storybrook Park Equipment Damaged and Replacement

- Project on Hold. Broken equipment removed from site.

Wetland Cutback Limits

- Stakes ordered by surveyor. Waiting for them to be delivered to begin staking. Work expected to be completed in August.

Tab 9



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

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/2/2026

Deputy: **COOKE, JUSTIN (6824)**

Position: COMMUNITY (SECURITY)

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026402349
Who did you contact upon arrival?	staff
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	na
Please document a detailed Narrative of events that took place during your detail:	Arrived at 1600 hours, checked in via email with staff. Patrolled neighborhood for fishing violation non found. Saw a child on an ebike who was doing wheelies on the road attempted to stop him but he fled. I was unable to locate him for the rest of the night. No other issues to report at this time. Left at 2000 hours
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.	na



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

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/7/2026

Deputy: **FREDRICKSON, JARROD (7659)**

Position: COMMUNITY (SECURITY)

Scheduled Time 6:00PM - 10:00PM

Actual Time 6:00PM - 10:00PM

Display Text	Answer Text1
Event Number:	2026413554
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 violations observed
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I maintained a high level of visibility in my marked patrol vehicle while patrolling the community. Not many violation were observed due to a decent rain shower coming through the community and forcing most of the e-bikes/e-scooters/golf carts to remain inactive. I observed no suspicious or criminal activity during the duration of this detail.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	none at this time



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

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/12/2026

Deputy: **NGUYEN, NHAN (7672)**

Position: COMMUNITY (SECURITY)

Scheduled Time 2:00PM - 6:00PM

Actual Time 2:00PM - 6:00PM

Display Text	Answer Text1
Event Number:	2026424393
Who did you contact upon arrival?	darryla@rizzetta.com
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Negative
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols within the neighborhoods. I utilized my steady blue and red lights to increase law enforcement presence. While on my patrols, I did not observe anything suspicious or unusual. I parked in various places within the neighborhood to increase law enforcement presence. I frequently checked club houses, playground, and pool area to ensure no one is trespassing. There were an increased number of residents at the clubhouse and pool, to which, I stayed posted in front of the club house for law enforcement presence. No disturbances occurred. There was numerous amounts of pedestrian traffic around the club house area and stayed visible for law enforcement presence. No other concerning incidents throughout my assignment.
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.	Negative



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

CONNERTON WEST CDD

The below is a consolidated daily report of all the deputies that worked the SECURITY @ CONNERTON WEST COMMUNITY detail on 7/22/2026

Deputy: **CHRISTENSEN, CALEB (7828)**

Position: COMMUNITY (SECURITY)

Scheduled Time 4:00PM - 8:00PM

Actual Time 4:00PM - 8:00PM

Display Text	Answer Text1
Event Number:	2026446739
Who did you contact upon arrival?	EMAIL darryla@rizzetta.com
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Two traffic stops #2026446986 #2026446827
Please document a detailed Narrative of events that took place during your detail:	Upon my arrival I emailed the POC to inform her I would be in the area. I patrolled the neighborhood where I observed a E-Bike illegally driving on the sidewalk. I conducted a traffic stop where I made contact with parents and eventually turned the bike and juvenile over to parents. I attempted another traffic stop on yet another E-bike where he conducted evasive maneuvers and was unable to complete the stop due to him fleeing from me. I patrolled highly populated areas to deter any potential criminal activity.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A

Tab 10

☒ Soft Rush







☐ Naiad
 ☐ _____

☒ Pickerelweed
 ☐ _____

☐ Soft Rush
 ☐ _____







AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Jarvis

Date: 07/13/2026 Time: 04:02 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 59	x		x						
53	x		x						
54	x		x						
56	x		x						
52	x		x						
18	x		x						
19	x		x						
23	x		x						
M20			x						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
☒ < 1'	☐ None	☒ ATV	☐ Boat	☐ High	☐ Clear
☐ 1-2'	☒ Slight	☐ Airboat	☐ Truck	☐ Normal	☒ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack	☐ Barrier Inspected	☒ Low	☒ Windy
☐ > 4'					☒ Rainy

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

☐ Naiad	☐ _____
☐ Pickerelweed	
☒ Soft Rush	☐ _____







☒ Soft Rush







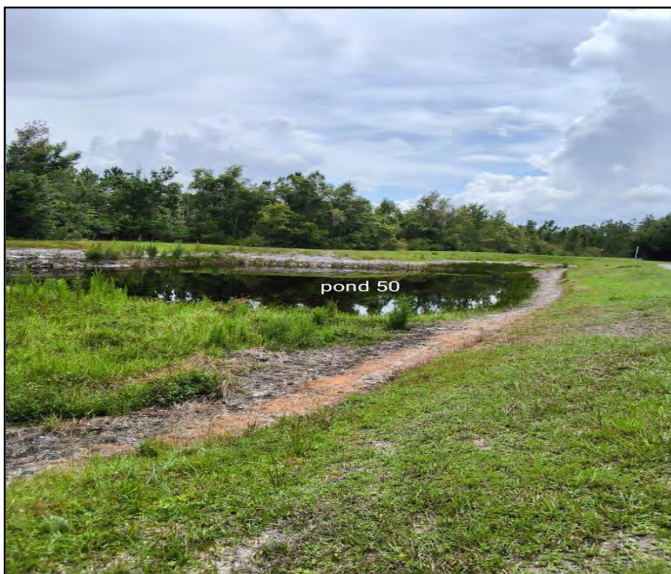




☒ Soft Rush





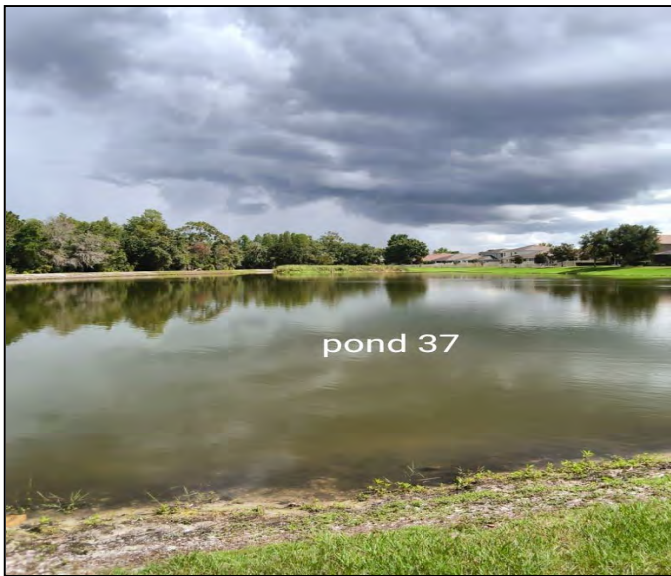


☐ Soft Rush











☐ Soft Rush









Tab 11

CONNERTON WEST

COMMUNITY ASSET MANAGEMENT REPORT



June 08, 2026

Rizzetta & Company

Amiee Brodeen– Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Pleasant Plains Pkwy, Westerland Dr

Summary, General Updates, Recent & Upcoming Maintenance Events

- During the month of **July**, all Bahia turf shall receive the application of 312 lbs. of Liquid Micronutrient formula with an application rate of 2 oz./1,000 lbs. In **August**, all Bahia turf shall receive the same application of 312 lbs. with an application rate of 2 oz./1,000 lbs. with pre-emergent herbicide.
- In **July**, all St. Augustine shall receive an application of 420 lbs. of Liquid Micronutrient formula with an application rate of 2 oz./1,000 lbs.

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

1. **PPP - Front West Entrance:** The sandhill cranes are very active around here, remind the crew that they will need to replant any annuals that have been removed.
2. **PPP:** Across from the Pasco Co sump pump station, the oak tree in the median needs to be limbed up. It's beginning to hang over the roadway, along the left-hand side driving east. (Pic 2)



(#4 Cont.)....PPP are flowering, let's get these on the schedule for removal before they drop fruits.

5. **PPP and Westerland:** The bull noses in the median, treat the turf weeds growing through throughout the beds. I've seen a lot of nutsedge starting to sprout and flower. (Pic 5a>, 5b>)
6. **PPP:** Driving east on the parkway, a few dead branches are overhanging the road, still attached to the tree branches. Both branches are along the south side of road.
7. **PPP:** As a blanket statement,....(Nxt pg)



3. **PPP:** In the median beds, treat for the dollar weeds and turf grass encroaching in the planting beds. Remove anything over 3" by hand and/or seeding. (Pic 3>)
4. **Sabel Palms:** A few of the palms along....



Pleasant Plain Pkwy, Blue Mist Pkwy

(#7 Cont.)....throughout the median, keep treating the warm season ongoing sprouting weeds.

<5a



<5b



8. PPP and Blue Mist – Roundabout: Several varieties of weeds taking over the median beds. What type of treatments are these beds receiving at the moment?

9. Chrysalis Park: The pergola looks great, Nick! When will this be stained? (Pic 9>)

10. Same Area as #9: This area looks like it was missed during the last detailing event. Hand-pull stink vine growing in the muhly grass and viburnum, and remove palm volunteers each visit. Prune the shrubs near the pergola to train them away from the structure. The limbs should not be touching the structure. (Pic 10a>, 10b>)

11. Same Area as #9: Limb up the muhly grasses out from the walkway.

12. Gold mound (*Duranta repens*): As a blanket statement throughout the whole property, trim, the gold mounds to the....(Nxt pg)

<9



<10a



<10b



Wonderment Way, Southern Charm, Wistful Yearn, Savory Walk

(#12 Cont.)....ground. This will help encourage a fuller thicker growth opposed to having only growth on the top of the shrub.

13. Wonderment Way: Upon entering, I am noticing pulled weeds thrown into the turf instead of removing. Clean up and detail the remaining bed. The weedy plants are starting to bloom. (Pic 13)



14. Southern Charm: An irrigation break was previously mentioned to the vendor, upon reviewing the repair, there is still a break in the irrigation. What is going on? I like a status update to understand why this is still broken after being repaired.

15. Wistful Yearn Way: Two (2) trees that were previously reported on because they are dead still have not been removed at the time of this inspection. When will these be removed?

16. Dog Park: The proposal to remove the dead/declining shrubs along the wooden fence was approved, when will this be on the schedule? (Pic 16>)

17. Dog Park: Along the east side of the parking lot, the tree reported leaning was suggested possibly strapping to stabilize it. Upon reviewing do you think it should be strapped for better stability? Additionally, while the crew is there to look over this tree, please have....

(#17 Cont.).... them also trim down the surrounding shrubs until the basal growth. (Pic 17)



18. Dog Park – Soccer Field: Near the middle of the park (along the west side), we have a dead pine tree, propose to remove. Possibly a second one, review the adjacent pine for recommendations. I am seeing a lot of die back near the top of the canopy. (Pic 18a>, 18b>)

19. Savory Walk and PPP: The median bed is full of nutsedge and phasey bean, turf grass, and Cupid shaving brush. (Pic 19>)

20. PPP in Willow Vista – Westside: The turf over here is extremely dry and crunchy, is the irrigation working properly? I do see a couple rotor heads that are missing the....(Nxt pg)



Dog Park, Pleasant Plains Pkwy, Willow Vista

(#20 Cont.).... top covers due to edging or the mower. Perform a wet check to ensure these are properly covering all areas for this turf. This has been an ongoing issue for several months and I am not seeing any improvement.



21. Same Area as #20: A mixture of Bermuda, Zosia, and St Augustine turf species are encroaching into the beds. As well as other weedy species, treat as needed and hand-pull anything over 3-inches. Additionally, Flax lilies still need to be deadheaded and browning leaves removed; please schedule the detailing soon since these are actively growing healthy leaves. (Pic 21a, 21b)



22. PPP and Willow Vista - Westside: There are several areas where tall grasses are starting to grow throughout the canopy shrubs; remove, detail the bed. additionally, treat the flax lilies for spider mites. (Pic 22)



23. Same Area as #22: The privets are starting to grow vertically, slightly tip to help grow laterally as well.

24. Wood Shadow and Gibbons Loop: Selectively prune the Palmetto palms from the base of the Elm tree, and trim back the Lantanas. This will help the tree have space to grow to absorb more nutrients. (Pic 24)



25. Wood Shadow and Acadia Loop: While it's encouraging to see the turf greening up, the weed pressure remains a noticeable issue. Could you confirm whether Anthony's plan for combined treatment and fertilization has....

(#25 Cont.)....already been implemented, and what specific measures are currently being taken to address the weeds? Additional clarity on the timeline for improvement would also be appreciated.

26. Emory Oak and Blue Mist: This entire area looks like it has been missed for several weeks now. I have turf encroaching into the beds. The bed edge is slowly phasing out, a tree growing within the Podocarpus, a dead tree still at the southern end of the planting bed near the pond, turf weeds in the ROW's as well in the planting beds, and the hedge has not been shaped or trimmed. (Pic 26a, 26b, 26c>, 26d>)



Emory Oak Pl, Blue Mist Pkwy

27. Same Area as #26: The planting bed parallel to Pond 26 is completely overrun with weeds. This issue has persisted for nearly two months and needs to be addressed without further delay. (Pic 27)



28. Same Area as #26: Creeping beggar's weed is spreading into the turf, and all ornamental grasses and shrubs in this area are now impacted by excessive weed growth. The entire bed requires immediate attention, including complete weed removal and re-edging to restore proper definition and appearance. The crew is still not line trimming around irrigation and electrical boxes, and the peanut-shaped bed at the corner is not being edged or properly maintained. Additionally, all Gold Mound shrubs need to be cut back to the base to promote fuller, healthier growth. This issue has persisted for nearly two months and must be addressed immediately. (Pic 28a, 28b)



Emory Oak, Blue Myrtle, White Sage, Shadyside, Pleasant Woods

29. Emory Oak and Blue Myrtle Way: Liz, your team did an excellent job re-strapping the tree at Mitchell Ranch; please have them replicate that work on the oak located in the park/mail kiosk area. The same level of care and installation would be greatly appreciated for consistency and support of the tree.
(Pic 29)

29



30. Emory Oak and Blue Myrtle Way: The gold mounds needs to be trimmed, to the base. The bed needs to be weeded out. We have lost every loropetalum shrub inside the inner circle of the gold mounds, several ant mounds, and we are losing several blue daze.
(Pic 30a, 30b>)

30a



31. Emory Oak and White Sage: Same as the opposite end, gold mounds to be trimmed down, and we have lost every loropetalum inside the inner circle of the duranta. We....

(#31 Cont.)....have lost every blue daze except for one. The bed looks like it may have been sprayed significantly, which is most likely the cause of the plant dying back.

32. Same Area as #31: The park is being overrun with turf weeds; white clover, mimosa, sorrel, spurge. What is the plan to treat and fertilize this area?

33. Shadyside and Blue Myrtle: on the opposite side of the park, we're facing the same issues; turf grass growing into the beds, tree sapling volunteers in the beds, ant mounds, gold mounds need to be trimmed down, irrigation is exposed. This needs to be under the mulch or we will keep losing valuable irrigation equipment.

34. Same Area as #33: Lots of dead plant material, this is a lot more than it was just last inspection. Are they treating the weeds with a round up or is it fusillade?

35. Pleasant Woods Dr: At the park, south of the playground equipment, the bed is still being overrun with Cogongrass and tree saplings. This needs to be thoroughly treated and maintain moving forward. Do not line trim the turf grass in the mulch beds down; that should be hand pulled at this point. We're wasting valuable time weed eating and spraying, as opposed to a one-time treatment and removal.

<30b



Willow Vista, Primrose, Flourish, Little Blue Stem, Violet Periwinkle

36. Same Area as #35: The bed that runs north of south along the park is also over run turf weeds. This needs to be eradicated immediately before it overtakes the beds. When will the cleanup be completed so we can start moving forward with the ongoing detail work?

37. Willow Vista Monument - Flourish and Connerton: This bed is still full of weedy material, this should have been eradicated weeks ago. Especially now that we have new annuals in the beds. We should not be seeing old weeds with flower heads and seed heads.

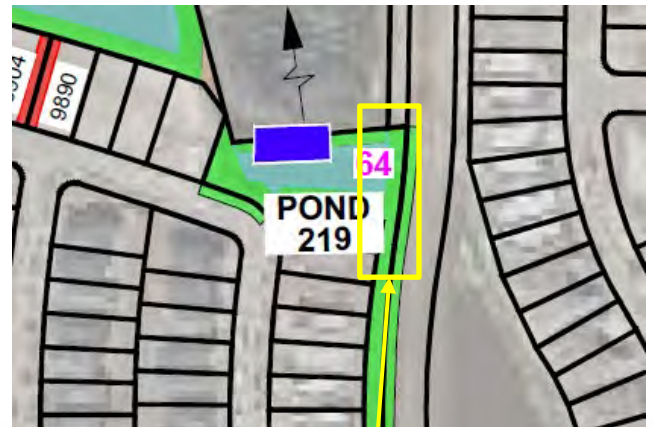
38. Primrose and Flourish: The fakahatchee grasses look like they have spider mite damage please confirm diagnosis and treat immediately. The discoloring of the grasses suggest insect damage. Drench thoroughly and trim into mounds. This was reported on last month.

39. Same Area as #38: North of the Primrose sign, the grasses are overgrown and need to be trimmed down into defined mounds, as they are overtaking both the beds and the saw palmettos. Please ensure both plant species are fully detailed during the next maintenance visit.

40. Little Blue Stem and Flourish. The bed must be thoroughly weeded out before any turf installation takes place. There is dogtail fennel growing up to approximately 2 feet tall that needs to be removed by hand immediately. Along Flourish, multiple blue daze have been lost, and Japanese blueberry trees are declining; I do not recommend replacing any plant material until construction is complete to avoid continued losses.

41. Flourish – North End: The turf grass needs to be mowed immediately along the west end, ROW areas, and around the Cypress trees to bring it back under control and maintained. (Pic 41>)

42. Violet Periwinkle – Mail Kiosk: Please detail and redefine the bed that wraps around the kiosk area, as this space should serve as a focal point and be consistently maintained to a high standard. (Pic 42)



Flourish Dr, Connerton Blvd, Blue Mist Pkwy

43. Flourish – North of Primrose Entrance:

The two beds of muhly grasses, and Fakahatchee both need to be detailed. The Fakahatchee grasses need to be drenched thoroughly and cut into mounds. The muhly grasses need to be trim back and the bed needs to be detailed. Please remove the broken bamboo stakes. (Pic 43a, 43b)



44. Connerton Blvd and Blue Mist: East of roundabout the median bed has Cogongrass, eradicate immediately before it continues to take over.

45. Connerton Blvd: Southside west of roundabout, the beds near the exit of gated community beds are thoroughly weedy. Detail the beds, and trim the grasses. (See map for reference)

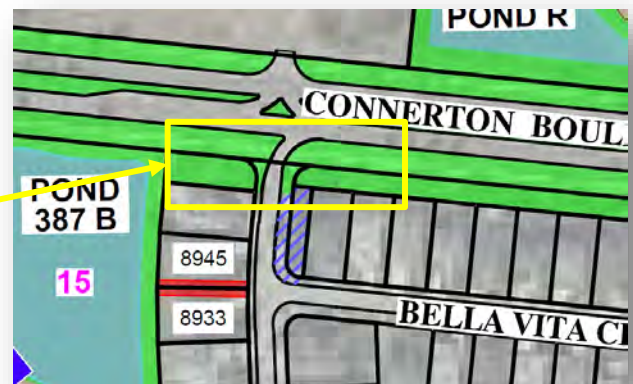
46. Connerton Blvd – Southside of Street: The bottlebrush tree located just west of Blue Mist Pkwy is half dead and should be evaluated for possible removal or significant pruning. In the same area, the hedge along the vinyl fencing requires detailed maintenance, including the removal of weeds from the tops of the shrubs, which should be done by hand rather than with hedge shears to prevent improper trimming. (Pic 46)



47. Blue Mist: Along west side, trim the fakahatchee grasses into mounds and treat for spider mites. I am noticing damage in just a few of the grasses, treat as needed.

48. Connerton Blvd: The medians near the arbors; the turf is extremely dry, is the irrigation working properly?

49. Connerton Blvd: West of the Connex area, the saw Palmetto's need to be lifted, several dead fronds are hanging.



Lagerfeld Dr, Westerland Dr, Portola Gardens

50. Connerton Blvd: At the far west end of the median, the jasmine hedge needs to be reduced by approximately half. Currently, new growth is emerging from the base but is being crowded out by the older, overgrown top sections. (Pic 50a, 50b)

50a



50b



51. Same Area as #50: Several tree saplings growing in the Juniper's, please hand pull these to ensure they don't grow back.

52. Connerton Blvd: Planting beds on southside of street have been treated and trimmed down, what is the next step from here? (Pic 52>)

53. Same Area as #52: Within the Flax lilies the ferns have not been removed, nor have they been detailed. Remove last years growth from the lilies.

54. Same Area as #52: There is a drip line running through the turf areas, which appear to have previously been planting beds based on the layout. [Ballenger: please inspect this area and cap off the hose lines, as they are no longer needed. Refer to the proposals section for a complete list of details.](#) (Pic 54)

54



55. Same Area as #52: On the backside of the azalea shrub hedge area, there are a couple of cypress trees that are currently in decline. At this time, they are not posing any immediate risk, as they are not located near walkways or roadways. It is recommended to monitor their condition and include these trees for potential removal should they fail to show any signs of recovery moving forward. (Pic 55>)

<52



Connerton Blvd, Rose Cottage Way, Garden Party Park

56. Connerton Blvd – Median: Near the water fountain monument, remove the Virginia creeper from the canopies of the junipers, trim the dead out from the gold mounds; cut down to the base to promote new growth.

57. Rose cottage Way: The Holly in the roundabout is not being detailed; the vines are completely covering the top canopy of the shrub. These need to be removed before they are shearing down. (Pic 57)



58. Garden Party Park: The trumpet creeper has still not been removed from the crape myrtle and jasmine vines, an issue that has persisted for over three months across both the previous and current vendors. Crews should locate the base of the trumpet creeper, cut it, and remove it. Then, trim back as much of the vine as....

