



Rizzetta & Company

Connerton East Community Development District

Board of Supervisors' Meeting

January 13, 2026

District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950

Connertoneastcdd.org

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588

www.connertoneastcdd.org

District Board of Supervisors

	Kelly Evans	Chair
	Lori Campagna	Vice Chair
	Bradley Gilley	Assistant Secretary
	Jacob Walsh	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off 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) 933-5571. 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 EAST COMMUNITY DEVELOPMENT DISTRICT

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

January 8, 2026

Board of Supervisors
Connerton East Community
Development District

REVISED AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on Tuesday, January 13, 2026 at 9:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Board of Supervisors Meeting Minutes for December 9, 2025 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for November 2025..... Tab 2
- 4. BUSINESS ITEMS**
 - A. **Appointment of Open Board Seat 5 (2021-2026)**
 - B. Consideration of Field Services Addendum..... Tab 3
 - C. Ratification of Sitex Aquatic Addendum..... Tab 4
 - D. Ratification of Audit Engagement Letter Tab 5
 - E. Ratification of WREC Street Light Deposit Agreement..... Tab 6
 - F. Consideration of Resolution 2026-03; Adopting Final Terms of 2025 Bonds Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report..... Tab 8
 - D. Field Inspection Services Reports Tab 9
 - i. Contractor Response to Field Inspection Report (under separate cover)
 - E. District Manager Tab 10

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We 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,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

December 9, 2025 - Minutes of Meeting

Page 1

MINUTES OF MEETING

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

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of Connerton East Community Development District was held on **Tuesday, December 9, 2025, at 9:02 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Lutz, FL 33588.

Present and constituting a quorum:

Kelly Evans	Board of Supervisor, Chairman
Lori Campagna	Board Supervisor, Vice-Chair
Bradley Gilley	Board Supervisor, Assistant Secretary
Jake Walsh	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Lisa Castoria	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin Vericker
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Brian Surak	District Engineer, Clearview Land Design <i>(via conf. call)</i>
John Toborg	FIS, Rizzetta & Company, Inc.
Tony Canorro	Representative, Steadfast
Chris Wallen	Representative, Steadfast
Yovani Cordero	Representative, Steadfast
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order at 9:02 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 - Minutes of Meeting
Page 2

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50 **THIRD ORDER OF BUSINESS**
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Consideration of Regular Board of
Supervisors Meeting Minutes for
November 11, 2025

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the regular Board of Supervisors meeting on November 11, 2025, as presented, for the Connerton East Community Development District.

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55 **FOURTH ORDER OF BUSINESS**
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Ratification of Operation &
Maintenance Expenditures for
October 2025

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for October 2025 (\$105,473.10), for the Connerton East Community Development District.

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60 **FIFTH ORDER OF BUSINESS**
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Appointment of New Board
Supervisor Seat 5 (2021-2026)

This item was tabled.

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65 **SIXTH ORDER OF BUSINESS**
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Ratification of WREC Lighting
Agreement

68 Ms. Evans stated that Lennar is loaning the deposit for the streetlights and Ms. Hopkinson will provide an amendment to the agreement. The deposit will be paid back to Lennar after 5 years.
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On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the WREC Lighting Agreement, for the Connerton East Community Development District.

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73 **SEVENTH ORDER OF BUSINESS**
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Consideration of Mulch Proposal

75 On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of
76 Supervisors approved the Steadfast Mulch proposal \$28,800.00 pending the rate for cubic
77 yards, for the Connerton East Community Development District.
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CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 - Minutes of Meeting
Page 3

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EIGHTH ORDER OF BUSINESS

**Consideration of Water Truck
Proposal**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Steadfast Water Truck proposal \$10,000.00, for the Connerton East Community Development District.

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NINTH ORDER OF BUSINESS

STAFF REPORTS

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A. District Counsel

No report.

B. District Engineer

No report.

C. Aquatic Report

The Board reviewed the report. There were no comments on the report.

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D. Field Inspection Services

Mr. Toborg reviewed his report with the Board.

Ms. Evans expressed concerns with the landscaping and asked Steadfast to provide their plan for improvement.

Mr. Canorro, Steadfast's Chief Operating Officer, stated that they will start providing weekly reports and they are going to change how they manage the irrigation. They also need to supplement irrigation with water trucks or other means when reclaimed pressure is low.

They are changing the Account Manager to Kevin Hellen and will assign a dedicated irrigation technician. Ms. Evans stated that the district needs to put them on notice for poor performance. Ms. Campagna would like to give them an opportunity to improve until the end of January 2026. The Board agreed that a notice should go out and directed District Staff to give Steadfast until February 2026 to show improvement.

Ms. Evans requested two (2) field inspections per month. District Staff will provide a Field Inspections Services addendum in January.

E. District Manager

The next regular meeting will be on January 13, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

Mr. Brizendine reviewed the District Manager's Report. Mr. Brizendine said street parking issues continue. Mr. Brizendine asked Steadfast for an alternative to landscape lighting near the fountain, as it is continually being broken.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 - Minutes of Meeting
Page 4

129

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TENTH ORDER OF BUSINESS

Supervisor Requests

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ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Evans, seconded by Ms. Campagna, the Board adjourned the meeting at 9:42 a.m. for the Connerton East Community Development District.

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Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 2

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

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

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$21,493.36**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clearview Land Design, P.L.	100566	25-23123	Engineering Services 10/25	\$ 862.11
Disclosure Technology Services LLC	100562	1479	Disclosure Services S2025 FY25-26	\$ 875.00
Florida Department of Commerce	20251103-1	93562	Special District Fee FY 25-26	\$ 175.00
Pasco County Utilities	20251126-1	23344503	Nebula Way Reclaim D	\$ 280.78
Pasco County Utilities	20251126-1	23344504	Pleasant Morning Dr Reclaim A	\$ 17.17
Pasco County Utilities	20251126-1	23344505	Connerton Boulevard Reclaim	\$ 370.67
Pasco County Utilities	20251126-1	23344506	Flying Fish Ct Reclaim B 10/25	\$ 19.19
Pasco County Utilities	20251126-1	23345180	Pleasant Morning Dr Reclaim A	\$ 228.26
Pasco County Utilities	20251126-1	23345277	Tucana Way Reclaim C 10/25	\$ 7.07
Pinnacle Holdings - XIV, LLC	100561	111125 Meeting	Meeting Rental 11/11/25	\$ 203.33
Rizzetta & Company, Inc.	100559	INV0000104417	Bond Amortization Schedule 10/25	\$ 600.00
Rizzetta & Company, Inc.	100560	INV0000104510	District Management Services 11/25	\$ 5,703.58
School Now	100563	INV-SN-1099	Website Services FY 25/26	\$ 1,515.00
Steadfast Contractors Alliance, LLC	100564	SA-16629	Irrigation Repair 10/25	\$ 320.00

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100564	SA-16630	Irrigation Repair 10/25	\$ 125.00
Steadfast Contractors Alliance, LLC	100564	SA-16631	Irrigation Repair 10/25	\$ 252.50
Steadfast Contractors Alliance, LLC	100564	SA-16632	Irrigation Repair 10/25	\$ 211.25
Straley Robin Vericker	100568	27449	Legal Services 10/25	\$ 3,214.20
The Observer Group, Inc.	100565	25-02023P	Legal Advertising 09/25	\$ 857.50
The Observer Group, Inc.	100567	25-02455P	Legal Advertising 11/25	\$ 61.25
Withlacochee River Electric Cooperative, Inc.	20251119-1	2360062	22979 Pondered Day Lane 10/25	\$ 114.62
Withlacochee River Electric Cooperative, Inc.	20251119-1	2360066	9338 Raised Tulp Lane 09/25	\$ 70.00
Withlacochee River Electric Cooperative, Inc.	20251121-1	2221915-110525 ACH	10129 CAMPANULA CT 10/25	\$ 3,367.13
Withlacochee River Electric Cooperative, Inc.	20251121-1	2243217-110525 ACH	9639 FLOURISH DR 10/25	\$ 44.91
Withlacochee River Electric Cooperative, Inc.	20251121-1	2259463-110525 ACH	21567 VIOLET PERIWINKLE DR 10/25	\$ 40.58
Withlacochee River Electric Cooperative, Inc.	20251121-1	2262941-110525 ACH	8658 LITTLE BLUESTEM DR 10/25	\$ 44.29
Withlacochee River Electric Cooperative, Inc.	20251121-1	2262944-110525 ACH	9033 LITTLE BLUESTEM DR 10/25	\$ 47.34
Withlacochee River Electric Cooperative, Inc.	20251121-1	2262945-110525 ACH	9129 LITTLE BLUESTEM DR 10/25	\$ 40.58

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacochee River Electric Cooperative, Inc.	20251121-1	2262949-110525 ACH	22024 STORYBOOK CABIN WAY 10/25	\$ 40.16
Withlacochee River Electric Cooperative, Inc.	20251121-1	2286030-110525 ACH	10884 FLOURISH DR 10/25	\$ 41.54
Withlacochee River Electric Cooperative, Inc.	20251121-1	2354657-110525 ACH	9138 GALLANTREE PL 10/25	\$ 43.35
Withlacochee River Electric Cooperative, Inc.	20251125-1	563-112525	Deposit for new account transfers 11/25	\$ <u>1,700.00</u>
Report Total				\$ <u>21,493.36</u>

Tab 3

Proposal for Additional Services

January 6, 2026

Connerton East Community Development District

Pursuant to contract, the below requested services are requested above and beyond the current Landscape Inspection Services agreement. Below is a description of requested services, estimated required time frame, and estimated total cost of services.

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this proposal for professional Landscape Inspection Services (hereinafter referred to as "**Contract**") is for the Consultant to provide additional professional landscape inspection services to the District. A detailed description of these services is provided below.

II. The Service. The Service Provider agrees to provide the following:

Perform one (1) additional landscape inspection per month beginning the month of January 2026. These inspections shall take place very near to the day of the board of supervisors' monthly meeting. Landscape Specialist (LS) shall attend the meeting and provide the current update to those present and distribute a written, update status report to the maintenance contractor.

III. Estimated Time to Complete Services:

4.5 / Hour(s)

IV. Payment Amount. The Client agrees to pay the Service Provider the following compensation for the Service performed under this Agreement:

- (\$850.00/mo.) based on detailed services above – Part II. The Service.
- Plus: Mileage reimbursement based on an estimated 50-mile round trip, commensurate with IRS mileage reimbursement rate. Mileage includes travel within the community.

V. Additional Terms & Conditions. Fees will be billed monthly

VI. Entire Agreement. This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior contemporaneous agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all Parties. This agreement in no way modifies any other Contract for Professional Landscape Inspection Services or non-related Additional Services Proposals.



Rizzetta & Company

Rizzetta & Company Landscape Inspection Services

IN WITNESS WHEREOF, the Parties hereto agree to the above terms and have caused this Agreement to be executed in their names by their duly authorized officers.

Connerton East Community Development District

Client's Signature _____ Date _____

Print Name _____ Print Title _____

Rizzetta & Co., Inc.