(#58 Cont.)...possible from the upper growth. As the remaining vine dies off, crews should return to fully remove any remaining material once it becomes more visible and accessible. (Pic 58a, 58b)



59. Garden Party Park: There is a rotor located just east of the arbor that requires adjustment. The head is currently tilted, causing water to wash out the surrounding soil in its spray path. Please realign and stabilize the rotor to ensure proper operation and prevent further erosion. (Photo 88 drop them pin in the map show location.)

60. Garden Party Park: Two areas of turf have been experiencing browning spots. Are these being treated or at least monitored to make sure they are not spreading any further? It appears to be fungal.



Westerland Dr, Magnolia Park, Winsome Way

61. Westerland: The jasmine hedge has not been trimmed down yet. This would've been perfect last week when we had cooler temperatures. This needs to be trimmed down before we start getting the high-hot-heats in order for us to not burn the foliage of the jasmine. Basically, trim it hard now before it becomes an issue later on. (Pic 61)



62. Magnolia Park: Continue tipping the viburnum and schefflera shrubs for the two hedges to form thicker and fuller foliage.

63. Winsome Way: Remove weeds from within the azalea shrubs. Weeds have grown excessively, extending above the shrub canopy and have already begun flowering and going to seed. Ensure thorough removal to prevent further spread. (Pic 63)



Proposals

- 1. Connerton Blvd – South of Blvd:** Ballenger;
This proposal includes the modification and removal of existing drip irrigation lines currently located within turf areas behind the large hedge south of Connerton Blvd. All drip lines running through the turf will be identified and evaluated, then capped off at the planting bed edge to maintain irrigation service where it is still needed. Any unnecessary drip tubing, emitters, and associated components will be removed from turf areas where irrigation is no longer required. All capped lines will be properly sealed to prevent leaks and ensure system efficiency. Disturbed turf areas will be restored as needed to maintain a clean, uniform appearance. (Pic 1a, 1b)



CONNERTON WEST

COMMUNITY ASSET MANAGEMENT REPORT



June 22, 2026

Rizzetta & Company

Amiee Brodeen– Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Pleasant Plains Pkwy, Cressida, Westerland, Lagerfeld

Summary, General Updates, Recent & Upcoming Maintenance Events

- During the month of **July**, all Bahia turf shall receive the application of 312 lbs. of Liquid Micronutrient formula with an application rate of 2 oz./1,000 lbs. In **August**, all Bahia turf shall receive the same application of 312 lbs. with an application rate of 2 oz./1,000 lbs. with pre-emergent herbicide.
- In **July**, all St. Augustine shall receive an application of 420 lbs. of Liquid Micronutrient formula with an application rate of 2 oz./1,000 lbs.

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

1. **PPP – Annual Beds (Westerland entrance):** The annual bed at the bullnose is beginning to become overcrowded with low-growing weeds. This should be addressed as part of detailed maintenance.
2. **Cressida:** The lily bed at the roundabout needs invasive material (stinkweed) removed, as it is growing throughout the lilies.
3. **Westerland and Lagerfeld:** There are still **two dead pine trees that need removal. Please confirm the scheduled timeline.**
4. **Magnolia Park:** Struggling areas in the turf are being overtaken by Bermuda grass. What is the plan to eradicate the Bermuda and encourage thicker St. Augustine turf?
5. **Winsome Way:** The azalea shrub at the roundabout is still riddled with vines and other weedy material growing through the canopy. This needs thorough cleanup and eradication. (Pic 5>)
6. **Westerland:** The large jasmine shrubs have been trimmed and look great. Thank you for completing this earlier in the season; it should improve and make maintenance easier.
7. **Garden Party Parkway (ROW):** The turf along the right-of-way is becoming patchy, especially under tree canopies. What measures are being used to prevent this? (Pic 7a>, 7b>)
8. **Garden Party Park:** Trumpet creeper vine is still present and is pulling on the crape myrtle and jasmine vines along the arbor. The vines should be carefully removed; prioritize protecting the crape myrtle. (Pic 8>)
9. **Palm Trees (property-wide):** The palm trees are flowering. When are they scheduled for removal or maintenance to prevent fruit drop? Especially, in Garden Party Park.



Westerland, Connerton Blvd, Garden Party Park

10. Westerland and Connerton Blvd: Weeds appear to have been sprayed in the bullnose median bed, but the dead material has not been removed. When will this be cleaned up? The current appearance is not acceptable. (Pic 10>)



11. Garden Party Park: Please have someone inspect the turf in the park near the arbor (west side). There appears to be a deteriorating patch, likely due to chinch bug activity. Please confirm the diagnosis and apply appropriate treatment. (Pic 11a, 11b)



Pleasant Plains Pkwy, Connerton Blvd, Shady Pavillion

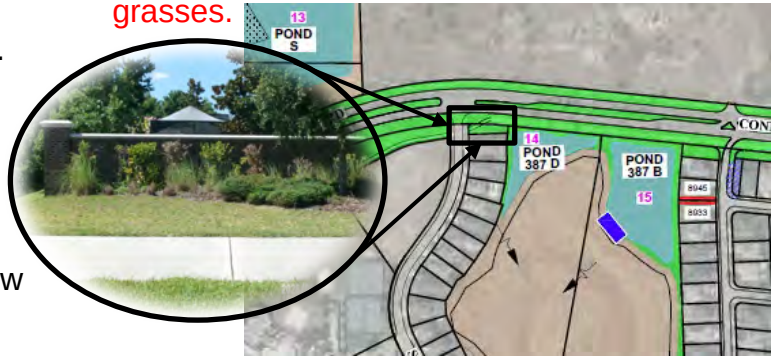
12. PPP – Median (near Connex containers):

Firecracker shrubs have not been pruned back to the base of basal growth. This needs to be completed soon to avoid stressing the plants or missing the proper pruning window.

13. Connerton Boulevard – Median (near fountain):

Jasmine shrubs and gold mound shrubs still need to be cut back. Earlier seasonal pruning helps promote thicker regrowth, and we are moving past the window to cut to the ground (without harming the plants). (Pic 13a, 13b, 13c>)

(#15 Cont.).... dead podocarpus and propose replacements. Also, clean the bed; there are many low-growing weeds and vines within the grasses.



16. Connerton Blvd: West of the Blue Mist roundabout, the plumbago on the south side of the road has not been maintained recently. Please begin shaping and pruning, and remove the palm boots from the bed. (Pic 16>)



14. Connerton Blvd: Large areas of turf in the median show potential chinch bug activity. Please diagnose and treat accordingly. (Pic 14>)

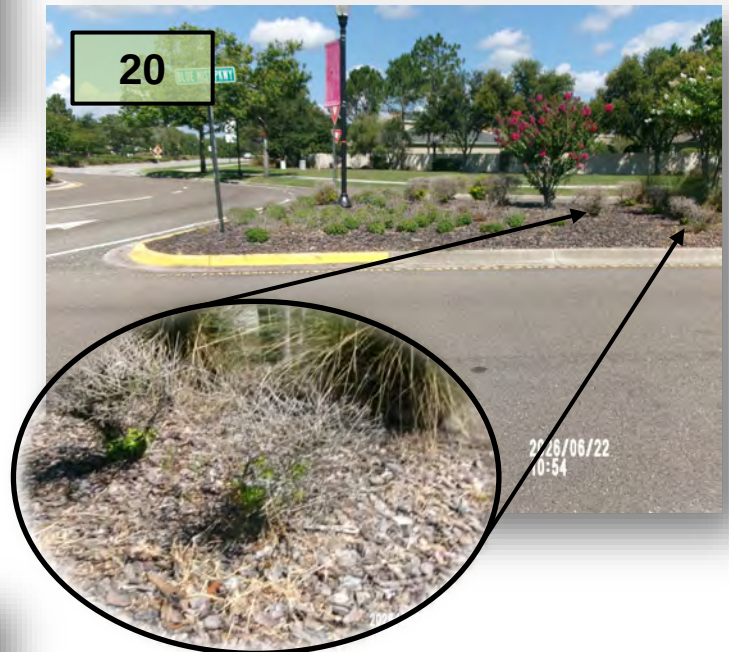
15. Shady Pavilion and Connerton: Remove....



- 17. Connerton – ROW (west of Blue Mist roundabout):** The right-of-way areas are becoming patchy, possibly due to insect damage or fungal. Please diagnose and treat immediately. [Ballenger](#); [perform a wet-check in the area to rule out irrigation issues.](#) (Pic 17a, 17b>)



- 20. Blue Mist Parkway and PPP:** Lantanas and gold mound shrubs in the median should be pruned back. Do not delay further, as rising temperatures may stress the plants. (Pic 20)



- 18. Blue Mist Pkwy:** Recommend removing dead viburnum shrubs along the vinyl fence and replacing them with a similar-height species. At least six dead shrubs were noted, possibly up to eight. (See Proposal Section)

- 19. Blue Mist Pkwy:** The shrubs in the median were missed during the recent detailing event; prune the tops, remove the 4-foot weeds, and maintain moving forward. During the downtime, continue to remove Spanish moss in the tree canopies.



- 21. PPP and Blue Mist Roundabout:** Remove weedy grass growing within the loropetalum, clean-up the flax lilies (remove the dead leaves), cut down the gold mounds, and remove palm saplings from the roundabout bed.

- 22. Shadyside Ln. and Birchleaf Ct:** Remove encroaching turf grass from planting beds. Additionally, Ballenger evaluate this irrigation solar location; it may be shaded out. (Pic 22>)



Primrose Entrance, Shady Pavillion Ct, Butterfly Kiss, Dog Park

23. Southside of Primrose Entrance: Grasses still need to be pruned back to maintained mound shapes and treated if necessary. (Pic 23)



24. Shady Pavillion Court: The roundabout is not being properly maintained. Cogongrass growing within the mulch appears to have been cut back only. Was it treated afterward?

25. Chrysalis Park: During my inspection, the park was receiving new gravel under the pergola. I'm excited to see it completed.



26. Butterfly Kiss Drive (roundabout): The northern tip of the turf looks dry and stressed. Check for chinch bug activity and verify irrigation function. (Pic 26)



27. Butterfly Kiss Drive (pond side): One sycamore tree along the road (Pond 36) has a broken branch. Please prune back to the branch collar.

28. Butterfly Kiss Drive (pond side): One sycamore tree along the road (Pond 36) has a broken branch. Please prune back to the branch collar.

29. Dog Park: Trim cocoa plum shrubs on the north side of the entrance near the sweetgum tree. Also confirm when remaining material will be removed along the long wooden fence.

30. Connerton Boulevard (near Connex containers): Begin limbing up the saw palmettos and remove the brown fronds, to improve clarity.

31. Wonderment Way and Pearl Crest Ct (bullnose west): Possible irrigation break within the annuals. Ballenger, inspect this location and perform a wet-check. Fieldstone, lightly tip the gold mounds and loropetalum to begin shaping them. (Pic 31>)

Wonderment Way, Pearl Crest Ct



Proposals

1. **Blue Mist Parkway:** Recommend removing dead viburnum shrubs along the west side of the vinyl fence and replacing them with a similar-height species. At least six dead shrubs were noted, possibly up to eight. Visit the area to measure the current height, and how many in total that need to be removed. (Pic 1)



CONNERTON WEST

COMMUNITY ASSET MANAGEMENT REPORT



July 09, 2026

Rizzetta & Company

Amiee Brodeen– Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Pleasant Plains Pkwy, Westerland Dr

Summary, General Updates, Recent & Upcoming Maintenance Events

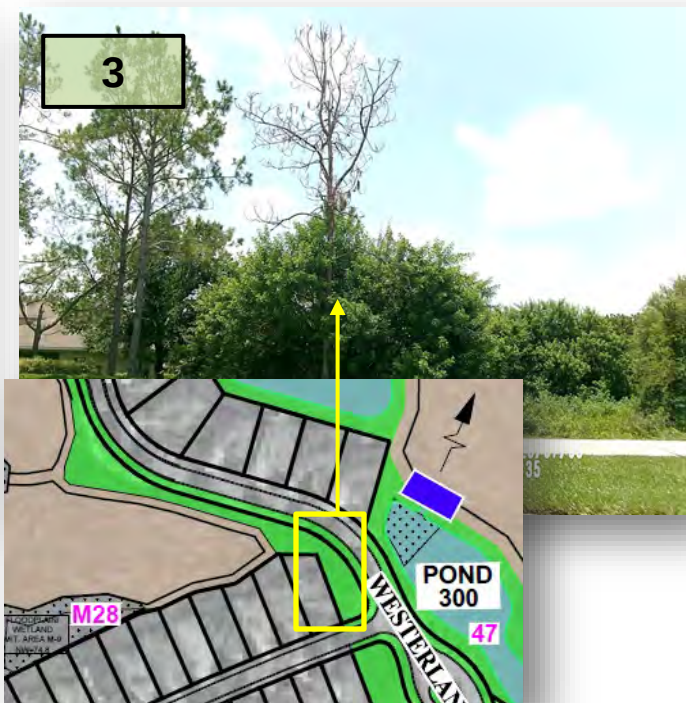
- During the month of **August**, all Bahia turf shall receive the application of 312 lbs. of Liquid Micronutrient formula with an application rate of 2 oz./1,000 lbs. In **September**, all Bahia turf shall receive the application of 1,530 lbs. with an application rate of 2.5 lbs./1,000 lbs. with pre-emergent herbicide.
- In **August**, all St. Augustine shall receive a liquid micronutrient application of 420 lbs. of Liquid Micronutrient formula with an application rate of 2 oz./1,000 lbs. In **September**, all St. Augustine turf shall receive the same liquid micronutrient application of 420 lbs. with an application rate of 2 oz./1,000 lbs.
- In **August**, all Palms shall receive a palm blend application of 117 lbs. (3 – 50 lb. bags) of 8-2-12+4Mg fertilizer. In **September**, all Palms shall receive a second palm blend application of 117 lbs. (3 – 50 lb. bags) of 8-2-12+4Mg fertilizer.

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

1. **PPP:** In the median before reaching the arbors off Westerland, the two crape myrtles with red blooms are exhibiting suckering growth. Please remove during the next visit. (Pic 1)



3. **Westerland:** Dead pine tree located on the west side of the street, just north of Lagerfeld Drive. Please confirm whether removal is included in the current proposal; if not, provide a removal proposal. (Pic 3)



2. **Westerland:** At the entry median just after turning onto the road, the area still needs attention. A dandelion weed approximately 4 feet tall is present and should be removed.

Westerland, Magnolia Park, Winsome Way

4. **Magnolia Park:** Stressed turf areas (likely pest-related) are beginning to fill in with weeds. Please confirm whether a turf replacement proposal exists. If not, provide a sectional proposal for the south side of the park. (Pic 4)



(#7 Cont.)....approximately 6–8 inches above the shrub line. Please remove encroaching turf at base level.

8. **Magnolia Park:** Edging along the concrete sidewalks areas looks great, nice work. (Pic 8)



5. **Magnolia Park:** Turf clippings are not being blown out of bed areas when mowing around tree rings. Additionally, bed edging is beginning to fade. Please clean up clippings and re-establish crisp bed edges during the next detail visit. (Pic 5)



9. **Magnolia Park:** South side of the ROW shows increasing brown spotting within a tree ring near the middle of the park. Potential causes include heat stress from mulch or fungal activity. Please assess and confirm diagnosis and treatment plan. (Pic 9)



6. **Magnolia Park:** Treat the viburnum hedge for whitefly. While not all plants are affected, the majority are showing symptoms and the presence of white fly.

7. **Magnolia Park:** Turf grass is encroaching into the base of the Jack Frost shrubs, ranging....

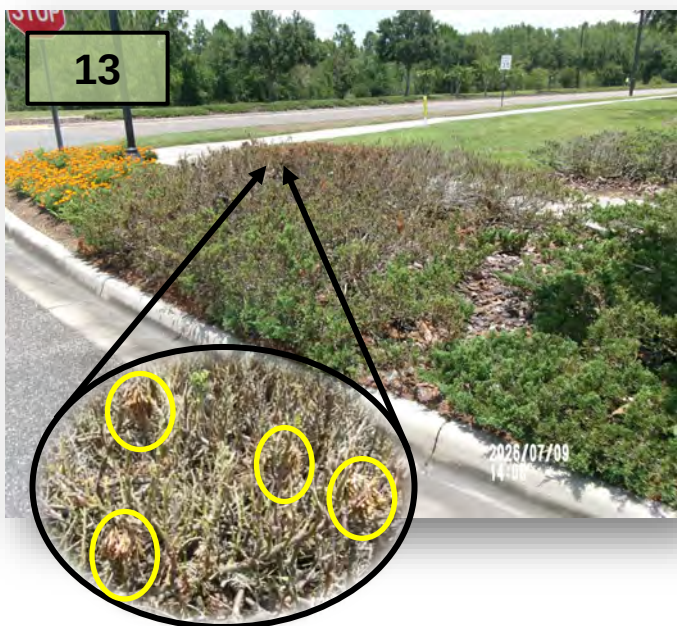
10. **Winsome Way:** Azalea shrubs are collecting significant weed growth (saplings, stink vine, and creeping turf grasses). Remove weeds at the base rather than trimming overgrowth. Additionally, the milkweed are infested with aphids, please treat as appropriate.

11. Garden Party Park: Trumpet creeper is dying back within the crape myrtles' canopy. Please begin removing it during the next detailing cycle. Overall appearance is improving.

12. Rose Cottage Way: ROW and adjacent turf near the walkway and roundabout are overgrown. Ensure this area is included during the next trimming cycle and not overlooked. (Pic 12)



13. Heirloom Drive / Connerton Boulevard: Junipers on the east side of the ROW are infested with bagworms. Please treat accordingly (while getting my camera ready a bird flew down to snag a bag worm). (Pic 13)



14. Connerton Blvd: Shrubs on the north side of the property east of the Connex area need attention. Some sections appear partially trimmed, while others are untreated. Inconsistent maintenance is noticeable, please complete uniform detailing. (Pic 14)



15. Connerton Boulevard: Saw palmettos along the north end still require cleanup and removal of lower fronds. (Pic 15)



16. General (Connerton West): Please string trim underneath shrubs and trees throughout the property to maintain clean bed lines.

17. Connerton Boulevard: Median across from the Connex area shows shrubs encroaching over beds, and firecracker plants have not been cut back. There is visible dead growth and some flowering material remaining. Please cut back and clean up. (Pic 17>)

Connerton Blvd, Heirloom Dr

18. Connerton Boulevard (near Connex): Turf on the north side shows brown patches consistent with possible chinch bug activity. Inspect and treat as needed.

19. Connerton Boulevard: Median between SR 41 and the Connex area, Buford holly beds are overrun with weeds, which are now taller than the shrubs. Please weed thoroughly. (Pic 19a, 19b>)



(#21 Cont.)...additional patches further east. Possible drought stress or pest activity. Please evaluate.



20. Connerton Boulevard: Jasmine shrubs in the median have not been trimmed and are overdue for maintenance. Please complete trimming before further flowering occurs. (Pic 20>)

21. Connerton Boulevard (south side): Developing brown patches are present near the entry on the right-hand side, with....



22. Connerton Boulevard: South side near the Connex area; saw palmettos are heavily covered in vines. Continue detailing by removing vines and dead fronds.

23. Connerton Boulevard: Significant presence of creeping beggarweed within junipers on the south-side ROW. Please address during detailing.

24. Heirloom Drive (Connerton Blvd): At the bullnose, weeds remain present and unremoved. New green grass growth is now emerging. Please clean up remaining weeds.



25. Connerton Boulevard: The two (2) pine trees in this location are unsalvageable and should be removed. Please evaluate and proceed with removal recommendation. See proposal section for breakdown. (Pic 25)



(#27 Cont.)...irrigation status and treatment plan (including sump pump repairs if applicable). (Pic 27)



26. Shady Pavilion: Roundabout bed appears to have been missed during detailing. Please address. (Pic 26a, 26b>)



27. Shady Pavilion (Connerton Boulevard): Turf in the east median is extremely dry, with St Augustine showing curling leaves; suggesting irrigation failure. Also, creeping beggarweed is present. Please confirm....

28. PPP / Flourish: Continue treating turf for nutsedge and creeping beggarweed, and possibly insect activity throughout St. Augustine areas near the vinyl fencing. (Pic 28>)

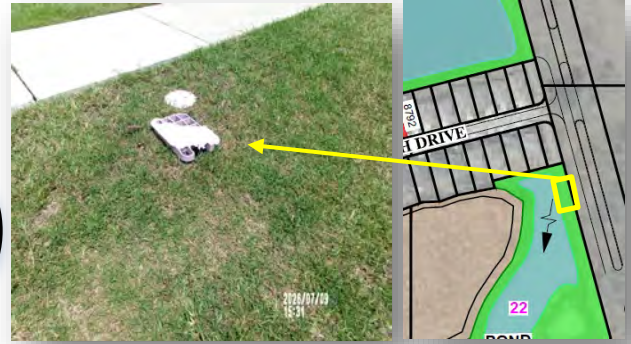
29. PPP / Flourish: Junipers are showing brown tips, possibly due to irrigation, pests, or drought stress. Please assess and determine cause. Same area as #28. (Pic 29>)

Pleasant Plains Pkwy, Flourish Dr, Pond 22

30. PPP / Flourish: Sabal palm on the south side of Willow Vista entrance shows rust symptoms and browning fronds. Please evaluate and treat. Across the street from #29 (Pic 30)



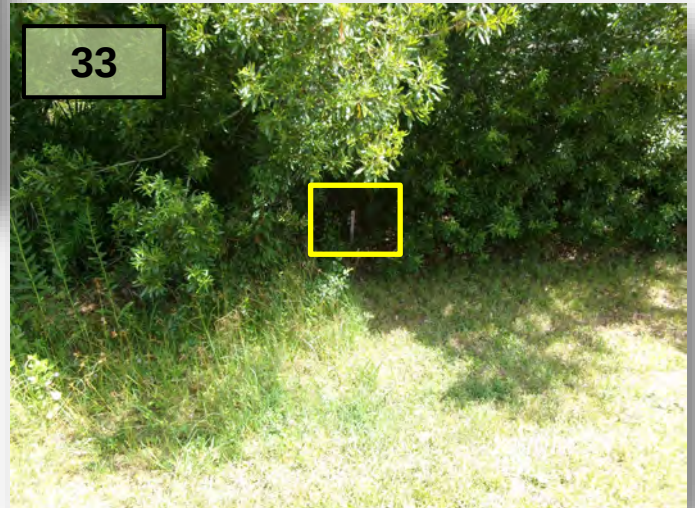
31. PPP / Flourish: Broken irrigation box on the south side needs to be replaced. See below.