Service Provider's Signature _____ Date _____

Print Name _____ Print Title _____



Rizzetta & Company

Tab 4

Addendum No. 2 to the Aquatic Maintenance Service Agreement

This Addendum No. 2 to the Aquatic Maintenance Service Agreement (this “**Addendum No. 2**”) is made and entered into as of December 17, 2025, by and between the **Connerton East Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Aquatic Maintenance Service Agreement dated October 1, 2023, as amended by Addendum No. 1 dated April 8, 2025, (collectively, the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to revise the costs of services and to update the compensation accordingly. The Contractor submitted a proposal for such revised costs for services which has been incorporated into this Addendum No. 2 as **Exhibit “A”**. The District and the Contractor each have the authority to execute this Addendum No. 2 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum No. 2 so that this Addendum No. 2 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum No. 2.
2. **Addition to Scope of Services.** Contractor agrees to provide service to common areas as marked on an updated map attached here to as **Exhibit “A”**. The Contractor shall provide all labor and equipment necessary for these services. The revised costs of services shall begin January 1, 2026.
3. **Compensation for Services.** Contractor shall perform the services described in **Exhibit “A”** for the total monthly NOT TO EXCEED amount of **\$2,446.00 (total annual costs will be \$29,352.00)**.
4. **Anti-Human Trafficking.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor, with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
5. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum No. 2 effective as of the date written above.

Sitex Aquatics, LLC



Name: Joseph T. Craig
Title: President

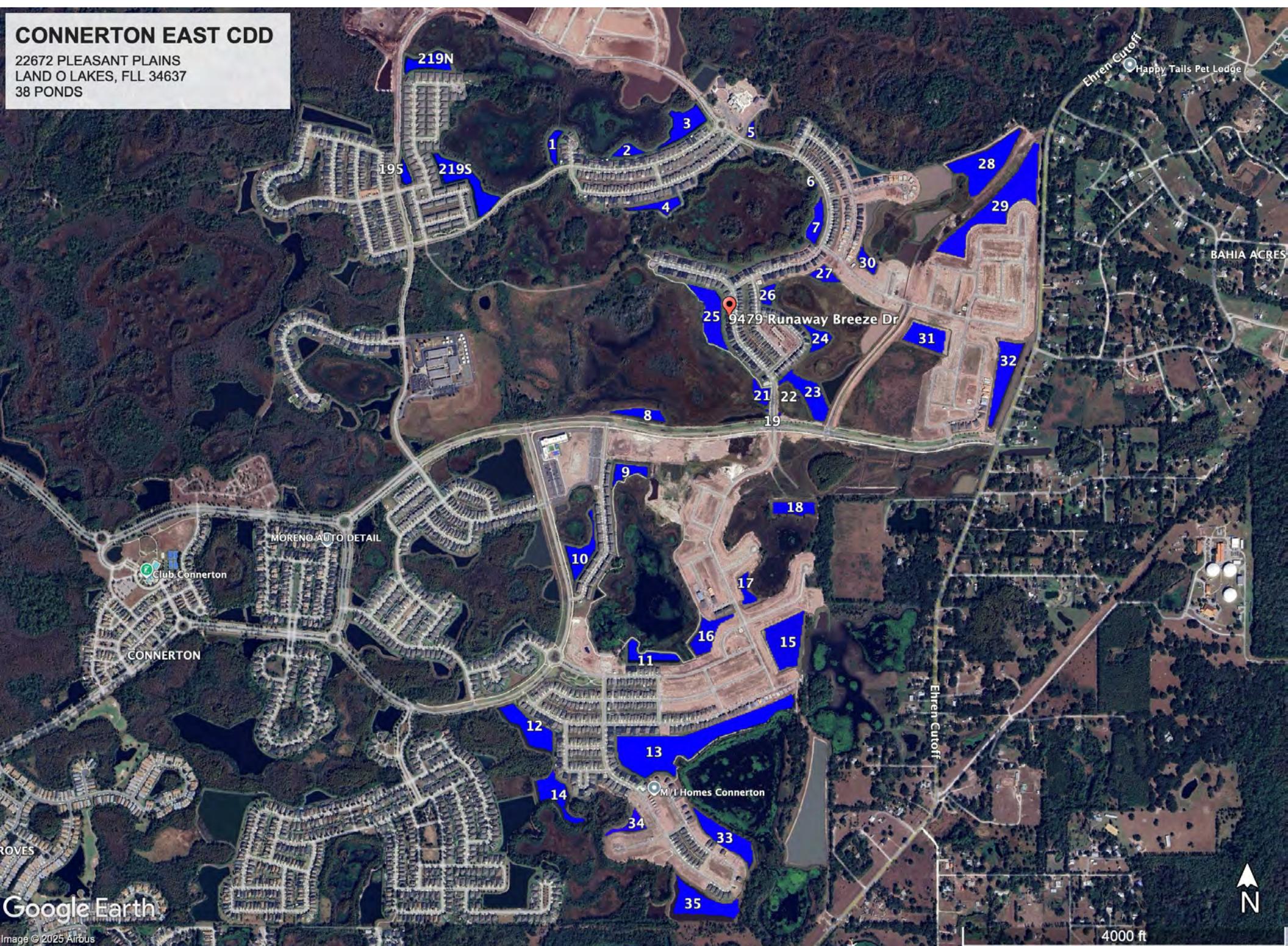
**Connerton East
Community Development District**



Name: Kelly Evans
Title: Chair of the Board of Supervisors

CONNERTON EAST CDD

22672 PLEASANT PLAINS
LAND O LAKES, FLL 34637
38 PONDS



2025-12-17 Connerton East CDD - Sitex Addendum No. 2 to Aquatic Management Agreement exec by vendor

Final Audit Report

2025-12-29

Created:	2025-12-17
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_JTh9QHgyvlr2xLkLop0M0kSbYZudFtx

"2025-12-17 Connerton East CDD - Sitex Addendum No. 2 to Aquatic Management Agreement exec by vendor" History

-  Document created by Diana Kronick (dkronick@rizzetta.com)
2025-12-17 - 3:14:42 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
2025-12-17 - 3:14:46 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
2025-12-24 - 3:28:27 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2025-12-29 - 2:07:28 PM GMT - Time Source: server
-  Agreement completed.
2025-12-29 - 2:07:28 PM GMT

Tab 5



November 12, 2025

Connerton East Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Connerton East Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Connerton East Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit 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 opinion. 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 auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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. 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 controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Connerton East Community Development District

November 12, 2025

Page 2

2. Consider the entity's system of internal control 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, 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 the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Connerton East Community Development District

November 12, 2025

Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and

Connerton East Community Development District

November 12, 2025

Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Connerton East Community Development District

November 12, 2025

Page 5

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

Connerton East Community Development District

November 12, 2025

Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$5,900 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Connerton East Community Development District

November 12, 2025

Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Connerton East Community Development District

November 12, 2025

Page 8

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Connerton East Community Development District

November 12, 2025

Page 9

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Connerton East Community Development District
November 12, 2025
Page 10

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____

ADDENDUM TO ENGAGEMENT LETTER
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
DATED NOVEMBER 12, 2025

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**RIZZETTA & COMPANY
3434 COLWELL AVE, SUITE 200
TAMPA, FLORIDA 33614
PHONE: 813.933.5571**



Auditor: _____

**District: Connerton East Community
Development District**

Title: Director

By: Kelly Evans
Kelly Evans (Dec 22, 2025 13:21:13 EST)

Title: Chair _____

Date: November 12, 2025

Date: December 22, 2025

SAMPLE ARRANGEMENT LETTER

Final Audit Report

2025-12-22

Created:	2025-12-22
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACQt3RN99hzLn8fVuYLLub9U8uT4VvsVP

"SAMPLE ARRANGEMENT LETTER" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-12-22 - 6:19:42 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
2025-12-22 - 6:19:47 PM GMT
-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
2025-12-22 - 6:20:38 PM GMT
-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2025-12-22 - 6:21:13 PM GMT - Time Source: server
-  Agreement completed.
2025-12-22 - 6:21:13 PM GMT



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Tab 6

WREC Street Light Deposit Payment Agreement

This Connerton East Community Development District WREC Street Light Deposit Payment Agreement (the “**Agreement**”) is made effective as of December 12, 2025, by and between **Connerton East Community Development District** (the “**District**”) and **Lennar Homes, LLC**, a Florida limited liability company (“**Lennar**”).

RECITALS:

A. The District is authorized under Chapter 190, Florida Statutes, to lease and operate streetlights serving the public roads within the District (the “**Street Lights**”).

B. The Withlacoochee River Electric Cooperative, Inc. (“**WREC**”) will require a refundable deposit in the amount of \$29,232.00 (the “**WREC Deposit**”) in order to install the Street Lights within the District. The District desires to install the Street Lights, but it does not have sufficient funds in order to pay the deposit required for the installation of the Street Lights.

C. Lennar is the Developer of the District and desires to have the Street Lights installed in the community in order to provide lighting for the public streets serving the property that they own and continue to develop within the District.

D. The District and Lennar desire to enter into an agreement in which Lennar will advance the requisite **\$29,232.00** to the District for the refundable Street Light and WREC Deposit. When and if WREC refunds the WREC Deposit to the District, the District shall pay any amounts refunded to the District to Lennar.

NOW THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, the District and Lennar agree as follows:

1. Recitals Confirmed. The parties confirm that the above stated recitals are true and correct.

2. Street Lighting Installation and WREC Deposit. The parties agree and acknowledge that it is in the best interest of the District and the property owners in the community to install the Street Lights for the community. As Lennar is the Developer of the District, Lennar has requested the installation of the Street Lights that will benefit that area. Lennar will advance \$29,232.00 to the District for the refundable WREC Deposit. The District has entered into an agreement for the installation and operation of the Street Lights with WREC, dated November 17, 2025. When WREC refunds the WREC Deposit to the District, the District will pay the amount back to Lennar. In the event that WREC does not refund the full amount of the WREC Deposit, then the District shall refund a proportionate amount to Lennar based on the total amount advanced to the District to pay for the WREC Deposit.

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

4. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

If to the District: Connerton East Community Development District
c/o Rizzetta, Attn: Scott Brizendine
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
sbrizendine@rizzetta.com

If to Lennar: Lennar Homes, LLC
4301 W. Boy Scout Blvd., Ste. 600
Tampa, FL 33607
keith.a.malcuit@lennar.com

With a copy to: Straley Robin Vericker, P.A.
Attn: Kathryn Hopkinson, Esq.
1510 West Cleveland Street
Tampa, Florida 33606
khopkinson@srvlegal.com

6. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. Term. This Agreement shall become effective as of December 10, 2025.

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

9. Attorneys' Fees. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution, and including fees incurred in appellate proceedings.

10. Assignment. This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other.

11. Limitations on Governmental Liability. 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.

12. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Lennar represents that in entering into this Agreement, the Lennar does not use coercion for labor or services as defined in the statute. Lennar is required to provide an affidavit, signed by an officer or a representative of Lennar with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

13. Binding Effect; No Third Party Beneficiaries. The terms and provisions hereof shall be binding upon and shall inure to the benefit of the District. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

14. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

15. Execution in Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. Public Records.

As required under Section 119.0701, Florida Statutes, the parties shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Lennar does not transfer the records to the District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of Lennar upon termination of the contract and destroy any duplicate public records that are exempt or

confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF ANYONE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LENNAR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY TELEPHONE AT (888) 208-5008, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.