32. PPP / Flourish: At the far end of the planting bed near the pond, original tree straps are still in place. Please adjust or remove to ensure proper tree stability. (Pic 32)



33. Pond 22: Crew is not trimming underneath trees near the conservation line. Please correct. (Pic 33)



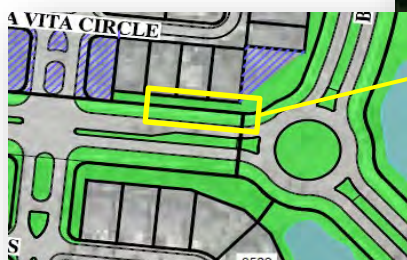
Pearl Crest Ct, Pleasant Plains, Blue Mist Pkwy, Chrysalis Cay

- 34. Pearl Crescent Circle:** Detail beds by removing palm saplings, encroaching turf, and any other unwanted vegetation. (Pic 34a, 34b)



- 35. PPP / Blue Mist Roundabout:** Saplings are growing at the bullnose. Please remove before they mature further. (Pic 35>)

- 36. PPP (north side west of Blue Mist):** Fakahatchee grasses are showing browning consistent with possible spider mite damage. Please inspect, treat, and cut back into mounds. (Pic 36>)



- 37. PPP (north side west of Blue Mist):** Dead patches within viburnum shrubs, likely insect-related (possibly whitefly). Remove dead material and treat as needed. Also remove invasive vines from both base and canopy. Located west of #36.

- 38. Chrysalis Cay Loop:** Remove invasive stink vine from shrubs, including both canopy and base. Located along the northern end of the park.

- 39. Chrysalis Cay Loop:** Pergola area looks excellent; nice improvement. Per discussion, staining is planned within the next 4–5 months. Please take photos once it is stained.

- 40. Chrysalis Cay Loop:** Provide a proposal to fill bare turf areas near the pergola. (Pic 40>)



Swiss Chard Cir, Pleasant Plains Pkwy, Willow Vista

41. Swiss Chard Circle: Provide a proposal to fill in pine needle accumulation within western beds. Remaining bed areas look acceptable.

(#45 Cont.).... progress. Continue lightly tipping shrubs along vinyl fencing to begin transitioning to a hedge form.

42. PPP (near Savory Walk entrance): Treat Fakahatchee grasses for spider mites and shape into mounds. Please confirm the exact street name for mapping purposes. (Pic 42)

46. General Note (Bed Edging): Bed edges are generally being maintained, but several areas are beginning to lose definition. Please reinforce and maintain crisp, visible edges during all detailing work.



43. General Note (Gold Mounds): Begin reduction pruning by cutting shrubs back approximately halfway to encourage denser growth at the base.

44. General Note: Weed out all annual beds, as they are currently overrun with tall weeds.

45. Willow Vista / PPP Roundabout: Continue ongoing maintenance and treatment efforts. Improvement is noticeable; please maintain....



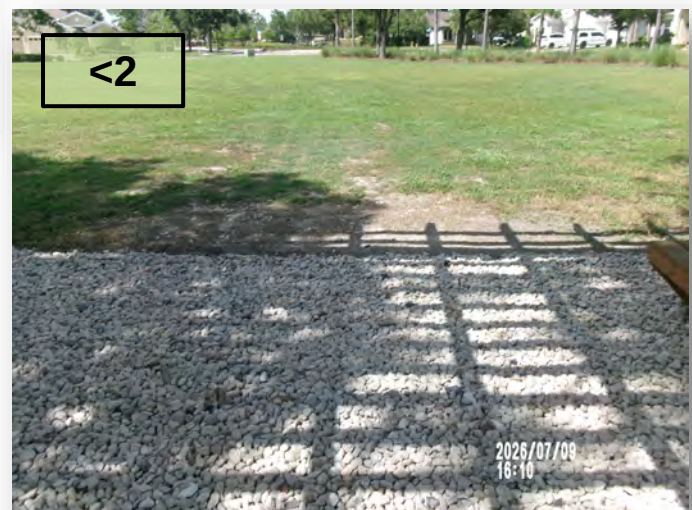
Proposals

- 1. Connerton Boulevard Roundabout:** At the roundabout near the Amenities Center, please provide a proposal to remove two (2) dead pine trees, flush cut at grade, and remove all debris off site. Please also inspect and evaluate the condition of the adjacent pine trees for signs of decline or insect activity (e.g., pine borer) to confirm the likely cause. (Pic 1a, 1b)



- 2. Chrysalis Cay Loop:** Provide a proposal to fill bare turf areas near the pergola. This proposal should include Bahia sod to be cut into the dead patch of the park area. Watered in once installed. (Pic 2>)

- 3. Swiss Chard Circle:** Provide a proposal to fill in pine needle accumulation within the beds. Remaining bed areas look acceptable. This proposal should include enough hay bales to cover the entire area that is currently showing bare soil. (Pic 3)



Tab 12

From: [Jonah Ballenger](#)
To: [Amiee Brodeen](#)
Cc: [Darryl Adams](#); [Natasha Betancourt](#)
Subject: [EXTERNAL]Re: Connerton West CDD - Community Asset Management Report - 07-09-2026
Date: Monday, July 20, 2026 2:11:28 PM
Attachments: [40thfavicongreenandgrey_e7db390d-b56a-4e81-820d-2d16e2d0196e.png](#)
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[youtube_1c44b89f-72f5-4416-ad50-3bdacbf54671.png](#)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello,

Below is our reply to the first July Connerton West Landscape report.

27. Irrigation is operating well here, with good coverage and good run time.

This turf was previously affected by last month's wire problem on Delta clock. A lightning strike took out 500' of wire, and this zone was a part of that. After getting the zone operating again, this area looks better than previous - I have a photo we took on the 17th for reference that I attached. Even though it's coming back, we do see that chinch bugs were attacking this particular area.

Thank you,

Jonah

From: Amiee Brodeen <ABrodeen@rizzetta.com>

Sent: Monday, July 13, 2026 1:38 PM

To: James Ritchey <jritchey@fieldstonels.com>; Elizabeth moore <Emoore@fieldstonels.com>; Mark Ballenger II <markb@ballengerlandcare.com>; Jonah Ballenger <JonahB@ballengerlandcare.com>

Cc: Fieldstone <sherman@fieldstonels.com>

Subject: Connerton West CDD - Community Asset Management Report - 07-09-2026

Team Connerton West,

Attached is the first July Community Asset Management Report for Connerton West. Please prepare a comprehensive response that includes all diagnoses, treatment plans, action items for maintenance, and any requested proposals.

Kindly return your response in a single email on or before July 20th, 2026 (excluding holidays). Please ensure that the District Manager, (Darryl Adams - darryla@rizzetta.com), and Admin Assistant, (Natasha Betancourt - NBetancourt@rizzetta.com) are CC'd on your reply.

Thank you for your prompt attention to this matter.

Best regards,

Amiee Brodeen
Landscape Inspection Specialist
Rizzetta & Company



813.933.5571



ABrodeen@rizzetta.com



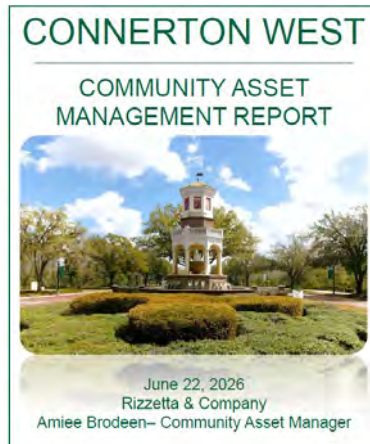
Your Community. Our Focus.



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Tab 13



Response to Landscape Management Report - June 22nd

#1 – Annual beds need weeding – detail crew will work on them and to be completed by 7/10/26

2 – Cressida Ct. – Detail bed and remove vines 7/9/26

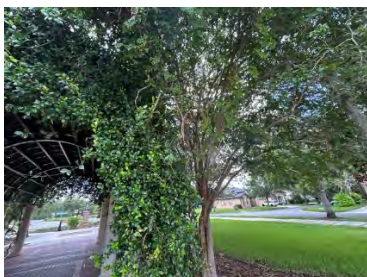
3- Approved tree removal is scheduled for 7/20/26.

#4-Magnolia Park turf- Struggling areas of turf- Wire tracking taking place by Ballenger- they noted there are a couple zones not operating and they are working on repairing.

#5 – Azalea plants need to be cleaned up from vines- To be completed by 7/15

#7- Garden Party Park – Turf has been treated for chinch, insects and weeds. Will monitor for recovery now that we are getting rain. These areas are exhibiting previous drought stress and may need to be replaced.

#8 – Trumpet Vine on Arbor- Trumpet vine has been cut at the base and will be dug up. The crew will be able to identify the vine once it turns brown and remove the remaining branches. Trimming of Jasmine Vine off of Crape Myrtles will be completed by mid -July.



#9- Palm tree trimming – Working on a scheduled date and will update week of July 6th.

#10-Bullnose at Connerton and Westerland – The brown weeds need to be removed and will be completed by mid-July. Also suggest that the thin and struggling juniper be removed. Adding in sod on the bullnose perimeter and in the center 2 rows of Lantana or Society Galic to clean up appearance.

11- Garden Party Park- The turf has been treated for chinch bugs, insects and weeds. Some of these areas have exhibited stress from previous damage. Will continue to monitor and check for any insects or disease. These may need to be replaced.

#12- Median near Connex – Trim Firecracker shrubs down to basal growth. To be completed by 7/17

13- Median near fountain – Trimming of Jasmine and Gold Mound - Cut back of scheduled to be completed over the next couple of weeks. To be completed by mid-July.

14- Connerton Blvd- Large areas of turf have been noted previously – These areas have been damaged and stressed from previous droughts and cold temperatures. These areas have never recovered. The turf has been treated for Chinch bugs, insects, and weeds.

15- Shady Pavilion- Bed along wall on Connerton- This will be a high priority and will be completed by 7/8

16- Trimming along Blue Mist Parkway entire fenceline to be trimmed by 7/24, including Plumbago.

17- Turf has been treated for Chinch bugs and insects. Confirm irrigation operating.

18- Blue Mist Parkway - Viburnum along fence. Replacement proposal attached. Need to confirm irrigation is operating in this area- very dry.

19, #20, and # 21 - Median on Blue Mist – Trim and weed beds. To be completed by 7/24

22- Shady Side Lane- Cut back and trim the Saw Palmetto. Cut bed edge and remove grass growing into bed. To be completed by 7/17.

23- Southside of Primrose entrance – Crew to take care of this week. Will confirm grasses are trimmed 7/3.

24- Shady Pavilion Court - Round About needs attention and spray/pull Cogon grass. To be completed by 7/15

27/28- Butterfly Kiss- Cut branch from Sycamore to be cut by crew is below 10' if above the tree crew will trim on 7/20.

29 – Cocoa Plum trimmed by Sweetgum – completed. All plant material removed along wooden fence.



30- Connerton Blvd- Limb up Saw Palmetto near Connex – to be completed by July 24.

31 – Wonderment Way – Trimming of Loropetalum and Gold Mound- Do you want these trimmed into hedge or individual plants?

CONNERTON WEST

COMMUNITY ASSET MANAGEMENT REPORT

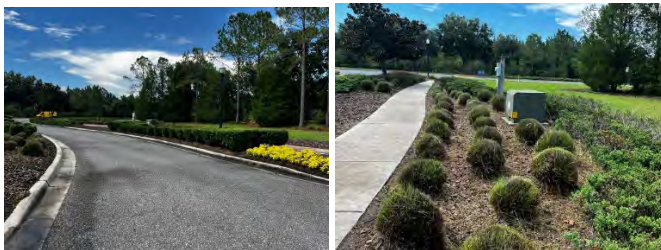


Response to Landscape Inspection July 9th, 2026 and service update

1 – Crape Myrtles have been cleaned up and suckers removed.



#2 – Westerland – Entry bed – middle island needs attention



3 – Pine scheduled to be removed on 7/20 or 7/21 while crew is performing other removals and palm trimming

#4 – Stressed turf area at Magnolia Park – Turf replacement proposal to be provided.

#5 – Crew will be detailing the park next visit on 7/22 – edging beds and clearing turf out of Jack Frost beds

#6 – Confirmed with horticulture that the hedge was treated week of 7/13

#9 – Inspected browning turf and appeared to be drift from herbicide when spraying tree ring – will monitor for recovery

10 – Windsome Way – crew has started the clean up of the Azalea. Spraying and removing vines. This will take a couple of visits to get the hedge cleaned up.

12 – Inspected the ROW and turf was mowed and will continue to monitor to make sure this doesn't get missed in the future

13- Junipers have been treated. Horticulture treated on 7/13- will continue to monitor for eradication of bag worms.

14 & 15, 22, 23- Connerton Blvd. Beds by Connex are going to be worked on this afternoon- 7/17. Crews are running behind on mowing and detail due to weather.

16 – Crews have been reminded to trim under bushes in beds.

17- Connerton Blvd – medians need attention and crew will be focusing on detailing today the 17 and again on 23rd.

18 – Turf applications for insects, chinch bugs, disease and weeds – 7/13

19 – Trimming of Burford Holly in median and weed beds. To be completed by end of month.

20 – Jasmine hedge to be trimmed and weeded by 7/24

21 – Inspected turf on Connerton South side brown areas appear to be previous turf damage. Turf has been treated for chinch bugs and insects as well. Suggest to budget for replacement

24 – Heirloom Drive- Median bed and side beds have been cleaned up. 7/17/26

#25 – Connerton Blvd- Removal would \$ 500.00 per tree. Evaluate remaining pine trees.

26- Shady Pavillion- round about started cleaning up island on 7/17 to be completed by 7/24

27 – irrigation

28 – Turf treated on 7/13, 7/14 and 7/15

29- Junipers showing brown- Junipers are declining for several reasons, bag worms, drought and age. Life cycle of junipers is nearing and thinning out.

30- Palm is struggling but could not determine cause – will continue to monitor for any identifiable signs of cause.

31 – Request Ballenger to assist with replacment of lid.

32- Tree stake and tree straps to be remove week of 7/20

33- All crews reminded to line trim under bushes and around tree/signs throughout the community.

34- Pearl Crescent Circle- round about in need of detailing- sending crew to detail 7/22

35- Blue Mist Round About- Crew detailed bed on 7/16

36- Blue Mist- Fakahatchee grasses – beds need weeding and trimming. Fakahatchee have been sprayed.

37- Viburnum will be monitored for White Fly infestation. The viburnum inspected looked to have declined previously, upon inspection it looked like drought damage.

38, 39 and 40 – Chrysalis Cay Loop – Island has been detailed on 7/16- vines removed, plants and grasses trimmed, sod proposal attached for areas by pergola.



41 – Swiss Chard Circle – Pine Needles in Western entrance bed – add pine needles

42 – Savory Walk Entrance – Fakahatchee will be trimmed and trated 7/17 – Between Savory Walk Entrance and Passive Porch Exit at PPP

43 – Gold mound cutting back – Crews began cutting back Gold Mound and will continue as they detail beds going forward.

44 – Color beds are weeded and crews reminded to keep an ey thes as they mow and detail areas



#45 – Island in Willa Vista – Birchleaf Court detaild and trimmed-



46 – Bed edges – crews reminded to edge beds when dtailing srvicees are done and inbetween detail services to keep clear definition.

Sagewood – pond mowed and edged, new sod at park, front of community along Flourish mowed and trimmed while waiting for new sod installation.



Portola Gardens – trimmed and weeded



Cressida Court Round About –

Did not find any Chinch bugs or insects when inspected. Ballenger is going to locate the valve and check to see if irrigation is operating.

My opinion turf was dry and is thinning due to amount of shade. Suggest to resod with shade tolerant turf. At the time of sod installation I would also suggest to reduce the size of the bed so the bare areas where plants have previously been removed are sodded.



Westerland at PPP Entrance Pond- Hog Damage 7/16



Tab 14

FIELDSTONE

LANDSCAPE

Date: July 02, 2026

Proposal #: 23144

Q U O T A T I O N

Mailing Address

Rizzetta & Company
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Blue Mist Parkway- Remove dead viburnum along fence on the west side and replace.

Viburnum Suspensum - 7gal.

Mulch new plants after installation

Inspected the area and there are 9 that need to be replaced.

Need to confirm irrigation is operating correctly before installation.



Quote Total: \$1,027.51

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Rizzetta & Company

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

FIELDSTONE

LANDSCAPE

Date: July 02, 2026

Proposal #: 23145

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Home Phone:

Job Address

Connerton West CDD
21100 Fountain Garden Way
Land O' Lakes, FL 34637

Business Phone: 813-994-1001

Job Summary:

Replace Podocarpus at the entrance near Shady Pavilion and Connerton

Remove dead Podocarpus and replace-

4 - 7 gal. Podocarpus

Mulch new plants after installation

Quote Total: \$626.80

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Connerton West CDD (Client)** agree to services, conditions, materials, and total dollar amount.
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Signature: _____ **Date:** _____
Rizzetta & Company

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 15



Enhancing landscape with water-conscious techniques

July 24, 2026

Connerton West CDD – Land O’ Lakes - June Irrigation Report

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

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

07/7/2026: B Clock – Zone 96 Troubleshoot / Repair
07/8/2026: Connerton Blvd Entrance – Remove Drip
07/8/2026: V Clock – Zones 21 and 23 Troubleshoot / Repair
07/9/2026: V Clock – Zone 25 Troubleshoot / Repair
07/15/2026: A Clock – Zones 86-89 Troubleshoot / Repair
07/16/2026: F Clock – Zone 9 Troubleshoot / Repair
07/16/2026: H Clock – Zone 80 Troubleshoot / Repair
07/22/2026: A Clock – Zone 3 Troubleshoot / Repair
07/22/2026: H Clock – Zone 3 and 4 Troubleshoot / Repair
07/24/2026: V Clock – Zone 6 Troubleshoot / Repair
07/24/2026: V Clock – Zone 14 Troubleshoot / Repair

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

The weather conditions: extreme drought. ET and solar sync sensors have been checked and are working properly.

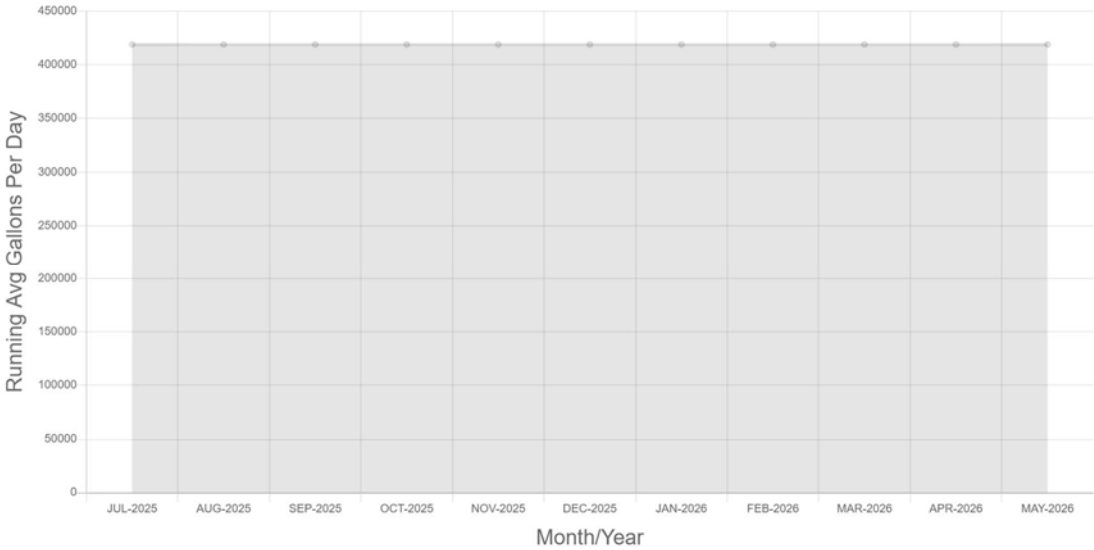
If you have any questions or concerns, please feel free to contact us at your earliest convenience.