IN WITNESS WHEREOF, the District and Lennar have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

**Connerton East
Community Development District**

By: *Kelly Evans*
Kelly Evans (Dec 22, 2025 13:53:32 EST)
Name: Kelly Evans
Title: Chair of the Board of Supervisors

Lennar Homes, LLC

By: *Keith Malcuit*
Keith Malcuit (Dec 22, 2025 14:13:34 EST)
Name: Keith Malcuit
Title: Vice President

Connerton East CDD _ WREC Street Light Deposit Payment Agreement with Lennar, 4913-4479-1424-1

Final Audit Report

2025-12-22

Created:	2025-12-22
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWg0I43FOdbu26N1jCuuxw12LK8Vpw0gD

"Connerton East CDD _ WREC Street Light Deposit Payment Agreement with Lennar, 4913-4479-1424-1" History

-  Document created by Diana Kronick (dkronick@rizzetta.com)
2025-12-22 - 6:52:48 PM GMT
-  Document emailed to Kelly Evans (kelly.evans@lennar.com) for signature
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-  Document emailed to Keith Malcuit (keith.a.malcuit@lennar.com) for signature
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-  Email viewed by Kelly Evans (kelly.evans@lennar.com)
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-  Document e-signed by Kelly Evans (kelly.evans@lennar.com)
Signature Date: 2025-12-22 - 6:53:32 PM GMT - Time Source: server
-  Email viewed by Keith Malcuit (keith.a.malcuit@lennar.com)
2025-12-22 - 7:13:08 PM GMT
-  Document e-signed by Keith Malcuit (keith.a.malcuit@lennar.com)
Signature Date: 2025-12-22 - 7:13:34 PM GMT - Time Source: server
-  Agreement completed.
2025-12-22 - 7:13:34 PM GMT



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Tab 7

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2025 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2025 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE); ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Connerton East Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated August 27, 2021, as supplemented by the Supplemental Engineer’s Report Expansion Area dated September 2025 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$14,125,000 Special Assessment Bonds, Assessment Area Three (the “**Assessment Area Three Bonds**”) to finance Assessment Area Three (the “**Assessment Area Three Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Assessment Area Three Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Assessment Area Three Bonds;

WHEREAS, the Assessment Area Three Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the *Master Special Assessment Allocation Report* dated September 14, 2021, and the *Master Special Assessment Allocation Report (Expansion Area)* dated September 9, 2025, and adopted pursuant to Resolution Nos. 2022-03 and 2026-01 (collectively, the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolutions are still in full force and effect;

WHEREAS, now that the final terms of the Assessment Area Three Bonds have been established, it is necessary to approve the Final Third Supplemental Special Assessment Allocation Report dated November 5, 2025 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Supplemental Engineer’s Report Assessment Area Three dated October 2025 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
- c. The Assessment Area Three Project will serve a proper, essential, and valid public purpose.
- d. The Assessment Area Three Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Three Project to be financed with the Assessment Area Three Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
- e. The Assessment Area Three Bonds will finance the construction and acquisition of a portion of the Assessment Area Three Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Assessment Area Three Bonds.** The special assessments for the Assessment Area Three Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted on January 13, 2026.

Attest:

**Connerton East Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: Kelly Evans
Chair of the Board of Supervisors

Exhibit A – Final Third Supplemental Special Assessment Allocation Report dated November 5, 2025
Exhibit B – Supplemental Engineer's Report Assessment Area Three dated October 2025

Exhibit A
Final Third Supplemental Special Assessment
Allocation Report dated November 5, 2025



Rizzetta & Company

Connerton East Community Development District

Final Third Supplemental Special
Assessment Allocation Report

Special Assessment Bonds, Series 2025
(Assessment Area Three)

November 5, 2025

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2025 (ASSESSMENT AREA THREE)

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. DEFINED TERMS.....	1
III. DISTRICT INFORMATION.....	2
IV. ASSESSMENT AREA THREE PROJECT.....	2
V. SERIES 2025 BONDS AND ASSESSMENT AREA THREE ASSESSMENTS.....	2
VI. ASSESSMENT AREA THREE ASSESSMENT ALLOCATION.....	3
VII. PREPAYMENT OF ASSESSMENT AREA THREE ASSESSMENTS.....	4
VIII. ADDITIONAL STIPULATIONS.....	5
EXB "A" ALLOCATION METHODOLOGY.....	6

INDEX OF TABLES

Table	Description	Page
1	PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA THREE).....	A-1
2	ASSESSMENT AREA THREE PROJECT COST DETAIL (ASSESSMENT AREA THREE).....	A-2
3	FINANCING INFORMATION – SERIES 2025 BONDS.....	A-3
4	FINANCING INFORMATION – ASSESSMENT AREA THREE ASSESSMENTS.....	A-3
5	ASSESSMENT ALLOCATION – ASSESSMENT AREA THREE ASSESSMENTS	A-4
	SERIES 2025 ASSESSMENT LIEN ROLL.....	A-5



Rizzetta & Company

I. INTRODUCTION

This Final Third Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Connerton East Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project. This report will detail the financing and assessment allocation of the Series 2025 Bonds that will fund a portion of the District’s Assessment Area Three Project.

II. DEFINED TERMS

“Assessment Area Three” – An assessment area planned to consist of 727 residential units within Villages 3-2B, 3-2C, 4-6, and 4-7, benefitting from the Assessment Area Three Project.

“Assessment Area Three Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District’s Series 2025 Bonds.

“Assessment Area Three Project” – A portion of the CIP with an estimated cost of \$35,308,968 as shown in the Engineer’s Report benefitting Assessment Area Three.

“Capital Improvement Program” – (or “CIP”) The District’s comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements, all or a portion of which may be funded by the proceeds of District bonds.

“District” – Connerton East Community Development District.

“District Engineer” – Clearview Land Design, P.L.

“Engineer’s Report” – That certain *Master Engineer’s Report* dated August 27, 2021 as amended by *Supplemental Engineer’s Report Assessment Area Three* dated October 2025.

“End User” – The ultimate purchaser of a fully developed residential unit.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The District’s Master Trust Indenture dated February 1, 2023 and Third Supplemental Trust Indenture dated November 1, 2025.



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CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2025 (ASSESSMENT AREA THREE)

“Master Report” – The Master Special Assessment Allocation Report dated September 14, 2021 and the Master Special Assessment Allocation Report (Expansion Area) dated September 9, 2025.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2025 Bonds” - The District’s Special Assessment Bonds, Series 2025 (Assessment Area Three) in the original principal amount of \$14,125,000.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, effective August 25, 2021, pursuant to Ordinance No. 21-18. The District’s boundaries were expanded on June 17, 2025 pursuant to Ordinance No. 25-31.

Post boundary amendment, the District encompasses approximately 1,336.536 +/- acres and is located entirely within unincorporated Pasco County. The development plan for Assessment Area Three within the District includes 518 residential Platted Units within Villages 3-2B, 3-2C, and 4-6 and approximately 51.613 acres within Village 4-7 planned for an additional 209 residential units.

Table 1 illustrates the District’s preliminary development plan for Assessment Area Three.

IV. ASSESSMENT AREA THREE PROJECT

The District’s Assessment Area Three Project includes, but is not limited to, roadways, stormwater management system, utilities, offsite reclaim main, hardscape/landscape/irrigation, amenities & trails, contingency, and professional services. The total cost of the Assessment Area Three Project is estimated to be \$35,308,968 as described in the Engineer’s Report. A detail of these costs can be found in Table 2. The District will issue the Series 2025 Bonds to fund a portion of the Assessment Area Three Project in the amount of \$13,048,778.76.

V. SERIES 2025 BONDS AND ASSESSMENT AREA THREE ASSESSMENTS

In order to provide for the financing of a portion of the Assessment Area Three Project described in Section IV above, the District will issue the Series 2025 Bonds in the principal amount of \$14,125,000, which will be secured by the pledged revenues from the Assessment Area Three Assessments. The Assessment Area Three Assessments will initially be levied in



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**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2025 (ASSESSMENT AREA THREE)**

the total annual amount of \$946,137.50, excluding early payment discounts and collection costs, and shall be structured in the same manner as the Series 2025 Bonds, so that revenues from the Assessment Area Three Assessments are sufficient to fulfill the debt service requirements for the Series 2025 Bonds.

The Series 2025 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every June 15 and December 15 from the date of issuance until final maturity on June 15, 2055. The first scheduled payment of coupon interest will be due on December 15, 2025, although interest will be capitalized through December 15, 2025, and the first installment of principal due on June 15, 2026. The annual principal payment will be due each June 15 thereafter until final maturity.

The Assessment Area Three Assessment will initially be levied on the 518 Platted Units in Village 3-2B, 3-2C, and 4-6 and the approximately 51.613 remaining gross acres in Assessment Area Three within the District. Assessment Area Three Assessments will only be assigned to the remaining lots planned for Village 4-7 once they are platted. It is expected that Assessment Area Three Assessment installments assigned to the Platted Units will be collected via the Pasco County property tax bill process (Uniform Method).¹ Accordingly, the Assessment Area Three Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for the purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. ASSESSMENT AREA THREE ASSESSMENT ALLOCATION

The Assessment Area Three Assessments are expected to ultimately be allocated to all 727 Platted Units, as shown on Table 5. The Assessment Area Three Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Assessment Area Three Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated among the different product types.

Table 5 reflects the Assessment Area Three Assessments per Platted Unit. The Assessment Area Three Assessments will initially be levied on the 518 Platted Units and the approximately 51.613 remaining gross acres within Assessment Area Three of the District on an equal assessment per acre basis. As land is either sold in bulk to third parties or as land is platted or otherwise subdivided into Platted Units, the Assessment Area Three Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted first assigned basis, thereby reducing the Assessment Area Three Assessments encumbering the Unplatted Parcels by a corresponding amount. The Assessment Area Three

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



Rizzetta & Company

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2025 (ASSESSMENT AREA THREE)**

Assessments are expected to ultimately be assigned to 727 Platted Units (600.76 EAUs) within Assessment Area Three. It is not expected that any other land within the boundaries of the District will be encumbered with the Assessment Area Three Assessments.

In the event an Unplatted Parcel is sold to a party not affiliated with the developer, Assessment Area Three Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Assessment Area Three Assessments are fixed to the Unplatted Parcel at the time of the sale. If such property exempt from paying the Assessment Area Three Assessments is sold to a unit of local government, any debt assigned to such property must be satisfied prior to such transfer by way of a true-up payment.

The Assessment Area Three Assessment Lien Roll is located on page A-5.

VII. PREPAYMENT AND TRUE UP OF ASSESSMENT AREA THREE ASSESSMENTS

The Assessment Area Three Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2025 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Assessment Area Three Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. For further detail on the true-up process, please refer to the true-up agreement pertaining to the Assessment Area Three Assessments. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2025 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

For further detail on the true-up process, please refer to the applicable assessment resolution(s).



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CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2025 (ASSESSMENT AREA THREE)

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2025 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.