PUMPAGE REPORT – 06/2025 – 07/2026

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

347

Record Month-Year	Pumped(GPD)	Permitted(GPD)	Percentage Over Pumpage
JUN-2025	18	419,000	0%
JUL-2025	15	419,000	0%
AUG-2025	15	419,000	0%
SEP-2025	8	419,000	0%
OCT-2025	8	419,000	0%
NOV-2025	0	419,000	0%
DEC-2025	0	419,000	0%
JAN-2026	0	419,000	0%
FEB-2026	0	419,000	0%
MAR-2026	0	419,000	0%
APR-2026	0	419,000	0%
MAY-2026	0	419,000	0%



Tab 16



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

June 13

1. **New cycle** - set up
2. **Rain** - keeps coming down on and off this morning
3. **Ice maker** - fixed it and got it all cleaned out while waiting for my weather window
4. **N/O** - got me a baby gator and a dillan out the street
5. **Publix** – after putting BC away i ran over there and got drinking water jug filled up (also grabbed 4 salads and box of chicken) real quick, then came back over to drop off the water and lock up

June 14

1. **Arbors bulb** – changed out the dome light that was out on Arbors North
2. **N/O** - scooped up a snake and a big boy turtle
3. **Jasmine** – spent some time getting a game plan together and how i want it to look

June 15

1. **Drive thru** – Arbors new light working
2. **Maps** – spent time attempting to put some maps together to mark in plain sight immediate areas that are out of control (preserves)
3. **Research** – on pricing for create / stone and delivery for Jasmine
4. **Investigate** – dove in deep where the mowers go, to look at how far the preserves have taken over
5. **Ride-along** - met with A.Y.W to look at preserves
6. **N/O** - i did do some yard garbage pick-up, but only soft, and the dumpster is all overflowed anyway

June 16

1. **Scheduling** – getting final pricing and delivery set up
2. **Trailer** – spent time trying to figure out a cheap way to make it a dumper
3. **PAW** – i actually drove to the site (right down the road) so i could see before purchasing, and also what they have, which turned out to be the right decision because I switched it and got it for cheaper and better-looking rock in my opinion
4. **N/O** - kept getting poured on by rain so I don't know how well i did with ground trash

June 17

1. **Lowes** – first thing to pick up 2 pieces of plywood for Fri's delivery and then after at some point use it to possibly make the trailer a dumper (maybe)
2. **Trailer** – messed around with some ideas on the dumper and got some measurements
3. **Boardwalks** – ran over to take measurements on lengths then back to the shop loaded up and replaced upper handrail on the last boardwalk /PPP and middle rail / big-n
4. **N/O** - all normal
5. **Meeting** – with Omar to show him how the fill station works and give him the combo

June 18

1. **Off / on call**
2. **Roger** – stopped in to give me a bunch of signs he pulled that someone put up last night
3. **Jasmine Project** – here to do all prep work before rock delivery tomorrow.

Well, this day did not go as planned. I did not get even close to where i wanted to be. Between the heat, how much work was actually needed in prep and tree work, as well as regular work stuff jumping in there also. It just didn't happen

PS- A BIG THANKS TO LIZ AND FIELD STONE for helping me with the tree pile and getting the guys over there to trim up all the smaller bushes so I didn't have to. That was some good old fashion teamwork

June 19

1. **Off / on call**
2. **Jasmine Project** – here for rock delivery then spread and grade and final touches
Already behind from yesterday, and this day was no better. My plan was to be finished and I'm not. I built a ramp to get the rock in and off the grass, but he snapped it in half like a twig because he popped the latch in the air and not before, for a gradual fall out. Wheelbarrow had leaks in both tires, a can of fix-a-flat from Circle-K which kind-a worked enough to do some, was 22 dollars, and the texture being concrete is not the same as natural, and the shovel just doesn't cut thru. It wants to just bounce back. So, the shoveling, is twice the effort and I'm tired. I
HAVE FAILED AND FOR THIS I AM SORRY !!

June 20

1. **Report** – telling you all about the last 2 days
2. **Water Reserves** – needed to get all 8 of my 5-gallon jugs filled for the shop water (not drinking)
3. **N/O** - decided to stay late and do everything on property so I can concentrate some time to Jasmine tomorrow
4. **Br-down / Load-up** – got everything put away and got the trailer hooked up to the truck so I could use it for the mulch
5. **Lowes** – went to get mulch, and I was going to buy new wheels for my wheelbarrow, and they don't sell them (none at all) so, now Connerton owns one. I also grabbed some more wood for the boardwalks
6. **Camera** – picked-up a truck doing donuts right here (I have a good pic of the truck)

June 21

1. **Br-down / Load-up** – unloaded and racked the wood, then swapped trailer from truck to Bota
2. **COUGHT on camera** – (kind-of) this dude was brazen. I was here in the office doing my report and what-nots and the phone went off but didn't think much of it, as typically on the weekends people come and go out here walking their dogs and whatever. When I checked the camera it shows the bota was just outside the door loaded down with trailer attached and shop doors wide open and this dude drives right up and stops in front of the bota, sat there for a sec, then gets out AND THEN the camera duration cuts off and won't pick up again for 30 sec (default settings now changed) which shows him backing up in a straight line so not to see his plates. Pretty sure he got out and saw the camera pointing right at him. IT'S JUST CRAZY
3. **Jasmine** – after checking to make sure nothing was missing, I went and got all the cut-ins done, finished rocking the walkway and put the mulch down. which I need a little more just to get that entrance looking better than it already does (It's 1000 times better)
4. **Power out** – got to the shop, and the office power was out, so it took me a bit trying to figure out why but got it up and going again. Still not sure
5. **Br-down / load-up** – put everything away and locked up the trailer
6. **N/O** - ran the mains for trash

June 22

1. **Drive thru** – all was good then juiced up the truck he was thirsty
2. **Trailer dumper** – brainstorming and tried a bunch of different ways to make the jack work with it being a waste of time and effort
3. **Shop** – went thru some things and a little organizing
4. **Realization** – was, this was the first day ever, since I started; that the maintenance vehicle never made it out of the conex. Today was more of a slowdown tinker day and I was drained out by the sun anyway from the last few days. Also, from working on the trailer dump today and it's in direct sun from yjr get-go
5. **Lowes** – left to go get 2 more pieces of ply and a little more mulch for tomorrow
6. **A.Y.W** - is supposed to be here tomorrow to finish the grading, and I also asked him if he could push that pile since the ramps broke, and he said sure. He sounds like he's not going to charge but I'll see

June 23

1. **Br-down / load-up** – unload the truck into the trailer and hook-up to BC and get loaded down for Jasmine
2. **Jasmine** – head over to drop off mulch, then spread, and I'm hoping by then he's here
3. **A.Y.W.** - didn't make it. To them turning wrench's trying to fix the front loader
4. **N/O** - normal

June 24

1. **Br-down / Load-up** – and got ready for boardwalk repairs
2. **A.Y.W** - found out they are going to have to wait on parts delivered, and they will call me to schedule another day
3. **Boardwalks** – replaced a 10-ft. starter board on Big-n and in total, replaced 5 floorboards
4. **N/O** - after unloading and all that jazz got geared up
5. **Verona swing** – replaced a baby swing that was torn and broken.
6. **UPS** – when I'm done with this report drop-off a return

June 25

1. **Off / on call**

June 26

1. **Off / on call**



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

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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

June 27

1. **Shop** – new cycle and end of the month stuff
2. **Reciepts** – around 400-dollar zig wasn't matching the zag, and it took a good bit to figure out where or what I screwed up and fix everything
3. **Whench** – took a gander at the instructions on the wiring and racked my brain on the best way to mount it. (not there yet)
4. **N/O** - all good
5. **Fieldstone** - I noticed they took care of some of these areas that have needed help since I've been here (ugly and overgrown), particularly Willow, in the back. They thinned out and detailed those ugly clumps of palms like what i did at the entrance and it looks so much better now GOOD JOB

June 28

1. **Trailer dumper** – worked on it a little more then did some YouTube-n research to broaden some ideas and see what others have done
2. **Fountain panel** – got pics so that tomorrow I can call Kennedy and get them lined up to come out here to take a look. Dan, called me while home, expressing the concern of a faulty main breaker which I have also reset a few times. This work I will not even attempt to do! TOO MUCH JUICE! You guys would find me in the bushes, all crusty and smoke-n, if I tried some live work, and the only other way is to pull the meter. Which I also can't do.
3. **Power out** – and again it kept shutting off and this time I was in the office, and it looks like it's the power station's fault which I worked to try and figure out
4. **N/O** - all good

June 29

1. **Camera** – seen that I had some activity around 1:30 in the morning and it was a nice size buck walking around and feeding
2. **Shop** – a bunch of emails and scheduling
3. **Grove mound** – did some raking and clean-up on the left side around the tree
4. **Sick** – all day i have felt in my guts so, so, so not good. Actually, has me a little nervous because I've never felt this before. If I'm still struggling tomorrow, I'll need to go to a walk-in or something
5. **N/O** - all good

June 30

1. **Drinking water** – got jugs filled
2. **Pressure washing** – met with Craig to go over things needed to be done and got curbs by the clubhouse added so that I can paint
3. **Disinfectants** – got my station all refilled up
4. **N/O** - got the trail and Arbors done before father nature ...
5. **Mini Hurrican** – IT GOT CRAZY QUICK, it was firing-off all around me, and pouring, so I ran to the shop and now doing this report
6. **N/O** - back to it and got it all done except ground trash from R-A #4 to 41 (PPP)
7. **Kennedy Apptment** – for repairs on electrical panel email sent – subject - (Kenned / Fountain Panel)

July 1

1. **Br-down / Load-up** – A.Y.W. is supposed to be here to do the rock and complete the Grove pile where I'll be there side by side working with them to try and get these things 100% completed. Weather permitting
2. **Crosswalk** – while waiting, I went and cleaned out the one crosswalk pulling up the boarder as well that I put in a while ago that just doesn't work but wasn't able to get both done at R-A #1 cause AYW got here
3. **Jasmine** – worked with AYW to get the rock pushed
4. **Grove** – then came over here worked with him to fan and float the front while building up the mound between the 2 trees but then left him to go back to Jasmine
5. **Jasmine** – back over here to get finishing work done so that it would be 100% and of course it started to pour on me, but just kept going and for the most part is done
6. **Grove** – back over and was supposed to finish the grading and blow off the entrance but everything was soaked and it was still raining, so I'll be back tomorrow
7. **Br-down** – emptied the trailer got everything put away and went home
8. **N/O** - didn't do any, not even ground trash

July 2

1. **Off / on call**
2. **Agenda** - Here to finish up so that it's off my plate and to do N/O's which didn't get done yesterday, for the 4th
3. **Jamine Final** – went and 100% finished that thing
4. **Ride-along** - picked up Roger and took him by Jasmine, the Grove mound, the sod in Sagewood, and looked at the pressure washing work done on mailbox patio's
5. **Grove mound** – over there to clean up everything and grade out the areas where it was still tore-up from the excavator as well as float the areas that needed it (Daniel stopped by as well)
6. **Fieldstone** – A BIG THANK YOU AGAIN!! I asked if they could send their big blowers over there to help blow off the entrance that was covered in dirt from the excavator going back and forth, and then they were there. My Ryobi just wasn't cutting it. I'd still be there right now try to blow it off
7. **N/O** - needed to at least get a quick run in for ground trash since I didn't do any yesterday and I saw trash everywhere

July 3

1. Off / on call

July 4

1. **Shop** – had to clean up this place from all the different stuff that's been going on its driving me crazy
2. **Winch** – finally was able to get it juiced up to test and make sure it works
3. **N/O** - nothing exciting

July 5

1. **Drive thru** – was all good
2. **Roadkill** – scooped me up a dillan, as well as this morning on my way in there was a dead hog in the middle of the street, and I needed to get up quickly so i thru it in the truck, so cars wouldn't run into it
3. **Painting** – went thru my stuff here to see what I have and or what I need to do the curbs I had pressure washed at the clubhouse so I could paint them
4. **N/O** - had a few areas that needed some extra attention due to firecracker leftovers

July 6

1. **Gear'd-up** – for tree work. As well as get the trailer all hooked up
2. **Jasmine** – right there as you drive in at the beginning corner of the field. That pine tree was way too low for too long about 3ft off the ground and blocking the streetlight and diving me CRAZY. So, I cut that one up and the one next it
3. **Arbors-1**- while doing tree stuff I went ahead and took care of another 2 trees that was driving me crazy as well. Besides being ugly and all jacked-up they were also dangerous because of all the super sharp points, from broken off limbs because of the youngsters climbing in and out of them and what-not. It's the 2 trees on the back side of the hill next to the sidewalk where the 2 picnic benches are
4. **Weather** – had to run to the shop because it was firing off again and got crazy while i was working on the trees
5. **N/O** - quick run
6. **Clubhouse meeting** - normal

July 7

1. **Shop** – testing some lights and a timer for signage realized there the wrong color
2. **Research** – on the yard roller and found one that I think will work with our application and went ahead with purchase – per Daniel
3. **Kennedy** – met with Roger for quotes on revamp or breaker swap (it's tripped again)
4. **N/O** - took care of all trash since I won't be here tomorrow
5. **UPS** – ran the wrong color lights over there since I forgot to while in route

July 8

1. **Off / on call** – my (4th of July) holiday
2. Had some back and forth emailing and phone calls to do regarding quotes received today for fountain panel so i can get some scheduling going as well as some landscape stuff with Omar about something being missed

July 9

1. Off / on call

July 10

1. Off / on call



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

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

July 11

1. **Shop** – new cycle
2. **Yard roller** – unpack and took a look-see, at what it's all about, then noticed it's missing its 2 main rails that connect the roller to the Kubota. So, I got on the phone with Amazon, and they refunded the money and said we could keep it so now, I'll just make it work which shouldn't be that hard to do, I don't think
3. **Load-up** – get trailer hooked up because i saw a bunch a branches down from the storm yesterday
4. **Storm clean-up** – did a bunch of raking and blowing and filled 2 trailer loads of branches, moss, and a pine tree that fell out of the preserve and across a sidewalk by RA-1. Had to leave the bottom half didn't have my chainsaw
5. **N/O** - stayed late to get everything done and back on schedule
6. **Br-down** – empty the last load and unhook the trailer and put away

July 12

1. **Drive thru** – noticed a pedestal light out (Arbors)
2. **Yard roller** – closer look to see how I'm gonna make it work. Actually, did some layout with the Bota to see how all parts will work together
3. **N/O** - more sticks more moss
4. **Roadkill** – discard of baby gator and a crane

July 13

1. **12v timer** – took me a while to figure out why it wouldn't work. I wired it per their stupid, no info, instructional pic to find out they had everything backwards. SO DUMB
2. **Gas** – juiced up all the cans and Bota
3. **N/O** - more sticks more moss
4. **Roadkill** – discard of an owl, squirrel, and a hawk

July 14

1. **Light test** – took a battery and light with me home yesterday, so on my way in i could stop and test to see how bright and what it would look like on the deed sign.
2. **Pedestal light** – replaced the bulb
3. **Kubota issue** – it had been sounding funny lately but for whatever reason I thought to check the hydraulic fluid this morning which I was told after the first service to make sure to never let run dry. But we just had a full 1000 hr. service done March 4 where we paid, just for the fluid alone, 264.12 for 2.5 gallons. Well, when I checked, I got NOTHING on the dip stick which means they charged for work not done and could have cost 1000's upon 1000's in damage if not caught. Well, everyone knows I don't play that crap, so I gathered up all my info, proof and pics and drove down there. And to make a long story short instead of giving me the fluid they sent their guy here to fill it and gave me 2 more gallons on top for spares at NO CHARGE
4. **UPS** – dropped off a return on my way out up to Kubota
5. **N/O** - all good
6. **Tree down** – another, but skinny one fell out of the preserve, outbound just before the Arbors. I cut it up and threw back in

July 15

1. **Juiced-up** – the truck
2. **Lights** – just a little
3. **N/O** - got with Fieldstone about 2 areas
4. **Pine tree** – made sure to take the chainsaw to cut up that bottom half left from Sun. clean-up and thru those back into the serves as well

July 16

1. **Off / on call**

July 17

1. **Off / on call**
2. **Dead Gator** – got texted about a big boy gator dead and smelling all to hell by Verona. What's weird is that wed, on my rounds, no birds no smell and for it to look like that a day and a half later doesn't make much sense to me. I contacted my wildlife contact on how to deal with it and not have them threatening me felonies and jail like last time with no response.

July 18

1. **Lights** – the component boxes came in so messed around with that to get wiring and layout figured out
2. **Shop** – Rizzetta training
3. **Arbors hole** – that Chris wants filled, so I located it and is scheduled for tomorrow
4. **N/O** - sticks and moss
5. **Dead Gator** – went and took a closer look and yep, that thing has been there a while and after thinking about it, I remember it a bit ago smelling bad on that street but it always smelt like it was on the inbound side, and I even remember looking around but never seen anything so, i don't know, and that Gator i can't see from the street cause it's on a decline. I just need to remind fieldstone when their guys see things like that to let me know because they had to have seen it while mowing
6. **Dangler on PPP** – took care of a low vehicle smacker right there at the entrance

July 19

1. **Publix** – ran over there real-quick to fill up my drinking water jugs
2. **Load-up** – get trailer hooked up and get loaded to take care of some branch-n and to fill that hole (weather permitting)

3. **Branch-n** – took care of all the down-d big stuff, with the Arbors being last, where i ended up going crazy and started cutting everything including the serves

July 20

1. **Lowes** – on my way in to get a couple of things as well as a little dirt for that hole
2. **Daniel** – phone call to give him a bunch of info and thoughts on the fountain panel
3. **Hooked-up** – got the trailer all ready to go
4. **Arbors hole** – went and filled, and then raked up a dead zone to get up all the dead-soaked molded grass and put down left over dirt that had a little turf builder in it
5. **Arbors-2 serves** – back to it, and since I started it I need to finish it which will get that thing looking good and reclaim what's ours / yours but it's a mess it's gonna be a few days worth

July 21

1. **Brain Fart** – I'm filling this out on Thur. And for whatever reason I can't remember what the heck I did besides N/O. I did start my rounds earlier than normal because weather was not looking good but other than that its a blank
2. **N/O** - more branches and a bunch of moss

July 22

1. **Off / on call** - (PTO) for a doctor's appt. in the middle of the day over in Wesley Chapel

July 23

1. **Off / on call**
2. **Kubota** – they dropped that muffler piece off and i wanted to get that installed
3. **Arbors-2 serves** – to finish that street side up to the bench hopefully (nope didn't make i got about 2/3 up to the bench done)

July 24

1. **Off / on call**

Tab 17



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 14, 2026 at 4:00 pm
- **2026 Voter Registration:** 3,226
- **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

August 3

2026

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>6/30/2026</u>
General Fund Cash & Investment Balance:		\$1,045,220
Reserve Fund Cash & Investment Balance:		\$667,157
Debt Service Fund & Investment Balance:		<u>\$1,162,711</u>
Total Cash and Investment Balances:		\$2,875,088
General Fund Expense		Under
Variance: \$22,352		Budget

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Rizzetta & Company

Connerton West Community Development District

Financial Statements (Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

**connertonwestcdd.org
rizzetta.com**

Connerton West Community Development District

Balance Sheet

As of 06/30/2026

(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	1,042,373	663,581	24,029	0	1,729,983	0	0
Investments	2,847	3,576	1,138,682	79,253	1,224,358	0	0
Accounts Receivable	20,358	0	4,345	0	24,703	0	0
Prepaid Expenses	7,162	0	0	0	7,162	0	0
Refundable Deposits	25,965	0	0	0	25,966	0	0
Fixed Assets	0	0	0	0	0	47,186,439	0
Amount Available in Debt Service	0	0	0	0	0	0	1,167,056
Amount To Be Provided Debt Service	0	0	0	0	0	0	11,484,944
Total Assets	1,098,705	667,157	1,167,056	79,253	3,012,172	47,186,439	12,652,000
Liabilities							
Accounts Payable	156,206	0	0	0	156,206	0	0
Accrued Expenses	13,000	0	0	0	13,000	0	0
Due To Other	200	0	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	12,652,000
Total Liabilities	169,406	0	0	0	169,406	0	12,652,000
Fund Equity & Other Credits							
Beginning Fund Balance	334,633	642,440	1,100,149	77,246	2,154,468	0	0
Investment In General Fixed Assets	0	0	0	0	0	47,186,439	0
Net Change in Fund Balance	594,667	24,717	66,907	2,007	688,298	0	0
Total Fund Equity & Other Credits	929,300	667,157	1,167,056	79,253	2,842,766	47,186,439	0
Total Liabilities & Fund Equity	1,098,705	667,157	1,167,056	79,253	3,012,172	47,186,439	12,652,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,498	13,498
Special Assessments				
Off Roll	97,261	97,261	117,619	20,358
Tax Roll	1,950,486	1,950,486	1,966,222	15,736
Other Misc. Revenues				
Insurance Proceeds	0	0	24,700	24,700
Total Revenues	2,047,747	2,047,747	2,122,039	74,292
Expenditures				
Legislative				
Supervisor Fees	13,000	9,750	10,000	(250)
Total Legislative	13,000	9,750	10,000	(250)
Financial & Administrative				
Accounting Services	22,440	16,830	16,830	0
Administrative Services	5,916	4,437	4,569	(132)
Arbitrage Rebate Calculation	2,500	833	1,000	(166)
Assessment Roll	5,355	5,355	5,355	0
Auditing Services	4,475	4,475	3,700	775
Disclosure Report	8,000	6,000	6,000	0
District Engineer	50,000	37,500	77,386	(39,886)
District Management	36,429	27,322	27,321	0
Dues, Licenses & Fees	500	411	213	199
Financial & Revenue Collections	5,355	4,017	4,016	0
Legal Advertising	2,500	1,875	578	1,297
Miscellaneous Mailings	2,560	1,920	0	1,920
Public Officials Liability Insurance	4,500	4,500	3,826	674
Tax Collector/Property Appraiser Fees	150	150	652	(503)
Trustees Fees	16,000	10,800	14,062	(3,261)
Website Hosting, Maintenance, Backup & E	3,938	2,953	2,953	0
Total Financial & Administrative	170,618	129,378	168,461	(39,083)
Legal Counsel				
District Counsel	57,000	42,750	58,905	(16,155)
Total Legal Counsel	57,000	42,750	58,905	(16,155)
Law Enforcement				
Off Duty Deputy	21,600	16,200	11,820	4,380
Total Law Enforcement	21,600	16,200	11,820	4,380
Electric Utility Services				
Utility - Street Lights-Collector Roads	82,615	61,961	58,271	3,690
Utility - Street Lights-Neighborhood Roa	212,440	159,330	149,839	9,492
Utility Services	43,800	32,850	37,193	(4,343)
Total Electric Utility Services	338,855	254,141	245,303	8,839
Water-Sewer Combination Services				