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



Rizzetta & Company

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2025 (ASSESSMENT AREA THREE)

EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

Professionals in Community Management

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 1: PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA THREE)

PRODUCT	Village 3-2B	Village 3-2C	Village 4-6	Village 4-7	TOTAL
Townhomes 22'	0	104	0	0	104
Villas 42.5'	0	0	120	0	120
Single Family 40'	60	23	14	155	252
Single Family 50'	155	40	0	54	249
Single Family 60'	2	0	0	0	2
TOTAL:	217	167	134	209	727

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 2: PROJECT COST DETAIL (ASSESSMENT AREA THREE)

DESCRIPTION OF IMPROVEMENTS	ESTIMATED AA3 PROJECT COSTS
Roadway - Collector Roads	\$241,925.00
Roadway - Local Roads	\$4,941,603.00
Stormwater Management System	\$9,271,505.00
Utilities (Water Sewer, Reclaimed)	\$8,533,308.00
Offsite Reclaimed Main	\$1,758,182.00
Hardscape/Landscape/Irrigation	\$4,901,200.00
Amenities & Trails ⁽¹⁾	\$351,400.00
Professional Services (7%)	\$2,099,939.00
Contingency (10%)	\$3,209,906.00
Total Estimated Assessment Area Three Project Cost	\$35,308,968.00
Portion of Assessment Area Three Project to be funded by Series 2025 Bonds	\$13,048,778.76
additional AA3 Project costs to be funded by the Developer or other sources	\$22,260,189.24
	\$35,308,968.00

NOTE: Infrastructure cost estimates provided by District Engineer.

⁽¹⁾ Clubhouse will not be funded with CDD bond funds

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 3: FINANCING INFORMATION - SERIES 2025 BONDS

Average Coupon Rate	5.368%
Term (Years)	30
Date of Maturity	June 15, 2055
Maximum Annual Debt Service ("MADS")	\$946,137.50
SOURCES:	
PRINCIPAL AMOUNT	\$14,125,000.00
Original Issue Discount	<u>(\$52,852.80)</u>
Total Sources	\$14,072,147.20
USES:	
Construction Account	<u>(\$13,048,778.76)</u>
Debt Service Reserve Fund (50% of MADS)	<u>(\$473,068.75)</u>
Capitalized Interest (thru 12/15/2025)	<u>(\$54,784.69)</u>
Underwriter's Discount	<u>(\$282,500.00)</u>
Costs of Issuance	<u>(\$213,015.00)</u>
Total Uses	<u>(\$14,072,147.20)</u>

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - ASSESSMENT AREA THREE ASSESSMENTS

Average Coupon Rate	5.37%
Initial Principal Amount	\$14,125,000
Estimated Aggregate Annual Installment	\$946,137.50 (1)
Estimated County Collection Costs	\$20,130.59 (2)
Maximum Early Payment Discounts	\$40,261.17 (2)
Total Annual Installment	\$1,006,529.26

(1) Based on estimated MADS.

(2) May vary as provided by law.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 5: ASSESSMENT ALLOCATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	EAU	TOTAL EAU'S	% OF EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾
Townhomes 22'	104	0.44	45.76	7.62%	\$1,075,903.86	\$10,345.23	\$76,667.52	\$737.19
Villas 42.5'	120	0.85	102.00	16.98%	\$2,398,212.26	\$19,985.10	\$170,893.51	\$1,424.11
Single Family 40'	252	0.80	201.60	33.56%	\$4,739,996.01	\$18,809.51	\$337,765.99	\$1,340.34
Single Family 50'	249	1.00	249.00	41.45%	\$5,854,459.35	\$23,511.88	\$417,181.21	\$1,675.43
Single Family 60'	2	1.20	2.40	0.40%	\$56,428.52	\$28,214.26	\$4,021.02	\$2,010.51
TOTAL	727		600.76	100%	\$14,125,000.00		\$1,006,529.26	

(1) Allocation of Assessment Area Three Assessments to be levied. Numbers are preliminary and subject to change.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA THREE ASSESSMENT LIEN ROLL

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA THREE ASSESSMENT LIEN ROLL

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
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CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA THREE ASSESSMENT LIEN ROLL

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA THREE ASSESSMENT LIEN ROLL

PARCEL ID	OWNER	LEGAL	PRODUCT	PER UNIT PRINCIPAL	PER UNIT ANNUAL INSTALLMENT
20-25-19-0230-02600-0070	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 26 LOT 7	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02600-0080	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 26 LOT 8	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02600-0090	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 26 LOT 9	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0010	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 1	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0100	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 10	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0110	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 11	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0120	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 12	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0130	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 13	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0140	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 14	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0150	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 15	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0160	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 16	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0020	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 2	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0030	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 3	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0040	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 4	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0050	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 5	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0060	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 6	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0070	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 7	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0080	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 8	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02700-0090	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 27 LOT 9	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0010	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 1	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0100	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 10	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0110	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 11	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0120	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 12	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0130	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 13	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0140	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 14	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0150	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 15	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0160	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 16	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0170	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 17	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0180	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 18	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0190	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 19	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0020	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 2	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0200	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 20	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0210	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 21	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0220	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 22	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0230	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 23	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0240	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 24	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0250	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 25	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0260	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 26	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0270	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 27	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0280	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 28	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0290	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 29	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0030	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 3	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0300	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 30	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0310	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 31	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0320	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 32	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0330	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 33	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0340	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 34	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0350	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 35	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0360	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 36	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0040	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 4	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0050	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 5	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0060	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 6	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0070	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 7	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0080	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 8	VILLA	\$19,985.10	\$1,424.11
20-25-19-0230-02800-0090	LNR3 AIV LLC	CONNERTON VILLAGE 4 PHASE 6 PB 98 PG 092 BLOCK 28 LOT 9	VILLA	\$19,985.10	\$1,424.11
UNPLATTED - VILLAGE 4-7 ⁽¹⁾	LNR3 AIV, LLC and Millrose Properties Florida II, LLC	VILLAGE 4-7 (See Legal Description Attached)	51.613 ACRES	\$4,185,115.52	\$298,225.93

TOTAL **\$14,125,000.00** **\$1,006,529.26**

PRINCIPAL/ACRE
UNPLATTED \$81,086.46
ASSMT/ACRE
\$5,778.12

(1) The Village 4-7 plat is in final review with Pasco County.