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	10,500	7,875	2,180	5,694
Total Water-Sewer Combination Services	10,500	7,875	2,180	5,694
Stormwater Control				
Aquatic Maintenance	61,368	46,026	46,461	(435)
Mitigation Area Monitoring & Maintenance	46,000	34,500	34,800	(300)
Stormwater Assessments	100	75	95	(19)
Stormwater System Maintenance	15,000	12,500	12,475	25
Water Quality Monitoring & Testing	2,500	1,875	0	1,875
Wetland Monitoring & Maintenance	4,000	3,000	4,919	(1,920)
Total Stormwater Control	128,968	97,976	98,750	(774)
Other Physical Environment				
Conservation Cutbacks	7,500	5,625	0	5,625
Entry & Walls Maintenance & Repair	10,000	7,500	0	7,500
General Liability Insurance	5,000	5,000	4,523	477
Holiday Decorations	10,000	10,000	10,000	0
Irrigation Filters	2,000	1,500	0	1,500
Irrigation Maintenance	131,250	98,438	74,144	24,293
Irrigation Repair	62,000	56,500	136,477	(79,976)
Landscape - Annuals/Flowers	52,000	39,000	32,245	6,755
Landscape - Mulch	65,000	48,750	17,980	30,770
Landscape Inspection Services	14,625	10,969	9,000	1,969
Landscape Maintenance	650,000	487,500	456,380	31,120
Landscape Replacement Plants, Shrubs, Tr	22,400	16,800	34,752	(17,952)
Property Insurance	15,000	15,000	11,414	3,586
Street Light Deposit Bond	7,500	5,625	6,211	(586)
Total Other Physical Environment	1,054,275	808,207	793,126	15,081
Road & Street Facilities				
Pressure Washing Sidewalks	35,000	26,250	330	25,920
Roadway Repair & Maintenance	10,000	7,500	0	7,500
Sidewalk Maintenance & Repair	15,000	11,250	0	11,250
Street Light/Decorative Light Maintenance	1,500	1,125	0	1,125
Street Sign Repair & Replacement	5,000	3,750	0	3,750
Total Road & Street Facilities	66,500	49,875	330	49,545
Parks & Recreation				
Fountain Repairs	500	375	0	375
Fountain Service Repair & Maintenance	5,330	3,997	3,890	107
Independent Contractor Services	3,900	2,925	0	2,925
Management Contract	108,601	81,451	99,588	(18,137)
Miscellaneous Expense	2,000	2,000	16,815	(14,815)
Pedestrian Bridge/Boardwalk Maintenance	5,000	3,750	108	3,642
Playground Equipment & Maintenance	7,500	5,625	1,000	4,625
Playground Mulch	7,500	5,625	0	5,625
Vehicle Maintenance	6,500	4,875	3,373	1,502
Wildlife Management Services	9,600	7,200	7,450	(250)
Total Parks & Recreation	156,431	117,823	132,224	(14,401)

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Contingency				
Miscellaneous Contingency	30,000	22,500	13,024	9,476
Total Contingency	30,000	22,500	13,024	9,476
Total Expenditures	2,047,747	1,556,475	1,534,123	22,352
Total Excess of Revenues Over(Under) Expenditures	0	491,272	587,916	96,644
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	6,750	6,750
Total Other Financing Sources(Uses)	0	0	6,750	6,750
Fund Balance, Beginning of Period	0	0	334,634	334,634
Total Fund Balance, End of Period	0	491,272	929,300	438,028

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	242	242
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	<u>50,000</u>	<u>50,000</u>	<u>50,242</u>	<u>242</u>
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	25,525	24,475
Total Contingency	<u>50,000</u>	<u>50,000</u>	<u>25,525</u>	<u>24,475</u>
Total Expenditures	<u>50,000</u>	<u>50,000</u>	<u>25,525</u>	<u>24,475</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>24,717</u>	<u>24,717</u>
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>667,157</u>	<u>667,157</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,981	15,981
Special Assessments				
Tax Roll	627,010	627,010	631,942	4,932
Total Revenues	<u>627,010</u>	<u>627,010</u>	<u>647,923</u>	<u>20,913</u>
Expenditures				
Debt Service				
Interest	267,010	267,010	198,148	68,862
Principal	360,000	360,000	420,000	(60,000)
Total Debt Service	<u>627,010</u>	<u>627,010</u>	<u>618,148</u>	<u>8,862</u>
Total Expenditures	<u>627,010</u>	<u>627,010</u>	<u>618,148</u>	<u>8,862</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>29,775</u>	<u>29,775</u>
penditures				
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>473,409</u>	<u>473,409</u>

See Notes to Unaudited Financial Statements

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,496	18,496
Special Assessments				
Off Roll	17,382	17,382	21,727	4,346
Tax Roll	547,532	547,532	551,840	4,307
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>592,063</u>	<u>27,149</u>
Expenditures				
Debt Service				
Interest	344,914	344,914	338,095	6,819
Principal	220,000	220,000	220,000	0
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>558,095</u>	<u>6,819</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>558,095</u>	<u>6,819</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>33,968</u>	<u>33,968</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>615,978</u>	<u>615,978</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>649,946</u>	<u>649,946</u>

415 Debt Service Fund S2015/S2025 **Gannerton West Community Development District**

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,849	1,849
Special Assessments				
Tax Roll	134,159	134,159	135,214	1,055
Total Revenues	<u>134,159</u>	<u>134,159</u>	<u>137,063</u>	<u>2,904</u>
Expenditures				
Debt Service				
Interest	76,159	76,159	75,899	260
Principal	58,000	58,000	58,000	0
Total Debt Service	<u>134,159</u>	<u>134,159</u>	<u>133,899</u>	<u>260</u>
Total Expenditures	<u>134,159</u>	<u>134,159</u>	<u>133,899</u>	<u>260</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>3,164</u>	<u>3,164</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>40,538</u>	<u>40,538</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>43,702</u>	<u>43,702</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,992	1,992
Total Revenues	<u>0</u>	<u>0</u>	<u>1,992</u>	<u>1,992</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1,992</u>	<u>1,992</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>76,647</u>	<u>76,647</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>78,639</u>	<u>78,639</u>

See Notes to Unaudited Financial Statements

415 Capital Projects Fund S06A-2\S10-1

Gannerton West Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16	16
Total Revenues	<u>0</u>	<u>0</u>	<u>16</u>	<u>16</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>16</u>	<u>16</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>614</u>	<u>614</u>

Connerton West CDD
Investment Summary
June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2026</u>
Valley National Bank	Governmental Checking/ICS	\$ 2,847
Total General Fund Investments		\$ 2,847
Valley National Bank	Governmental Checking/ICS	\$ 3,576
Total Reserve Fund Investments		\$ 3,576
US Bank Series 2006A Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 63,744
US Bank Series 2006A-2 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	45,417
US Bank Series 2006A-2 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	77,313
US Bank Series 2018-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	290,465
US Bank Series 2018-1 Reserve	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	146,027
US Bank Series 2018-1 Prepayment	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	7,526
US Bank Series 2018A-1 Revenue	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	261,569
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	7,135
US Bank Series 2025 Revenue	US Bank Money Market GCTS 0490	41,340
US Bank Series 2025 Interest	US Bank Money Market GCTS 0490	790
Total Debt Service Fund Investments		\$ 1,138,682
US Bank Series 2018-1 Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	\$ 614
US Bank Series 2018A Construction	First American Funds Inc SHS-Y-Treasury Obligations Fund 3801	78,639
Total Capital Projects Fund Investments		\$ 79,253

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 06/01/2026 to 06/30/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
415, 2480							
	415-001	415 General Fund	Lennar Homes LLC	AR00002449	12109	10/01/2024	20,357.80
Sum for 415, 2480							20,357.80
415, 2483							
	415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00002449	12109	10/01/2024	4,345.41
Sum for 415, 2483							4,345.41
Sum for 415							24,703.21
Sum Total							24,703.21

See Notes to Unaudited Financial Statements

Connerton West Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480					
415 General Fund	06/01/2026	Ballenger Landcare, LLC	875	Irrigation Maintenance 06/26	497.96
415 General Fund	06/01/2026	Ballenger Landcare, LLC	874	Landscape Replacement 06/26	420.01
415 General Fund	06/01/2026	Ballenger Landcare, LLC	873	Irrigation Maintenance 06/26	1,866.13
415 General Fund	06/01/2026	Ballenger Landcare, LLC	877	Irrigation Repair 06/26	750.22
415 General Fund	06/01/2026	Ballenger Landcare, LLC	876	Irrigation Repair 06/26	569.50
415 General Fund	06/01/2026	Fieldstone Landscape Services	28109	Landscape Replacement 06/26	1,367.33
415 General Fund	06/01/2026	Fieldstone Landscape Services	28023	Landscape Maintenance 06/26	47,855.00
415 General Fund	06/01/2026	Fieldstone Landscape Services	27932	Landscape Annuals 05/26	18,525.00
415 General Fund	06/01/2026	Fieldstone Landscape Services	28034	Landscape Maintenance 06/26	17,500.00
415 General Fund	05/01/2026	Fountain Kings, Inc.	INV-1283	Fountain Maintenance 05/26	410.00
415 General Fund	06/01/2026	Fountain Kings, Inc.	INV-1284	Fountain Maintenance 06/26	610.00
415 General Fund	05/01/2026	Kilinski Van Wyk, PLLC	15115	Legal Services 05/26	5,366.05
415 General Fund	06/01/2026	LLS Tax Solutions, Inc.	004174	Arbitrage Rebate 03/26	500.00
415 General Fund	06/01/2026	Pasco County Utilities	24756496	Water Services 06/26	11.11
415 General Fund	06/01/2026	Pasco County Utilities	24755738	Water Services 06/26	14.14
415 General Fund	06/01/2026	Pasco County Utilities	24757178	Water Services 06/26	13.13
415 General Fund	06/01/2026	Pasco County Utilities	24752139	Water Services 06/26	25.84
415 General Fund	06/01/2026	Pasco County Utilities	24756354	Water Services 06/26	28.28
415 General Fund	06/01/2026	Pasco County Utilities	24755658	Water Services 06/26	22.37
415 General Fund	06/01/2026	Pasco County Utilities	24757179	Water Services 06/26	9.09
415 General Fund	06/01/2026	Pasco County Utilities	24756352	Water Services 06/26	8.08
415 General Fund	06/01/2026	Pasco County Utilities	24756355	Water Services 06/26	2.02
415 General Fund	06/01/2026	Pasco County Utilities	24756351	Water Services 06/26	17.17
415 General Fund	06/01/2026	Pasco County Utilities	24757182	Water Services 06/26	44.44
415 General Fund	06/01/2026	Pasco Sheriffs Office	I-20266-12979	Deputy Services 06/26	1,440.00
415 General Fund	06/01/2026	Rizzetta & Company, Inc.	INV0000110796	Cell Phone, Auto Mileage & Travel 06/26	171.87
415 General Fund	06/01/2026	Rizzetta & Company, Inc.	INV0000110137	Personnel Reimbursement 06/26	3,779.19
415 General Fund	06/01/2026	Stantec Consulting Services, Inc.	2557666	Engineering Services 03/26	4,986.69
415 General Fund	06/01/2026	Stantec Consulting Services, Inc.	2570259	Engineering Services 04/26	11,048.38
415 General Fund	06/01/2026	Stantec Consulting Services, Inc.	2583488	Engineering Services 05/26	5,146.73
415 General Fund	06/01/2026	U.S. Bank	8230274	Trustee Fees S2025 06/01/26-05/31/27	3,124.75
415 General Fund	06/01/2026	U.S. Bank	8230274	Trustee Fees S2025 06/01/26-05/31/27	1,562.38
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474892-070726	Electric Services 06/26	96.70
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474881-070726	Electric Services 06/26	46.98
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474889-070726	Electric Services 06/26	46.08
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246022-070726	Electric Services 06/26	45.45

Connerton West Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474879-070726	Electric Services 06/26	40.16
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474894-070726	Electric Services 06/26	78.49
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474885-070726	Electric Services 06/26	2,743.82
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2004544-070726	Electric Services 06/26	42.89
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2087689-070726	Electric Services 06/26	44.60
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2004537-070726	Electric Services 06/26	40.16
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474886-070726	Electric Services 06/26	17,673.47
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474886-070726	Electric Services 06/26	6,872.99
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474880-070726	Electric Services 06/26	47.67
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2101312-070726	Electric Services 06/26	40.16
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474888-070726	Electric Services 06/26	46.19
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474882-070726	Electric Services 06/26	67.47
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474896-070726	Electric Services 06/26	41.64
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246024-070726	Electric Services 06/26	45.56
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2087686-070726	Electric Services 06/26	44.37
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2004533-070726	Electric Services 06/26	43.35
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2101307-070726	Electric Services 06/26	44.94
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2246020-070726	Electric Services 06/26	43.97
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474893-070726	Electric Services 06/26	41.87
415 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1474883-070726	Electric Services 06/26	233.75
Sum for 415, 2480					156,205.59
Sum for 415					156,205.59
Sum Total					156,205.59

Connerton West Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
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.

Tab 18

MINUTES OF MEETING

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

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, July 6, 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
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also, present were:

Daryl Adams	District Manager, Rizzetta & Company
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Alex Solano	Representative, Aquatic Weed Control (Via Conference Call)
Grace Rinaldi	District Counsel, Kilinski/Van Wyk
Megan Birnholz-Couture	District Counsel, Kilinski/Van Wyk
Greg Woodcock	District Engineer, Stantec
Mark Ballenger	Owner, Ballenger Irrigation
Nicholas Bowen	Maintenance Manager, Rizzetta
Jonah Ballenger	Ballenger Irrigation
Jimmy Ritchey	Fieldstone Landscape Services
Scott Herman	Fieldstone Landscape Services
Katerina Nikolaides	Treasurer, Connerton Community Association

Audience	Present
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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

A resident thanked the Board for installing signs on Sagewood and requested that pressure washing be considered for the area.

THIRD ORDER OF BUSINESS

Discussion 2026-2027 Budget

Mr. Adams reviewed the FY2026-2027 Budget and mentioned the Public Hearing will be held next month August 3, 2026, at 4:00 p.m.

FOURTH ORDER OF BUSINESS

Discussion Regarding Electronic Display Signs for HOA/CDD Events

The Board discussed this topic. The HOA provided feedback regarding their requests, and the Board expressed their willingness to work collaboratively with the HOA.

FIFTH ORDER OF BUSINESS

Ratification of Special Warranty Deed Connerton West/Parcel 209 Conveyance

On a motion from Mr. Kawalec, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors ratified the Special Warranty Deed Connerton West/Parcel 209 Conveyance, for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-10, Re-designation of Officers

On a motion from Mr. Novak, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Resolution 2026-10, Re-Designation of Officers for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Stivender Surveying Wetland Staking Proposal

On a motion from Mr. Kawalec, and seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors approved the Stivender Surveying Wetland Staking Proposal in the amount of \$5,900, for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Ballenger's Connerton Blvd Entrance Remove Drip Proposal

On a motion from Mr. Novak, and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved Ballenger's Connerton Blvd Entrance Remove Drip Proposal, in the amount \$527.52, for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Request for Transfer of ERP to Perpetual OM Pond 218B West CDD

On a motion from Mr. Smith, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors ratified the Request for Transfer of ERP to Perpetual OM Pond 218B West CDD form, for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Presentation of the District Engineer's Report

Mr. Woodcock reviewed his report and advised that he will provide a revised proposal for the Board's review.

On a motion from Mr. Novak, and seconded by Mr. Smith, with all in favor, the	103
Board of Supervisors approved the ADS Erosion Project, for the amount of \$6,600 for	104
The Connerton West Community Development District.	105
	106

B. Presentation of Police Reports

The Board discussed the reports.

C. Aquatics Maintenance

1. Presentation of Aquatic Report

Mr. Solano reviewed his report.

D. Landscaping Inspection Report

1. Presentation of Community Asset Management Reports

Ms. Brodeen reviewed her report and advised the Board that the water restrictions have been extended through October 1. The Board requested a proposal for hog damage repairs to the grass.

2. Presentation of Ballenger's Response Report

Mr. Jonah Ballenger reviewed his response report. The Board requested that Mr. Adams contact ProPump to determine whether this is a valid application. If it is not, the Board will proceed with signing the agreement.

3. Presentation of Fieldstone Landscape Response Report

Mr. Herman reviewed the report.

4. Consideration of Fieldstone Landscape Proposals

The Board reviewed the proposals.

E. Irrigation Report

1. Presentation of Irrigation Report

The Board reviewed the report.

F. Presentation of Property Maintenance Report

Mr. Bowen reviewed his report. The Board discussed Mr. Bowen's bonus and agreed to revisit the matter at the November meeting.

G. District Counsel

District Counsel reminded the Board of the Form 1 filing deadline and reviewed the ethics training requirements.

District Counsel will send a final letter to the resident, providing 15 days to respond.

District Counsel will also send a letter to the resident regarding the erosion being caused to CDD property.

H. District Manager

1. Presentation of District Manager Report & Contract Log & Monthly Financial Statement

Mr. Adams presented the District Manager report, monthly financials, and the contract log. He reminded the Board that the next meeting was scheduled for August 3, 2026, at 4:00

p.m.

2. Presentation of 2nd Quarterly Website Audit

The Board reviewed the website Audit.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 1, 2026

On a motion from Mr. Novak, and seconded by Mr. Ngerem, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on June 1, 2026, as presented, for the Connerton West Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2026

On a motion from Mr. Novak, and seconded by Mr. Smith, with all in favor, the Board of Supervisors approved Operations & Maintenance Expenditures for May 2026 (\$139,049.36) for the Connerton West Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

No Supervisor requests or comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Krutsinger, and seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 6:37 p.m., for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 19

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

www.connertonwestcdd.org

Operation and Maintenance Expenditures June 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$90,197.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	100199	1140401	Lake & Pond Management Services 06/26	\$ 5,114.00
Aquatic Weed Control, Inc.	100206	1141053	Pond & Wetland Maintenance 05/26	\$ 4,100.00
Aquatic Weed Control, Inc.	100206	1141054	Mitigation Monitoring & Maintenance 05/26	\$ 7,500.00
Aquatic Weed Control, Inc.	100209	1141126	Aquatic Maintenance 06/26	\$ 435.00
Ballenger Landcare, LLC	100200	842	Irrigation Repair 05/26	\$ 234.52
Ballenger Landcare, LLC	100200	844	Irrigation Repair 05/26	\$ 951.33
Ballenger Landcare, LLC	100200	845	Irrigation Repair 05/26	\$ 288.47
Ballenger Landcare, LLC	100200	846	Irrigation Repair 05/26	\$ 360.00
Ballenger Landcare, LLC	100200	847	Irrigation Repair 05/26	\$ 1,368.48
Ballenger Landcare, LLC	100200	851	Irrigation Maintenance 06/26	\$ 9,469.50
Ballenger Landcare, LLC	100200	852	Irrigation Maintenance 06/26	\$ 182.00
Ballenger Landcare, LLC	100207	868	Irrigation Maintenance 06/26	\$ 137.40

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ballenger Landcare, LLC	100207	869	Irrigation Maintenance 06/26	\$ 137.40
Ballenger Landcare, LLC	100210	872	Irrigation Maintenance 06/26	\$ 1,361.80
Christopher Kawalec	061026-04	CK060126-415	Board of Supervisors Meeting 06/01/26	\$ 200.00
Daniel Novak	061026-02	DN060126-415	Board of Supervisors Meeting 06/01/26	\$ 200.00
Down and Dirty Pressure Washing	100211	INV-000184	Pressure Washing 06/26	\$ 330.00
Jerry Richardson	100201	2144	Hog Removal Services 05/26	\$ 800.00
Jerry Richardson	100212	2156	Hog Removal 06/26	\$ 1,050.00
John Ngerem	061026-03	JN060126-415	Board of Supervisors Meeting 06/01/26	\$ 200.00
Pasco County Tax Collector	100213	061526-415 Postage 25/26	2025 Postage Assesment	\$ 502.44
Pasco County Utilities	062426-01	24575522	Water Services 05/26	\$ 29.31
Pasco County Utilities	062426-01	24579062	Water Services 05/26	\$ 24.55
Pasco County Utilities	062426-01	24579142	Water Services 05/26	\$ 13.13

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	062426-01	24579755	Water Services 05/26	\$ 11.11
Pasco County Utilities	062426-01	24579756	Water Services 05/26	\$ 7.07
Pasco County Utilities	060326-01	24579758	Water Services 05/26	\$ 13.13
Pasco County Utilities	062426-01	24579759	Water Services 05/26	\$ 2.02
Pasco County Utilities	062426-01	24579899	Water Services 05/26	\$ 108.07
Pasco County Utilities	062426-01	24580581	Water Services 05/26	\$ 9.09
Pasco County Utilities	062426-01	24580585	Water Services 05/26	\$ 39.39
Pasco Sheriff's Office	100202	I-20265-12796	Deputy Services 05/26	\$ 1,440.00
Rizzetta & Company, Inc.	100197	INV0000109734	Personnel Reimbursement 05/26	\$ 4,291.72
Rizzetta & Company, Inc.	100198	INV0000109942	Accounting Services 06/26	\$ 7,711.67
Rizzetta & Company, Inc.	100205	INV0000110057	Personnel Reimbursement, Amenity Management & Oversight 06/26	\$ 6,500.38
Rizzetta & Company, Inc.	100204	INV0000110104	Cell Phone, Auto Mileage & Travel 05/26	\$ 174.60

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Roger H Smith	061026-01	RS060126-415	Board of Supervisors Meeting 06/01/26	\$ 200.00
Tyson Krutsinger	100203	TK060126-415	Board of Supervisors Meeting 06/01/26	\$ 200.00
U.S. Bank	100208	8197048	Trustee Fees S2018A 05/01/26-04/30/27	\$ 4,310.00
Valley National Bank	062626-01	CC053126-415	Credit Card Expenses 05/26	\$ 2,128.15
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474879-060426	Electric Services 05/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474880-060426	Electric Services 05/26	\$ 48.02
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474881-060426	Electric Services 05/26	\$ 47.58
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474882-060426	Electric Services 05/26	\$ 69.71
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474883-060426	Electric Services 05/26	\$ 307.42
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474885-060426	Electric Services 05/26	\$ 2,298.92
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474886-060426	Electric Services 05/26	\$ 24,377.66
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474888-060426	Electric Services 05/26	\$ 47.47

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474889-060426	Electric Services 05/26	\$ 46.69
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474892-060426	Electric Services 05/26	\$ 94.72
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474893-060426	Electric Services 05/26	\$ 41.83
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474894-060426	Electric Services 05/26	\$ 77.79
Withlacoochee River Electric Cooperative, Inc.	062426-02	1474896-060426	Electric Services 05/26	\$ 41.71
Withlacoochee River Electric Cooperative, Inc.	062426-02	2004533-060426	Electric Services 05/26	\$ 43.49
Withlacoochee River Electric Cooperative, Inc.	062426-02	2004537-060426	Electric Services 05/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	062426-02	2004544-060426	Electric Services 05/26	\$ 42.93
Withlacoochee River Electric Cooperative, Inc.	062426-02	2087686-060426	Electric Services 05/26	\$ 44.48
Withlacoochee River Electric Cooperative, Inc.	062426-02	2087689-060426	Electric Services 05/26	\$ 44.37
Withlacoochee River Electric Cooperative, Inc.	062426-02	2101307-060426	Electric Services 05/26	\$ 44.92
Withlacoochee River Electric Cooperative, Inc.	062426-02	2101312-060426	Electric Services 05/26	\$ 40.16

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	062426-02	2246020-060426	Electric Services 05/26	\$ 44.08
Withlacoochee River Electric Cooperative, Inc.	062426-02	2246022-060426	Electric Services 05/26	\$ 44.91
Withlacoochee River Electric Cooperative, Inc.	062426-02	2246024-060426	Electric Services 05/26	\$ 45.75
Withlacoochee River Electric Cooperative, Inc.	062226-01	2246033-060426	Electric Services 05/26	\$ 43.96
Withlacoochee River Electric Cooperative, Inc.	062226-01	2353522-060426	Electric Services 05/26	<u>\$ 43.35</u>
Report Total				<u>\$ 90,197.97</u>



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
6/1/2026	1140401

Bill To

Connerton West CDD
P.O. Box 32414
Charlotte, NC 28232

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/1/2026

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

Thank you for your business.

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



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
5/29/2026	1141053

Bill To

Connerton West CDD
P.O. Box 32414
Charlotte, NC 28232

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/28/2026

Qty	Item	Description	Unit Price	Amount
1	WETLAND	Quarterly maintenance service for (30) wetland mitigation areas associated with Connerton West CDD @ \$4,100/qtr. Service completed 05/22/26	4,100.00	4,100.00

Thank you for your business.

Total	\$4,100.00
Payments/Credits	\$0.00
Balance Due	\$4,100.00



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
5/29/2026	1141054

Bill To

Connerton West Phase 2
c/o Rizzetta & Company
5844 Old Pasco Rd., Ste 100
Wesley Chapel, FL 33544

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/28/2026

Description	Amount
Quarterly removal of all cat 1 invasive plant species in all (12) CEs. All vegetation treated and left in place to decompose, with no removals. *All trash and debris removed and disposed of off the premises. Completed on 05/22/26 (2 crews)	7,500.00

Thank you for your business.

Total	\$7,500.00
Payments/Credits	\$0.00
Balance Due	\$7,500.00

Total	\$435.00
Payments/Credits	\$0.00
Balance Due	\$435.00



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 842

Date	PO#
05/20/26	
Sales Rep	Terms
Jonah Ballenger	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 Box - D Clock Connerton Blvd

Our tech found a broken valve box along Connerton Blvd D Clock that we strongly believe was caused by mower damage. This proposal is to replace it.





Irrigation Repair - 05/13/2026

\$234.52

Subtotal	\$234.52
Sales Tax	\$0.00
Total	\$234.52
Credits/Payments	(\$0.00)
Balance Due	\$234.52

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$234.52	\$11,368.47	\$852.82	\$1,785.75	\$0.00



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

Invoice 844

Date	PO#
05/27/26	
Sales Rep	Terms
Jonah Ballenger	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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Emory Oaks Place - XCH replacement

The Hunter XC Hybrid controller that irrigates Emory Oaks Place is damaged. It needs to be replaced.



Irrigation Repair - 05/18/2026

\$951.33

Subtotal	\$951.33
Sales Tax	\$0.00
Total	\$951.33
Credits/Payments	(\$0.00)
Balance Due	\$951.33

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,968.28	\$11,602.99	\$852.82	\$1,785.75	\$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 845

Date	PO#
05/27/26	
Sales Rep	Terms
Jonah Ballenger	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Clock H - Zone 4 Troubleshoot / Repair

Clock H Zone 4 solenoid has failed. The proposal includes troubleshooting, wire tracking, and replacing the solenoid.

Irrigation Repair - 05/21/2026

\$288.47

Subtotal	\$288.47
Sales Tax	\$0.00
Total	\$288.47
Credits/Payments	(\$0.00)
Balance Due	\$288.47

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,968.28	\$11,602.99	\$852.82	\$1,785.75	\$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 846

Date	PO#
05/27/26	
Sales Rep	Terms
Jonah Ballenger	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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A Clock Stuck Valve - Emergency Call

Ballenger was informed of a stuck valve on A clock over the weekend. An emergency call and repair was performed Saturday morning to turn off the valve.

Irrigation Repair - 05/23/2026 \$360.00

Subtotal	\$360.00
Sales Tax	\$0.00
Total	\$360.00
Credits/Payments	(\$0.00)
Balance Due	\$360.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,968.28	\$11,602.99	\$852.82	\$1,785.75	\$0.00



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

Invoice 847

Date	PO#
05/27/26	
Sales Rep	Terms
Jonah Ballenger	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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A Clock - Valve and Decoder Troubleshoot / Repair

Alarms for A clock zones 65-68 were flagged in Centralus system. The 4-station decoder and valve need to be replaced.

Station Alert	Communication Failed. Details: Station #68	05/25/2
Station Alert	Communication Failed. Details: Station #67	05/25/2
Station Alert	Communication Failed. Details: Station #65	05/22/2





Irrigation Repair - 05/27/2026

\$1,368.48

Subtotal	\$1,368.48
Sales Tax	\$0.00
Total	\$1,368.48
Credits/Payments	(\$0.00)
Balance Due	\$1,368.48

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,968.28	\$11,602.99	\$852.82	\$1,785.75	\$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 851

Date	PO#
06/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#438 - Irrigation Maintenance Agreement - Yr. 25/26 June 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
\$9,651.50	\$3,935.61	\$11,488.48	\$1,785.75	\$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 852

Date	PO#
06/01/26	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#441 - Water Use Permit Readings Agreement Yr 25/26 June 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
\$9,651.50	\$3,935.61	\$11,488.48	\$1,785.75	\$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 868

Date	PO#
06/03/26	
Sales Rep	Terms
Jonah Ballenger	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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A Clock Rain Sensor - Replacement

Clock A's rain sensor was not triggering properly when rainfall occurred. This proposal is for the replacement of it.



Irrigation Repair - 06/02/2026

\$137.40

Subtotal	\$137.40
Sales Tax	\$0.00
Total	\$137.40
Credits/Payments	(\$0.00)
Balance Due	\$137.40

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$274.80	\$13,587.11	\$11,488.48	\$1,785.75	\$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 869

Date	PO#
06/03/26	
Sales Rep	Terms
Jonah Ballenger	Due on Receipt

Property Address
Connerton West CDD Land O' Lakes, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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D Clock Rain Sensor - Replacement

Clock A's rain sensor was not triggering properly when rainfall occurred. This proposal is for the replacement of it.



Irrigation Repair - 06/02/2026

\$137.40

Subtotal	\$137.40
Sales Tax	\$0.00
Total	\$137.40
Credits/Payments	(\$0.00)
Balance Due	\$137.40

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$274.80	\$13,587.11	\$11,488.48	\$1,785.75	\$0.00



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

Invoice 872

Date	PO#
06/12/26	
Sales Rep	Terms
Jonah Ballenger	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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Separating Rose Pointe Controller

This proposal is to separate the zones that the HOA clubhouse shares with CDD's B clock. The best option we propose is to use Hunter Bluetooth nodes for the four valves that control HOA property outside the gate.



Subtotal	\$1,361.80
Sales Tax	\$0.00
Total	\$1,361.80
Credits/Payments	(\$0.00)
Balance Due	\$1,361.80

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,361.80	\$13,861.91	\$11,488.48	\$0.00	\$1,785.75

Connerton West CDD

SUPERVISOR PAY REQUEST

Meeting Date: June 1, 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		
NOTE: Supervisors are only paid if checked.		

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00
Meeting End Time:	7:08 pm
Total Meeting Time:	3.08

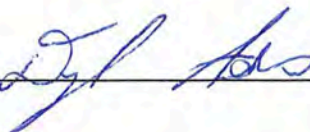
Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



INVOICE

INV-000184

Date Issued: Jun 15, 2026
Date Due: Due on Receipt
Type: Total Due
Check Payable To: Down and Dirty Pressure
Washing of Florida LLC
Balance Due: \$330.00

FROM:

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

TO:

Connerton west cdd
Attn: darryl adams
3434 Colwell Avenue
200
Tampa, FL, 33614
Phone: (813) 928-9099

JOB LOCATION:

darryl Adams
connerton west cdd
landolakes, FL

JOB:

mail box cleaning connerton west cdd

#	Services	Qty	Price	Discount	Tax	Total
1	deposit	1.00	\$330.00	\$0.00	No Tax	\$330.00
Subtotal						\$330.00
Grand Total (\$)						\$330.00

Accepted payment methods

Credit Card, Check, Cash, Zelle

Message

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

Terms

- 1.) The services will be completed in accordance with the agreed upon schedule.
- 2.) Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or

increased charges, and you agree to pay such increased charges.

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

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

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

6.) All deposits are non-refundable.

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

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

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

The accepted forms of payment are listed on this invoice.

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

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

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

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 # 2144

DATE 05/18/2026

DUE DATE 06/02/2026

TERMS Net 15

	QTY	RATE	
State Wildlife Service	1	800.00	800.00
Service for May 2026			

5 Traps/5 cameras are currently in use.

LTD: Hogs Removed: 314

YTD: Hogs Removed: 11

MTD: Hogs Removed: 3

Note:

Hogs were captured South of Connerton Blvd. & remote area.

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

Please make checks payable to Jerry Richardson, State Wildlife Trapper
We appreciate you. 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

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 # 2156

DATE 06/15/2026

DUE DATE 06/30/2026

TERMS Net 15

	QTY	RATE	
State Wildlife Service Service for June 2026	1	800.00	800.00
6 Traps/5 cameras are currently in use.			
LTD: Hogs Removed: 316 YTD: Hogs Removed: 13 MTD: Hogs Removed: 2			
Note: Hogs were captured on Connerton Blvd. We are doing everything possible in order to eliminate the hog population on this property.			
Set-up Fee:State Wildlife Service 1 trap set-up on property (discounted fee)	1	250.00	250.00
Please make check payable to Jerry Richardson, State Wildlife Trapper We appreciate you. Thank you for doing business with us.		SUBTOTAL	1,050.00
		TAX	0.00
		TOTAL	1,050.00
A late fee of 15% late fee will be applied if not paid within 10 days from date.		BALANCE DUE	\$1,050.00

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.

Pasco County Tax Collector 061526-415 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	BEXLEY	BEXLEY	2025	19,701.70	0.00	591.03	0.00	405.86
CONNERTON EAST CDD	CONNERTON EAST	CONNERTON EAST	2025	3,728.87	0.00	111.87	0.00	76.82
CONNERTON WEST CDD	CONRTNW	CONRTNW	2025	18,546.47	0.00	556.41	0.00	382.06
COPPERSPRING CDD	COPPERSPRING CDD	COPPERSPRING CD	2025	8,447.90	0.00	253.45	0.00	174.03
COUNTRY WALK CDD	CWLKCDD	CWLKCDD	2025	21,207.19	0.00	636.20	0.00	436.87
DEERBROOK CDD	DEERBROOK	DEERBROOK	2025	3,005.91	0.00	90.18	0.00	61.92
DEL WEBB BEXLEY CDD	DEL WEB BEXLEY CDD	DEL WEB BEXLEY C	2025	5,639.26	0.00	169.17	0.00	116.17
HIDDEN CREEK NORTH CDD	HIDDEN CREEK NORTH	HIDDEN CREEK NOI	2025	5,833.66	0.00	175.02	0.00	120.18
LAKESIDE CDD	LAKESID	LAKESID	2025	5,590.93	0.00	167.73	0.00	115.18
MEADOW POINTE III CDD	MP3CDD	MP3CDD	2025	35,363.05	0.00	1,060.88	0.00	728.48
MEADOW POINTE IV CDD	MP4CDD	MP4CDD	2025	45,506.30	0.00	1,365.19	0.00	937.43
MITCHELL RANCH CDD	MITCHELL RANCH CDD	MITCHELL RANCH C	2025	9,774.20	0.00	293.23	0.00	201.35
NEW PORT CORNER CDD	NEW PORT CORNER CE	NEW PORT CORNEI	2025	20,027.49	0.00	600.81	0.00	412.57
SEVEN OAKS CDD	SVNOKS	SVNOKS	2025	72,333.43	0.00	2,170.00	0.00	1,490.07
VERANDAHS CDD	VERANDA	VERANDA	2025	5,149.32	0.00	154.47	0.00	106.08
WATER'S EDGE CDD	WATSEDG	WATSEDG	2025	16,166.10	0.00	484.98	0.00	333.02
WESBRIDGE CDD	WESBRIDGE CDD	WESBRIDGE CDD	2025	8,035.34	0.00	241.07	0.00	165.53
WIREGRASS CDD	WIREGRA	WIREGRA	2025	19,807.33	0.00	594.22	0.00	408.03
WIREGRASS II CDD	WIREGRASS II	WIREGRASS II	2025	13,030.88	0.00	390.94	0.00	268.44

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distribution	Funding Ag Email
19,886.87	611.19	19,275.68	BEXLEY CD BLHeureux@rizzetta.com
3,763.92	474.39	3,289.53	CONNERTC vsmith@rizzetta.com
18,720.82	502.44	18,218.38	CONNERTC vsmith@rizzetta.com
8,527.32	152.90	8,374.42	COPPERSPI BLHeureux@rizzetta.com
21,406.52	293.63	21,112.89	COUNTRY ' BLHeureux@rizzetta.com
3,034.17	204.59	2,829.58	DEERBROC BLHeureux@rizzetta.com
5,692.26	177.78	5,514.48	DEL WEB B BLHeureux@rizzetta.com
5,888.50	144.50	5,744.00	HIDDEN CR vsmith@rizzetta.com
5,643.48	257.00	5,386.48	LAKESIDE C BLHeureux@rizzetta.com
35,695.45	558.52	35,136.93	MEADOW BLHeureux@rizzetta.com
45,934.06	437.82	45,496.24	MEADOW vsmith@rizzetta.com
9,866.08	202.02	9,664.06	MITCHELL l vsmith@rizzetta.com
20,215.73	84.77	20,130.96	NEW PORT BLHeureux@rizzetta.com
73,013.36	864.52	72,148.84	SEVEN OAI BLHeureux@rizzetta.com
5,197.71	135.80	5,061.91	THE VERAN vsmith@rizzetta.com
16,318.06	209.45	16,108.61	WATERS EI BLHeureux@rizzetta.com
8,110.88	131.74	7,979.14	WESBRIDG BLHeureux@rizzetta.com
19,993.52	386.43	19,607.09	WIREGRAS BLHeureux@rizzetta.com
13,153.38	342.77	12,810.61	WIREGRAS vsmith@rizzetta.com



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: 24575522

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	07354825	4/14/2026	186	5/14/2026	188	30	2

Usage History		
	Water	Irrigation
May 2026		2
April 2026		5
March 2026		10
February 2026		4
January 2026		7
December 2025		8
November 2025		7
October 2025		6
September 2025		4
August 2025		9
July 2025		0
June 2025		3

Transactions		
Previous Bill		39.72
Payment 05/22/26		-39.72 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		22.37
Water Tier 1	2.0 Thousand Gals X \$3.47	6.94
Total Current Transactions		29.31
TOTAL BALANCE DUE		\$29.31

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0325440
Customer # 01044338
Balance Forward 0.00
Current Transactions 29.31

Total Balance Due \$29.31
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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



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

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

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

1 0 1
22-65062

CONNERTON WEST CDD

Service Address: **21736 BILLOWY JAUNT DR**
Bill Number: 24579062
Billing Date: 6/3/2026
Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13594970	4/14/2026	85	5/14/2026	86	30	1

Usage History

	Water
May 2026	1
April 2026	0
March 2026	1
February 2026	0
January 2026	1
December 2025	0
November 2025	1
October 2025	1
September 2025	0
August 2025	1
July 2025	0
June 2025	1

Transactions

Previous Bill	22.37
Payment 05/22/26	-22.37 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	1.0 Thousand Gals X \$2.18 2.18
Total Current Transactions	24.55
TOTAL BALANCE DUE	\$24.55

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0939485
Customer # 01044338
Balance Forward 0.00
Current Transactions 24.55

Total Balance Due \$24.55
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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





PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
22-65062

CONNERTON WEST CDD

Service Address: **8114 SWISS CHARD CIRCLE**

Bill Number: 24579142

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020289	4/14/2026	1367	5/14/2026	1380	30	13

Usage History		
Water		
May 2026	13	
April 2026	13	
March 2026	14	
February 2026	6	
January 2026	7	
December 2025	6	
November 2025	4	
October 2025	5	
September 2025	7	
August 2025	10	
July 2025	8	
June 2025	15	

Transactions		
Previous Bill		13.13
Payment 05/22/26		-13.13 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	13 Thousand Gals X \$1.01	13.13
Total Current Transactions		13.13
TOTAL BALANCE DUE		\$13.13

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 0945935
Customer # 01044338
Balance Forward 0.00
Current Transactions 13.13

Total Balance Due \$13.13
Due Date 6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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CONNERTON WEST CDD

Service Address: **21852 BRISKE MORNING AVENUE**

Bill Number: 24579755

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200858990	4/14/2026	273	5/14/2026	284	30	11

Usage History

Water

May 2026	11
April 2026	15
March 2026	9
February 2026	0
January 2026	0
December 2025	6
November 2025	2
October 2025	6
September 2025	7
August 2025	23
July 2025	23
June 2025	17

Transactions

Previous Bill	15.15
Payment 05/22/26	-15.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$1.01 11.11
Total Current Transactions	11.11
TOTAL BALANCE DUE	\$11.11

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 0980230
Customer # 01044338
Balance Forward 0.00
Current Transactions 11.11

Total Balance Due \$11.11
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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CONNERTON WEST CDD

Service Address: **21318 WISTFUL YEARN DR**
Bill Number: 24579756
Billing Date: 6/3/2026
Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020279	4/14/2026	2254	5/14/2026	2261	30	7

Usage History		
Water		
May 2026	7	
April 2026	7	
March 2026	10	
February 2026	10	
January 2026	10	
December 2025	10	
November 2025	3	
October 2025	8	
September 2025	19	
August 2025	59	
July 2025	54	
June 2025	34	

Transactions		
Previous Bill		7.07
Payment 05/22/26		-7.07 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$1.01	7.07
Total Current Transactions		7.07
TOTAL BALANCE DUE		\$7.07

Annual Water Quality Report: The 2025 Consumer Confidence
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Account # 0980235
Customer # 01044338
Balance Forward 0.00
Current Transactions 7.07

Total Balance Due \$7.07
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
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UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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22-65062

CONNERTON VILLAGE II PARCEL 213

Service Address: **21379 SOUTHERN CHARM DR**

Bill Number: 24579758

Billing Date: 6/3/2026

Billing Period: 4/15/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399008	4/15/2026	2362	5/14/2026	2362	29	0

Usage History
Water

May 2026	0
April 2026	13
March 2026	37
February 2026	8
January 2026	15
December 2025	12
November 2025	0
November 2025	12
October 2025	10
September 2025	14
August 2025	21
July 2025	0

Transactions

Previous Bill	13.13
Past Due	13.13

TOTAL BALANCE DUE \$13.13

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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

Account # 0980245
Customer # 01362420
Past Due 13.13
Current Transactions 13.13

Total Balance Due	\$13.13
Due Date	6/22/2026

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.

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Pay By Phone: 1-855-786-5344

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CONNERTON WEST CDD

Service Address: **21915 BUTTERFLY KISS DR**
Bill Number: 24579759
Billing Date: 6/3/2026
Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020285	4/14/2026	2423	5/14/2026	2425	30	2

Usage History		
Water		
May 2026	2	
April 2026	3	
March 2026	4	
February 2026	9	
January 2026	6	
December 2025	20	
November 2025	4	
October 2025	12	
September 2025	12	
August 2025	25	
July 2025	23	
June 2025	20	

Transactions		
Previous Bill		3.03
Payment 05/22/26		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$1.01	2.02
Total Current Transactions		2.02
TOTAL BALANCE DUE		\$2.02

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Account # 0980250
Customer # 01044338
Balance Forward 0.00
Current Transactions 2.02

Total Balance Due \$2.02
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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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: **21990 BUTTERFLY KISS DR**
Bill Number: 24579899
Billing Date: 6/3/2026
Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399011	4/14/2026	1730	5/14/2026	1837	30	107

Usage History		
Water		
May 2026	107	
April 2026	10	
March 2026	9	
February 2026	6	
January 2026	5	
December 2025	5	
November 2025	3	
October 2025	4	
September 2025	7	
August 2025	84	
July 2025	26	
June 2025	21	

Transactions		
Previous Bill		10.10
Payment 05/22/26		-10.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	107 Thousand Gals X \$1.01	108.07
Total Current Transactions		108.07
TOTAL BALANCE DUE		\$108.07

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 0986210
Customer # 01044338
Balance Forward 0.00
Current Transactions 108.07

Total Balance Due \$108.07
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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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: **8775 BIRCHLEAF CT RECLAIM**

Bill Number: 24580581

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18809644	4/14/2026	902	5/14/2026	911	30	9

Usage History

Water

May 2026	9
April 2026	12
March 2026	15
February 2026	10
January 2026	6
December 2025	8
November 2025	3
October 2025	6
September 2025	10
August 2025	11
July 2025	10
June 2025	11

Transactions

Previous Bill	12.12
Payment 05/22/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$1.01
	9.09
Total Current Transactions	9.09
TOTAL BALANCE DUE	\$9.09

Annual Water Quality Report: The 2025 Consumer Confidence
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paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence
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Account # 1022185
Customer # 01044338

Balance Forward 0.00
Current Transactions 9.09

Total Balance Due \$9.09
Due Date 6/22/2026

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

**The Total Due will be electronically
transferred on 06/22/2026.**

CONNERTON WEST CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
22-65062

CONNERTON WEST CDD

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

Bill Number: 24580585

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18142596	4/14/2026	3530	5/14/2026	3569	30	39

Usage History

Water

May 2026	39
April 2026	47
March 2026	105
February 2026	80
January 2026	11
December 2025	8
November 2025	7
October 2025	13
September 2025	24
August 2025	51
July 2025	49
June 2025	69

Transactions

Previous Bill	47.47
Payment 05/22/26	-47.47 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	39 Thousand Gals X \$1.01
Total Current Transactions	39.39
TOTAL BALANCE DUE	\$39.39

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Account # 1022230
Customer # 01044338
Balance Forward 0.00
Current Transactions 39.39

Total Balance Due \$39.39
Due Date 6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.

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





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

Invoice: I-20265-12796
Service Total: \$1440.00
Payments Total:
Amount Due: \$1440.00
Sent Date: 6/1/2026
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
5/3/2026	MERGNER, JACQUELINE - 7771	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$60.00	\$240.00
5/8/2026	MAURI, MANUEL - 7180	SECURITY @ CONNERTON WEST COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
5/14/2026	COOKE, JUSTIN - 6824	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$60.00	\$240.00
5/19/2026	VILLA, NICHOLAS - 7830	SECURITY @ CONNERTON WEST COMMUNITY	2:00 PM	4.00	\$60.00	\$240.00
5/23/2026	PETERS, JOSHUA - 3096	SECURITY @ CONNERTON WEST COMMUNITY	6:00 PM	4.00	\$60.00	\$240.00
5/28/2026	COOKE, JUSTIN - 6824	SECURITY @ CONNERTON WEST COMMUNITY	4:00 PM	4.00	\$60.00	\$240.00
					Total:	\$1440.00

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-20265-12796

Invoice Total: \$1440.00

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

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

Invoice

Date	Invoice #
5/22/2026	INV0000109734

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/2/2026	INV0000109942

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
6/5/2026	INV0000110057

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/1/2026	INV0000110104

Bill To:

Connerton West CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]



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

Invoice Number: 8197048
Account Number: 263012000
Invoice Date: 05/22/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

CONNERTON WEST CDD 2018A

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,310.00

All invoices are due upon receipt.

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

CONNERTON WEST CDD 2018A

Invoice Number: 8197048
Account Number: 263012000
Current Due: \$4,310.00

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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





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

Invoice Number: 8197048
Invoice Date: 05/22/2026
Account Number: 263012000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

CONNERTON WEST CDD 2018A

Accounts Included	263012000	263012001	263012003	263012004	263012005	263012006
In This Relationship:	263012007	263012008	263012009	263012010	263012011	

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,000.00	100.00%	\$4,000.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				\$4,000.00
Incidental Expenses 05/01/2026 to 04/30/2027	4,000.00	0.0775		\$310.00
Subtotal Incidental Expenses				\$310.00
TOTAL AMOUNT DUE				\$4,310.00





CC053126-415

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,854.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$2,204.04
Payments & Credits	\$2,205.04
Purchases & Other Charges	\$2,129.15
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,128.15

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$2,128.15
Minimum Payment Due	\$2,128.15
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$2,204.04-	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,204.04-
		MICHELLE WHITE	\$0.00	
		NICHOLAS BOWEN	\$2,128.15	
04/30	05/01	5543286G85V0RQ817	AMAZON MKTPL*BJ6AT10Q1 SEATTLE WA	40.61
			MCC: 5942 MERCHANT ZIP:	
04/30	05/01	5543286G85V14P4D4	AMAZON MKTPL*BS2V77KF0 SEATTLE WA	40.61
			MCC: 5942 MERCHANT ZIP:	
04/30	05/01	5543286G85V15RP3J	AMAZON MKTPL*BS37N1KF0 SEATTLE WA	40.61
			MCC: 5942 MERCHANT ZIP:	
04/30	05/01	5543286G85V15R7AR	AMAZON MKTPL*BV2KU3GW2 SEATTLE WA	40.61
			MCC: 5942 MERCHANT ZIP:	
05/01	05/01	5543286G95V8T8Z7N	AMAZON MKTPL*BS4PP0U70 SEATTLE WA	19.98
			MCC: 5942 MERCHANT ZIP:	
05/04	05/04	5543286GQ5WALR6FB	LOWES #02238* LUTZ FL	254.22
			MCC: 5200 MERCHANT ZIP: 33549	

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	June 25, 2026
New Balance	\$2,128.15
Minimum Payment Due	\$2,128.15
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/04	05/04	5543286GQ5WQ91S5B	AMAZON MKTPL*BV8N00WE2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	159.99
05/05	05/05	5543286GD5WHD5969	AMAZON MKTPL*BJ21T1VE0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	102.98
05/11	05/11	5543286GK5W28VD5B	AMAZON MKTPL*BF90K0TH1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	169.99
05/11	05/11	5543286GL5W3E70AL	CIRCLE K # 07575 LAND O LAKES FL MCC: 5542 MERCHANT ZIP:	153.21
05/12	05/12	5543286GL5W7JYFFY	TMOBILE*AUTO PAY BELLEVUE WA MCC: 4814 MERCHANT ZIP:	89.68
05/13	05/13	0558745GM00000QNP	RBT CIRCLE K # 07575 EASYSAVINGS CREDIT MCC: 6532 MERCHANT ZIP:	1.00-
05/17	05/17	5543286GT5XTR197G	AMAZON MKTPL*BF0CN20P0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.98
05/20	05/20	5543286GW5YYPK70L	LOWES #02238* LUTZ FL MCC: 5200 MERCHANT ZIP: 33549	586.82
05/23	05/23	0531461H0EHXR19RX	FLORIDA COAST EQUIPMEN LAND O LAKES FL MCC: 5599 MERCHANT ZIP:	252.48
05/25	05/25	5543286H160KEEFZN	AMAZON MKTPL*A99PA57O3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	89.95
05/27	05/27	5543286H3619XN66M	AMAZON MKTPL*C77RI9W03 SEATTLE WA MCC: 5942 MERCHANT ZIP:	26.99
05/30	05/30	5543286H6626YWF3Q	AMAZON.COM*WK3IQ23Y3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	30.44

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,128.15 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.32	\$0-\$500,000 = 0.25%
New Cashback Balance	\$5.32	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Apr 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Connerton West CDD**Closing Date**

May 31, 2026

Payment Date

June 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
5/1/2026		Beginning Balance	\$2,204.04		
05/01/26	Amazon	Shop/Field/Restock	\$40.61	\$40.61	
05/01/26	Amazon	Shop/Field/Restock	\$40.61	\$40.61	
05/01/26	Amazon	Shop/Field/Restock	\$40.61	\$40.61	
05/01/26	Amazon	Shop/Field/Restock	\$40.61	\$40.61	
05/01/26	Amazon	Light Caps for Post	\$19.98	\$19.98	
05/04/26	Lowe's	Restock/Willow/Arbors/ RA #4	\$254.22	\$254.22	
05/04/26	Amazon	Replace destroyed battery RA #4	\$159.99	\$159.99	
05/05/26	Amazon	Label Maker & Water Jug Caps	\$102.98	\$102.98	
05/11/26	Amazon	Big Boy Jack for BC	\$169.99		\$169.99
05/11/26	Circle K	Gas for BC	\$153.21		\$153.21
05/12/26	T Mobile	Reaccuring - Internet/Tablet (ACH)	\$89.68	\$89.68	
05/13/26	Circle K	Gas for BC	(\$1.00)		(\$1.00)
05/17/26	Amazon	Valve Handle Lock Out/No Theft	\$29.98	\$29.98	
05/20/26	Lowe's	Gazebo Project	\$586.82	\$586.82	
05/23/26	Florida Coast Equipment	2nd Tire and Rim for BC	\$252.48		\$252.48
05/25/26	Amazon	Shop	\$89.95	\$89.95	
05/27/26	Amazon	Latch for Dog Park	\$26.99	\$26.99	
05/30/26	Amazon	Shop/Field/Restock	\$30.44	\$30.44	
05/25/26		CC Payment	(\$2,204.04)		
05/31/26	TOTAL		2,128.15	1,553.47	574.68
				57200-4785	57200-4660



Details for Order #114-3043671-0985858

Order Placed: May 30, 2026
PO number : Connerton West
Amazon.com order number: 114-3043671-0985858
Order Total: \$30.44

MAY 30

Not Yet Shipped

Items Ordered

	Price
1 of: Sharpie Metallic Permanent Markers, Fine Point, Silver, 2 Count - For Black Paper or Dark Surfaces, Arts & Crafts, Posters Sold by and invoiced on behalf of: Amazon.com Condition: New	\$3.48
FOR WRITING ON BLACK	
1 of: EXPO Dry Erase Markers, Low Odor Ink, Assorted Colors, Ultra Fine Tip, 8 Count - Whiteboard, Calendar, Organization, School Supplies Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$8.79
SHOP	
1 of: Sharpie Permanent Markers, Fine Tip, Black, 12 Count - Quick Drying, Fade Resistant, For Wood, Plastic, Paper, Metal, And More, Sharpie Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$8.99
SHOP/FIELD	
1 of: Amazon Basics Narrow Ruled Lined Writing Note Pads for Notes, Office Supplies, 5" x 8", White, 12-Pack of 50 Pages, Perforated Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	\$9.18
REPLENISH ALMOST OUT (NOTE PADS)	

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

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

Item(s) Subtotal: \$30.44
Shipping & Handling: \$2.99
Promotion applied: -\$2.99

Total before tax: \$30.44
Estimated Tax: \$0.00

Grand Total: \$30.44

14

+1954.07
T=1984.51



Details for Order #114-5316724-5435435

Order Placed: May 30, 2026
PO number : Connerton West
Amazon.com order number: 114-5316724-5435435
Order Total: \$17.80

Not Yet Shipped

Items Ordered

1 Of: Super Geotextile Landscape Staples - Heavy Duty 11 Gauge Galvanized U-Shaped Sod Pins for Weed Barrier and Landscaping F

abric Stakes - 1" x 6" (100 pcs)

Sold by and invoiced on behalf of: Super Geotextile ([seller profile](#))

Seller Credentials: [Registered Small Business](#), Classified Small Business - Gartner Standard

Business Price

Condition: New

Price

\$17.80

STAKE DOWN TUBING AND WIRES

Shipping Address:

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

Shipping Speed:

Standard Shipping

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: \$17.80

Shipping & Handling: \$0.00

Total before tax: \$17.80

Estimated Tax: \$0.00

Grand Total: \$17.80

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

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+ 19.36.27

T = 19.54.07



Final Details for Order #114-8700447-3657801

Order Placed: May 27, 2026
PO number : Connerton West
Amazon.com order number: 114-8700447-3657801
Order Total: \$26.99

Shipped on May 27, 2026

Items Ordered

	Price
1 Of: BiJun Chain Link Double Gate Latch for 1-3/8 Inch Gate Frames - Strong Arm Design with Padlock Holes, Chain Link Fence Latch for Ranch Fences & Yard Gates (Black)	\$26.99
Sold by and invoiced on behalf of: LISHENG- (seller profile)	
Business Price	
Condition: New	

DOG PARK
FENCE LATCH

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Item(s) Subtotal:	\$26.99
Shipping & Handling:	\$0.00

Total before tax:	\$26.99
Sales Tax:	\$0.00

Total for This Shipment:	\$26.99

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:	\$26.99
Shipping & Handling:	\$0.00

Total before tax:	\$26.99
Estimated Tax:	\$0.00

Grand Total: \$26.99

Credit Card transactions

MasterCard ending in 0814: May 27, 2026: \$26.99

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

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+ 1909.28
T=1936.27

MAY 25

Details for Order #114-5478056-3249823

Order Placed: May 25, 2026
PO number : Connerton West
Amazon.com order number: 114-5478056-3249823
Order Total: \$89.95

Not Yet Shipped

Items Ordered

	Price
1 of: Kasa Smart Plug Mini 15A, Smart Home Wi-Fi Outlet Works with Alexa, Google Home & IFTTT, No Hub Required, UL Certified, 2.4G WiFi Only, 4-Pack(EP10P4) , White Sold by and invoiced on behalf of: Amazon.com Condition: New	\$29.99
1 of: AOSU Solar Camera Security Outdoor - 100% Wire-Free Security Cameras Wireless Outdoor for Home Surveillance with Fixed Solar Panel, 360° Panoramic View, Human Auto Tracking, 2K Color Night Vision Sold by and invoiced on behalf of: AOSU Official Store (seller profile) Business Price Condition: New	\$59.96

SHOP

FOR OUTSIDE OF
SHOP AREA

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

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

Item(s) Subtotal:	\$89.95
Shipping & Handling:	\$2.99
Promotion applied:	-\$2.99

Total before tax:	\$89.95
Estimated Tax:	\$0.00

Grand Total:	\$89.95

(11)

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

+ 1819.33
T=1909.28



FLORIDA COAST EQUIPMENT

Florida Coast Equipment, LLC
3827 Land O' Lakes Blvd
Land O' Lakes, FL 34639
Phone: (813) 995-2533

Remit To:
Florida Coast Equipment, LLC
1401 Forum Way Suite 100
West Palm Beach, FL 33401

MAY 23

Ship To: IN STORE PICKUP

Invoice To: CONNERTON WEST CDD
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL FL 33544

Branch LAND O' LAKES			CNNYYY
Date 05/23/26	Time 09:17:03 (O)	Page 01	
Account No CONN011	Phone No 8133338518	Inv No P4157605	
Ship Via		Purchase Order	
Tax ID No			
		Salesperson 234	

PARTS INVOICE

ORDER#: 038699

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K7591-19312	25X10.00-12/6PR 350 MAG (HDWS) ASSY **	EC03	1	1	1			235.96	235.96

SUB TOTAL==> 235.96
FL STATE TAX 14.16
PASCO County 2.36
TOTAL CREDIT CARD 252.48

023124 XXXXXXXXXXXXX0814XXX

WILL CALL
FOR A CREDIT

10
+156685

APPROVED

Authorization Number:023124
Account Number:*****0814
Card Type:Mastercard
Entry Mode:Contactless
Application Name:Mastercard
Application Id:A0000000041010
Cryptogram:ARQC 0494E49DE52BB174
Response:0 - Approved
Transaction Date:05/23/2026 09:16:45 AM
Transaction Id:1618444042
Approved Amount:\$252.48
Reference Number:01.01.05.038699
Transaction Type:Sale
Signature Not Required

IT'S A LOT TO EXPLAIN
BUT KNOW IT WILL BE
WAY MORE COST EFFECTIVE
AND EFFICIENT WHEN NEEDING
TO REPLACE AND/OR MOVE AND SWAP
TIRES AROUND TO GET THE MOST OUT
OF EVERY TIRE BEFORE HAVING TO DISCARD
AS WELL AS BEING ABLE TO STAY ON SITE
THROUGHOUT THE DAY INSTEAD OF LEAVING

T=1819.33

Parts Return Policy:

Used parts and cores must be returned within 10 days of the original invoice and in returnable condition. Returned Parts must be in original OEM packaging and not installed. A 20% restock fee applies to all returnable parts. All sales are final on installed parts, electrical parts, special order parts, clearance, and non-returnable parts. Stihl & Echo power unit sales are final. Shipping & Handling charges are not refundable. Special Order parts require a deposit of 50%. Warranty parts are subject to the policies set by the manufacturer. Cash or check refunds over \$200 may take up to 5 business days. All parts being shipped out of Florida Coast Equipment are FOB.

Parts Terms & Conditions:

Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Parts Certificate Under Agricultural Producing Exemption:

The undersigned hereby certifies that all items, except as indicated hereon are purchased for the use or consumption in connection with the production of horticultural or agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of the certificate subjects persons to the penalties of the Sales Tax Act.

X

Ordered By

X

Received By



LEARN MORE AT LOWES.COM/NYLOWESREWARDS

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

- SALE -

SALES#: S2238KV0 5003395 TRANS#: 757556081 05-20-26

239853 2-6-16 TC TREATED #2 PRIM	169.02 -WOOD
9 @ 18.78	
196496 2-4-12 TC TREATED #2 PRIM	151.68 -WOOD
16 @ 9.48	
196087 2-4-8 TC TREATED #2 PRIME	4.38 -WOOD
1085851 24IN X 48IN BLOW MOLD TAB	54.98 -TABLE
5333956 DF 1LB 1-1/4-IN EXT SCREW	21.96 -SCREWS
2 @ 10.98	
2501337 KEY SAFE PORTABLE DIAL CO	39.98 -LOCK
1020676 10 IN. PRO-CLAW HLDING PU	20.98 -CLAW FORWARD
3802940 JHSH LSR ETCH SPD TRIM SQ	22.98 -SPEED SQUARE
3728208 SKIL 5-1/2-IN 18T SAW BLD	15.96 -BLADE
2 @ 7.98	
1596622 SPY 7-1/4-IN DEMO BLADE	25.96 -BLADE
2 @ 12.98	
1572532 FG-SCEYE LG .263X2-5/8BLK	2.98 -I-BOLT
5333975 DF 5LB 2-1/2-IN EXT SCREW	29.98 -SCREWS
10037 LNX 9-IN 6TPI DEMO RECIP	25.98 -SAWALL BLADES

SUBTOTAL:	586.82
TOTAL TAX:	0.00
INVOICE 88064 TOTAL:	586.82
M/C:	586.82

* FOR GAZEBO
PROJECT

TO LOCK DOWN
WATER STATION
THAT THEY WERE JUST
COUGHT STEALING FROM

⑨

980.03
L=586.82
T=1566.85

MAY 16



Details for Order #114-0525914-4855409

Order Placed: May 16, 2026
PO number : Connerton West
Amazon.com order number: 114-0525914-4855409
Order Total: \$29.98

Not Yet Shipped	
Items Ordered	Price
2 of: Young Dance Metal Gate Valve Locking Device with Lock - Gas Valve Locks, Water Spigot Lock, for 1-1/2 to 3 in Dia Valve Handles, Prevent Water Theft, Unauthorized Water Use (Silver) Sold by and invoiced on behalf of: CATVSCOPE3 (seller profile) Condition: New	\$14.99
Shipping Address: Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
Shipping Speed: FREE Prime Delivery	

TO LOCK OUT WATER
VALVE TO STOP UNAUTHORIZED
USE.

Payment information	
Payment Method: MasterCard Last digits: 0814	Item(s) Subtotal: \$29.98
Billing address Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Shipping & Handling: \$0.00

	Total before tax: \$29.98
	Estimated Tax: \$0.00

	Grand Total: \$29.98

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

+ 950.05
= 980.03



Connerton <cddpropertycare@gmail.com>

Thank you for your payment*MAY 12*

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

Tue, May 12, 2026 at 2:01 PM

Get details and view your balance.



For your records.

Details about your AutoPay

Hi ,

Your AutoPay of \$89.68 was processed on 05/12/2026 using CARD ending in 0814. Your balance due is now \$0.

⑦
860.37
TM = 89.68
T = 950.05

[View details](#)

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CIRCLE-K

MAY 11

5/11/2026 09:02:34 9:10AM

Order Number: 2085680
Circle K 2707575
7767 Land O'Lakes Bl
Land O'Lak FL 34638
(813) 929-8788

Term: 102
Appr: 011342

Diesel
PUMP No. 02
Gallons 29.022
PRICE/G \$5.279
TOTAL FUEL \$153.21
TOTAL SALE \$153.21
SALE

Master Card
Card Num: (R)
XXXXXXXXXXXX0814
Contactless

USD\$ 153.21

Mastercard
AID: A00000000041010
TVR: 0000000001
IAD:
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
TSI: E800
ARC: 00
ARQC:
D133231F5EE95444

05/11/2026 08:57:01

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

THANK YOU
HAVE A NICE DAY

*GAS FOR BC
AND 5-5 GALLONS

⑥ 707.16
C-K = 153.21
T = 860.37

MAY 10

Details for Order #114-7612329-7657804

Order Placed: May 10, 2026
 PO number : Connerton West
 Amazon.com order number: 114-7612329-7657804
 Order Total: \$169.99

Not Yet Shipped

Items Ordered

Price

1 of: Jack Boss 3 Ton Low Profile, Aluminum and Steel Racing Floor Jack with Dual Pistons Quick Lift Pump for Sport Utility Vehicle, Lifting Range 3-15/16" min to 18-5/16" max, Net Weight 58.5 lb, Red
 Sold by and invoiced on behalf of: Jack Boss ([seller profile](#))
 Seller Credentials: [889 Certification](#), [ISO 14001:2004 - Environmental Management Systems - Requirements](#), [ISO 9001:2015 - Quality Management Systems - Requirements](#)
 Condition: New

\$169.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

THE OTHER ONE
 WHICH CAN STILL
 BE USED ON CERTAIN
 APPLICATIONS IS JUST
 WAY TO WOBBLY AND

Item(s) Subtotal: \$169.99
 Shipping & Handling: \$0.00

 Total before tax: \$169.99
 Sales Tax: \$0.00

Total for This Shipment: \$169.99

Payment information

Payment Method:

MasterCard | Last digits: 0814

Billing address

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

NOT SAFE FOR WHEN
 TAKING MORE THAN
 ONE TIRE OFF WHICH
 I NEED TO DO AS SOON
 AS IT COMES IN

Item(s) Subtotal: \$169.99
 Shipping & Handling: \$0.00

 Total before tax: \$169.99
 Estimated Tax: \$0.00

Grand Total: \$169.99

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

+ 537.17
 = 707.16



Details for Order #114-1454227-9184229

MAY 4

Order Placed: May 4, 2026
PO number : Connerton West
Amazon.com order number: 114-1454227-9184229
Order Total: \$102.98

Not Yet Shipped

Items Ordered

Price

1 of: Brother PT-D210SV Monochrome Label Maker Bonus Bundle Comes with a Protective Carrying case, an Adapter, and Two Sample
Genuine TZe Label Tapes for Added Value.
Sold by and invoiced on behalf of: Amazon.com
Condition: New

\$89.99

BLUETAPE AND MY CRAPPY
HANDWRITING NO MORE

1 Of: Gofriipai Upgraded 3 and 5 Gallon Water Jug Cap, Silicone Reusable Replacement Cap, No Spill 5 Gallon Water Jug Lid Fits 55mm Bottle, 5 gallon water bottle caps for Outdoor & Kitchen (5)
Sold by and invoiced on behalf of: Gofriipai ([seller profile](#))
Condition: New

\$12.99

WATER JUG CAPS

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: \$102.98

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$102.98

Estimated Tax: \$0.00

Grand Total: \$102.98

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

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+ 434.19
T=537.17



LEARN MORE AT LOWES.COM/NYLOWESREWARDS

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

- SALE -

SALES#: S2238KVO 3659169 TRANS#: 924135043 05-04-26

759034 1-QT SIKI RM STUCCO PATCH	21.96	- Fix WALL
2 @ 10.98		
186761 PS 4-IN HEAVY DUTY FRAME	6.56	- ROLLER
2 @ 3.28		
1034383 VALSPAR 4 3/8-IN TRIM ROL	11.36	- ROLLS
2 @ 5.68		
172223 PROJECT SOURCE MINI ROLLE	5.04	- TRAY
3 @ 1.68		
1329451 RB 3/16-IN X 10-FT ZP PRF	25.08	- CHAIN
1026859 SIG PLASTIC ENCL PLUG MUL	1.58	- PLUGS
116022 1/2-IN LQ TIGHT STRAIGHT FI	13.52	- RESTOCK/FITTINGS
4 @ 3.38		
1572529 FG EYE LAG BT 3/8X4.5BLK	5.96	- I-BOLTS
2 @ 2.98		
75651 SIGMA 3/4-IN ENT IHL STRA	8.48	- CLAMPS
6834369 RB 2 -IN NB NARROW HINGE	8.94	- ARBORS LIGHTING
3 @ 2.98		
785604 WNR 3-IN FLEX PUTTY KNIF	10.98	- TOOL
785605 WNR 6-IN FLEX PUTTY KNIF	12.98	- TOOL
145636 1Q STORMCOAT FLAT BASE 4	32.98	- BROWN PAINT
785607 WNR 2-IN STIFF PUTTY KNIF	8.98	- TOOL
271359 ARMAI PROPLUS GROUTING S	6.58	- SPONGE FOR STUCCO
2 @ 3.29		
6798567 HB 30L BLK SOLAR SPOT (-1	8.00	- TRY ON PPP
2 @ 4.00		
6597932 BOUNTY BDP = 20 SAS	23.48	- SHOD
369819 ZEP PRO 1 SPRAY BOTTLE	14.32	- REPLACE
3.98 DISCOUNT EACH	-0.40	
4 @ 3.58		
6304497 CHARMIN USTRONG 12XL = 72	24.98	- SHUP
63395 5/16-IN X 1-1/2-IN HX LAG	2.46	- LAG BOLTS
6 @ 0.41		
SUBTOTAL:	254.22	
TOTAL TAX:	0.00	
INVOICE 96846 TOTAL:	254.22	
H/C:	254.22	

MAY 4

- RESTOCK AND FINISH
FROM Willow 1 and 2

- RESTOCK FROM ARBORS - 1
ALSO TO FINISH R.A.#4

- ARBORS AND SHOP RESTOCK

③ 179.97
L=254.22
T=434.19

MAY 1



Details for Order #111-7584100-4704241

Order Placed: May 1, 2026

PO number : Connerton

Amazon.com order number: 111-7584100-4704241

Order Total: \$159.99

Not Yet Shipped	
Items Ordered	Price
1 of: 12V 100Ah LiFePO4 Deep Cycle Lithium Battery, 15000+ Cycles, Lightweight & Compact Design, Perfect For Rv, Solar Sys tems, Trolling Motors, Marine Applications, Off-Grid Power (12V 100Ah Group 24) Sold by and invoiced on behalf of: HeyFuture Direct (seller profile) Condition: New	\$149.99
Shipping Address: Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	Item(s) Subtotal: \$149.99 Shipping & Handling: \$10.00 ----- Total before tax: \$159.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$159.99 -----

TO REPLACE
THE ONE I KILLED

(IT COULD NOT BE RECOVERED)

Payment information	
Payment Method: MasterCard Last digits: 0814	Item(s) Subtotal: \$149.99 Shipping & Handling: \$10.00 -----
Billing address Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$159.99 Estimated Tax: \$0.00 ----- Grand Total: \$159.99

②

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

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+ 19.98
T= 179.97

MAY 1



Details for Order #114-5650658-2265805

Order Placed: May 1, 2026
PO number : Connerton West
Amazon.com order number: 114-5650658-2265805
Order Total: \$19.98

Not Yet Shipped	
Items Ordered	Price
1 Of: Kemeco Solar Post Cap Lights for 4x4 Posts, 2 Pack Warm White LED Solar Powered Waterproof Black Deck Fence Cap Lights f or Wooden Vinyl Post Sold by and invoiced on behalf of: Kemeco (seller profile) Condition: New	\$19.98
Shipping Address: Nicholas bowen 28999 CREDENCE DR WESLEY CHAPEL, FL 33544-2803 United States	
Shipping Speed: FREE Prime Delivery	

POST CAPS
FOR SIGN IN ARBORS-1

Payment information	
Payment Method: MasterCard Last digits: 0814	Item(s) Subtotal: \$19.98
Billing address Connerton West Community 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Shipping & Handling: \$0.00

	Total before tax: \$19.98
	Estimated Tax: \$0.00

	Grand Total: \$19.98



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



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474879** Cycle **03**
Meter Number **72015399**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **40.16**
Current Charges Due **06/26/2026**

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				
05/01	1697	06/01	1697				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



1 0 2 9 1 7 8 2

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Previous Balance **40.16**
Payment **40.16CR**
Balance Forward **0.00**

Customer Charge **39.16**
FL Gross Receipts Tax **1.00**

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/19/2026	
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 **06/04/2026**
Amount Due **48.02**
Current Charges Due **06/26/2026**

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				
05/01	28188	06/01	28259				71

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	2
May 2026	30	2
Jun 2025	32	2

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



1 0 2 9 1 7 8 2

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Previous Balance **48.11**
Payment **48.11CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 71 KWH @ 0.06090 **4.32**
Fuel Adjustment 71 KWH @ 0.04700 **3.34**
FL Gross Receipts Tax **1.20**

Total Current Charges **48.02**
Total Due **E.F.T. 48.02**

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 06/04/2026

District: BP03

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

Electronic Funds Transfer on or after 06/19/2026	
TOTAL CHARGES DUE	48.02
DO NOT PAY	

000147488000000480200000480204



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474881** Cycle **03**
Meter Number **40540042**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **47.58**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	2
May 2026	30	2
Jun 2025	32	2

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
05/01	33719	06/01	33786				67

Previous Balance **47.78**
Payment **47.78CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 67 KWH @ 0.06090 **4.08**
Fuel Adjustment 67 KWH @ 0.04700 **3.15**
FL Gross Receipts Tax **1.19**

Total Current Charges **47.58**
Total Due **E.F.T. 47.58**

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

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 **06/19/2026**
TOTAL CHARGES DUE 47.58
DO NOT PAY

000147488100000475800000475803



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474882** Cycle **03**
Meter Number **38938815**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **69.71**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	9
May 2026	30	10
Jun 2025	32	4

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	31361	06/01	31628				267

Previous Balance 71.29
Payment 71.29CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 267 KWH @ 0.06090 16.26
Fuel Adjustment 267 KWH @ 0.04700 12.55
FL Gross Receipts Tax 1.74

Total Current Charges 69.71
Total Due E.F.T. 69.71

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

District: BP03

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

Electronic Funds Transfer on or after 06/19/2026
TOTAL CHARGES DUE 69.71
DO NOT PAY

000147488200000697100000697103



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474883** Cycle **03**
Meter Number **50680744**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **307.42**
Current Charges Due **06/26/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/01	35911	06/01	38326		14.54	15	2415

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	78
May 2026	30	88
Jun 2025	32	330

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 **322.66**
Payment **322.66CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,415 KWH @ 0.06090 **147.07**
Fuel Adjustment 2,415 KWH @ 0.04700 **113.51**
FL Gross Receipts Tax **7.68**

Total Current Charges **307.42**
Total Due **E.F.T. 307.42**

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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Please **Detach and Return** This Portion With
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Bill Date: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 307.42
DO NOT PAY

000147488300003074200003074209



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474885** Cycle **03**
Meter Number **59444979**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **2,298.92**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	224
May 2026	30	227
Jun 2025	32	166

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	97068	06/01	4003		36.63	37	6935

Previous Balance 2,497.26
Payment 2,497.26CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6,935 KWH @ 0.06090 422.34
Fuel Adjustment 6,935 KWH @ 0.04700 325.95
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 @ 0.04700 143.17
Poles (QTY 59) 619.50
FL Gross Receipts Tax 27.25

Total Current Charges 2,298.92
Total Due E.F.T. 2,298.92

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 06/19/2026.



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: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 2,298.92
DO NOT PAY

000147488500022989200022989204



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474886** Cycle **03**
Meter Number **38938753**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **24,377.66**
Current Charges Due **06/26/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	1
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	48275	06/01	48315				40

Previous Balance **24,194.86**
Payment **24,194.86CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 40 KWH @ 0.06090 **2.44**
Fuel Adjustment 40 KWH @ 0.04700 **1.88**
Light Energy Charge **1,431.67**
Light Support Charge **1,338.72**
Light Maintenance Charge **4,085.88**
Light Fixture Charge **4,984.81**
Light Fuel Adj 54,901 KWH @ 0.04700 **2,580.34**
Poles (QTY 837) **9,774.50**
FL Gross Receipts Tax **138.26**

Total Current Charges **24,377.66**
Total Due **E.F.T. 24,377.66**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	215 154	321 56	455 18	920 142	965 114
	260 9	354 32	470 192	960 39	
	320 255	367 101	471 23	964 542	

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

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 **06/19/2026**
TOTAL CHARGES DUE 24,377.66
DO NOT PAY

000147488600243776600243776600



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474888** Cycle **03**
Meter Number 72015400
Customer Number 10291782
Customer Name CONNERTON WEST CDD

Bill Date **06/04/2026**
Amount Due **47.47**
Current Charges Due **06/26/2026**

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				
05/01	5254	06/01	5320				66

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	2
May 2026	30	2
Jun 2025	32	2

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



1 0 2 9 1 7 8 2

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Previous Balance 47.25
Payment 47.25CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 66 KWH @ 0.06090 4.02
Fuel Adjustment 66 KWH @ 0.04700 3.10
FL Gross Receipts Tax 1.19

Total Current Charges 47.47
Total Due E.F.T. 47.47

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 47.47
DO NOT PAY

000147488800000474700000474705



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474889** Cycle **03**
Meter Number **13176950**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **46.69**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	2
May 2026	30	2
Jun 2025	32	2

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



1 0 2 9 1 7 8 2

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	21949	06/01	22008				59

Previous Balance 47.57
Payment 47.57CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 59 KWH @ 0.06090 3.59
Fuel Adjustment 59 KWH @ 0.04700 2.77
FL Gross Receipts Tax 1.17

Total Current Charges 46.69
Total Due E.F.T. 46.69

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 46.69
DO NOT PAY

000147488900000466900000466905



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474892** Cycle **03**
Meter Number **48250223**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **94.72**
Current Charges Due **06/26/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	48241	06/01	48734		6.48	6	493

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	16
May 2026	30	27
Jun 2025	32	227

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 126.79
Payment 126.79CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 493 KWH @ 0.06090 30.02
Fuel Adjustment 493 KWH @ 0.04700 23.17
FL Gross Receipts Tax 2.37

Total Current Charges 94.72
Total Due E.F.T. 94.72

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

District: BP03

Use above space for address change ONLY.

1474892 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 94.72
DO NOT PAY

000147489200000947200000947208



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474893** Cycle **03**
Meter Number **37814671**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **41.83**
Current Charges Due **06/26/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/01	3294	06/01	3309				15

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	1
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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Previous Balance **41.77**
Payment **41.77CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 15 KWH @ 0.06090 **0.91**
Fuel Adjustment 15 KWH @ 0.04700 **0.71**
FL Gross Receipts Tax **1.05**

Total Current Charges **41.83**
Total Due **E.F.T. 41.83**

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 06/04/2026

District: BP03

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

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 41.83
DO NOT PAY

000147489300000418300000418304



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474894** Cycle **03**
Meter Number **38638049**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **77.79**
Current Charges Due **06/26/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/01	20082	06/01	20422				340

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	11
May 2026	30	8
Jun 2025	32	11

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 66.14
Payment 66.14CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 340 KWH @ 0.06090 20.71
Fuel Adjustment 340 KWH @ 0.04700 15.98
FL Gross Receipts Tax 1.94

Total Current Charges 77.79
Total Due E.F.T. 77.79

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 06/04/2026

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/19/2026	
TOTAL CHARGES DUE	77.79
DO NOT PAY	

000147489400000777900000777905



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1474896** Cycle **03**
Meter Number **67694055**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **41.71**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	2098	06/01	2112				14

Previous Balance 41.66
Payment 41.66CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 14 KWH @ 0.06090 0.85
Fuel Adjustment 14 KWH @ 0.04700 0.66
FL Gross Receipts Tax 1.04

Total Current Charges 41.71
Total Due E.F.T. 41.71

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 41.71
DO NOT PAY

000147489600000417100000417109



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2004533** Cycle **03**
Meter Number **81918936**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **43.49**
Current Charges Due **06/26/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3572	06/01	3602				30

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	1
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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Previous Balance **43.38**
Payment **43.38CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 30 KWH @ 0.06090 **1.83**
Fuel Adjustment 30 KWH @ 0.04700 **1.41**
FL Gross Receipts Tax **1.09**

Total Current Charges **43.49**
Total Due **E.F.T. 43.49**

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

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 **06/19/2026**
TOTAL CHARGES DUE 43.49
DO NOT PAY

000200453300000434900000434902



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2004537** Cycle **03**
Meter Number 24309393
Customer Number 10291782
Customer Name CONNERTON WEST CDD

Bill Date **06/04/2026**
Amount Due **40.16**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



1 0 2 9 1 7 8 2

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	1541	06/01	1541				0

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

District: BP03

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

Electronic Funds Transfer on or after 06/19/2026
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 **06/04/2026**
Amount Due **42.93**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	1
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3380	06/01	3405				25

Previous Balance 42.84
Payment 42.84CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 25 KWH @ 0.06090	1.52
Fuel Adjustment 25 KWH @ 0.04700	1.18
FL Gross Receipts Tax	1.07

Total Current Charges 42.93
Total Due E.F.T. 42.93

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

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	06/19/2026
TOTAL CHARGES DUE	42.93
DO NOT PAY	

000200454400000429300000429301



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2087686** Cycle **03**
Meter Number **81918938**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **44.48**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	2
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3055	06/01	3094				39

Previous Balance 45.10
Payment 45.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 39 KWH @ 0.06090 2.38
Fuel Adjustment 39 KWH @ 0.04700 1.83
FL Gross Receipts Tax 1.11

Total Current Charges 44.48
Total Due E.F.T. 44.48

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 44.48
DO NOT PAY

000208768600000444800000444808



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2087689** Cycle **03**
Meter Number **81918939**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **44.37**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	2
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	2912	06/01	2950				38

Previous Balance 45.21
Payment 45.21CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 38 KWH @ 0.06090 2.31
Fuel Adjustment 38 KWH @ 0.04700 1.79
FL Gross Receipts Tax 1.11

Total Current Charges 44.37
Total Due E.F.T. 44.37

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 44.37
DO NOT PAY

000208768900000443700000443707



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2101307** Cycle **03**
Meter Number **79498362**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **44.92**
Current Charges Due **06/26/2026**

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				
05/01	2423	06/01	2466				43

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	2
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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Previous Balance 45.10
Payment 45.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 43 KWH @ 0.06090 2.62
Fuel Adjustment 43 KWH @ 0.04700 2.02
FL Gross Receipts Tax 1.12

Total Current Charges 44.92
Total Due E.F.T. 44.92

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

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 **06/19/2026**
TOTAL CHARGES DUE 44.92
DO NOT PAY

000210130700000449200000449205



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2101312** Cycle **03**
Meter Number **81918941**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **40.16**
Current Charges Due **06/26/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	7	06/01	7				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



1 0 2 9 1 7 8 2

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Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

District: BP03

Use above space for address change ONLY.

2101312 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	06/19/2026
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 **06/04/2026**
Amount Due **44.08**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	06/01		365				6

Previous Balance 44.06
Payment 44.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.06090 0.37
Fuel Adjustment 6 KWH @ 0.04700 0.28
FL Gross Receipts Tax 1.02
State Tax 2.84
Pasco County Tax 0.41

Total Current Charges 44.08
Total Due E.F.T. 44.08

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.



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: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 44.08
DO NOT PAY

000224602000000440800000440802



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2246022** Cycle **03**
Meter Number **335428877**
Customer Number **10291782**
Customer Name **CONNERTON WEST CDD**

Bill Date **06/04/2026**
Amount Due **44.91**
Current Charges Due **06/26/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



1 0 2 9 1 7 8 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	06/01		745				13

Previous Balance 44.98
Payment 44.98CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 13 KWH @ 0.06090 0.79
Fuel Adjustment 13 KWH @ 0.04700 0.61
FL Gross Receipts Tax 1.04
State Tax 2.89
Pasco County Tax 0.42

Total Current Charges 44.91
Total Due E.F.T. 44.91

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 44.91
DO NOT PAY

000224602200000449100000449107



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2246024** Cycle **03**
Meter Number 89045812
Customer Number 10291782
Customer Name CONNERTON WEST CDD

Bill Date **06/04/2026**
Amount Due **45.75**
Current Charges Due **06/26/2026**

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				
05/01	53652	06/01	53672				20

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	1
May 2026	30	1
Jun 2025	32	1

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



1 0 2 9 1 7 8 2

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Previous Balance 45.68
Payment 45.68CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 20 KWH @ 0.06090 1.22
Fuel Adjustment 20 KWH @ 0.04700 0.94
FL Gross Receipts Tax 1.06
State Tax 2.95
Pasco County Tax 0.42

Total Current Charges 45.75
Total Due **E.F.T.** 45.75

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

District: BP03

Use above space for address change ONLY.

2246024 **BP03**
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 45.75
DO NOT PAY

000224602400000457500000457504

Account Number **2246033**
Meter Number 335428876
Customer Number 10291782
Customer Name CONNERTON WEST CDD

Cycle **03**

Bill Date **06/04/2026**
Amount Due **43.96**
Current Charges Due **06/26/2026**

Your Touchstone Energy® Cooperative



Bayonet Point

P.O. Box 278 • Dade City, Florida 33526-0278

Service Address 21511 VIOLET PERIWINKLE DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	459	06/01	464				5

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.

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0



1 0 2 9 1 7 8 2

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Previous Balance
Payment
Balance Forward

43.94
43.94CR
0.00

Customer Charge
Energy Charge 5 KWH @ 0.06090
Fuel Adjustment 5 KWH @ 0.04700
FL Gross Receipts Tax
State Tax
Pasco County Tax

39.16
0.30
0.24
1.02
2.83
0.41

Total Current Charges
Total Due

43.96
43.96
E.F.T.

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

See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

Use above space for address change ONLY.

District: BP03

2246033 BP03
CONNERTON WEST CDD
ATTN: GREG COX
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 43.96
DO NOT PAY

000224603300000439600000439604

Account Number 2353522
Meter Number 364167314
Customer Number 10291782
Customer Name CONNERTON WEST CDD

Cycle 03

Bill Date 06/04/2026
Amount Due 43.35
Current Charges Due 06/26/2026

Your Touchstone Energy® Cooperative



Bayonet Point

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	9	06/01	9				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
Payment
Balance Forward

43.47
43.47CR
0.00

Customer Charge
FL Gross Receipts Tax
State Tax
Pasco County Tax

39.16
1.00
2.79
0.40

Total Current Charges
Total Due

E.F.T.
43.35
43.35

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	0	0



1 0 2 9 1 7 8 2

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Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

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 06/19/2026
TOTAL CHARGES DUE 43.35
DO NOT PAY

000235352200000433500000433503