CONNERTON VILLAGE 4 PHASE 7

LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

OWNER - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the (Public) Right-of-Way for Collier Parkway, according to the plat of CONNERTON VILLAGE 4 PHASE 6, as recorded in Plat Book 98, Pages 92 through 98 inclusive, of the Public Records of Pasco County, Florida, for the **POINT OF BEGINNING**, run thence Northerly, 44.59 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of 0°29'23"07" (chord bearing N.13°11'33"E, 44.58 feet) to a point of tangency; thence N.12°00'00"E, 271.72 feet to a point of curvature; thence Northeasterly, 654.85 feet along the arc of a curve to the right having a radius of 938.00 feet and a central angle of 40°00'00" (chord bearing N.32°00'00"E, 641.63 feet) to a point of tangency; thence N.52°00'00"E, 524.24 feet to a point of curvature; thence Northeasterly, 775.53 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 21°32'57" (chord bearing N.41°13'31"E, 770.97 feet) to a point of tangency; thence N.30°27'03"E, 310.00 feet; thence S.59°32'57"E, 132.36 feet to a point on the Westerly boundary of the maintained right-of-way for Ehren Cutoff; thence along said Westerly boundary of the maintained right-of-way for Ehren Cutoff, the following five (5) courses: 1) S.07°49'41"W, 88.16 feet; 2) S.02°12'06"W, 117.12 feet; 3) S.20°06'51"W, 981.49 feet; 4) S.00°39'09"W, 248.53 feet; 5) S.02°33'53"W, 884.69 feet to the Northeast corner the aforesaid CONNERTON VILLAGE 4 PHASE 6; thence along the Northerly boundary of said CONNERTON VILLAGE 4 PHASE 6, the following twenty-five (25) courses: 1) N.87°26'07"W, 30.60 feet; 2) S.42°00'00"W, 91.18 feet; 3) S.54°00'00"W, 40.99 feet; 4) S.66°00'00"W, 40.99 feet; 5) S.78°00'00"W, 40.99 feet; 6) WEST, 37.56 feet; 7) N.80°00'00"W, 636.49 feet; 8) N.10°00'00"E, 290.00 feet; 9) N.80°00'00"W, 110.00 feet; 10) S.10°00'00"W, 50.00 feet; 11) S.80°00'00"E, 60.00 feet; 12) S.10°00'00"W, 49.94 feet to a point of curvature; 13) Southwesterly, 31.55 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°22'16" (chord bearing N.55°11'08"W, 28.38 feet) to a point of compound curvature; 14) Westerly, 124.38 feet along the arc of a curve to the right having a radius of 2975.00 feet and a central angle of 02°23'43" (chord bearing N.78°25'53"W, 124.37 feet) to a point of compound curvature; 15) Northwesterly, 31.67 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°44'01" (chord bearing N.31°52'00"W, 28.46 feet); 16) N.76°14'59"W, 50.00 feet to a point on a curve; 17) Southwesterly, 31.77 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 91°00'42" (chord bearing S.59°00'21"W, 28.53 feet) to a point of compound curvature; 18) Westerly, 129.21 feet along the arc of a curve to the right having a radius of 2975.00 feet and a central angle of 02°29'18" (chord bearing N.74°14'39"W, 129.20 feet) to a point of tangency; 19) N.73°00'00"W, 71.90 feet to a point of curvature; 20) Northwesterly, 30.19 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 86°30'00" (chord bearing N.29°45'00"W, 27.41 feet) to a point of tangency; 21) N.13°30'00"E, 5.50 feet; 22) N.76°30'00"W, 50.00 feet to a point on a curve; 23) Southwesterly, 32.64 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 93°30'00" (chord bearing S.60°15'00"W, 29.13 feet) to a point of tangency; 24) N.73°00'00"W, 95.80 feet to a point of curvature; 25) Northwesterly, 38.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 87°23'07" (chord bearing N.29°18'27"W, 34.54 feet) to the **POINT OF BEGINNING**.

Containing 51.613 acres, more or less.

Witness

Nathan Holt, Authorized Signatory

Witness

Printed Name

Witness

Printed Name

PROPERTY INFORMATION

STATE OF FLORIDA)

COUNTY OF PASCO) SS:

STATE OF FLORIDA)

COUNTY OF PASCO)

We, Lennar Title Inc., a Maryland corporation, as Agent for Domina Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. LEN-2417238FL, and based on said report find that the title of the property is vested in LNR3 AIV LLC, a Delaware limited liability company and Millrose Properties Florida II, LLC, a Florida limited liability company and that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in said Property Information Report, File No. LEN-2417238F.

This the _____ day of _____, 20____.

Lennar Title Inc., a Maryland corporation

By: _____
Name: Catherine P. Mueller, Esq.
Title: Vice President

Witness my hand and seal at County of Maricopa, Arizona, the day and year aforesaid.

Notary Public, State of Arizona at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

OWNER - MILLROSE PROPERTIES FLORIDA II, LLC, a Florida limited liability company BY: LENNAR HOMES, LLC, a Florida limited liability company, as Power of Attorney

Witness

Brian Panico, as Vice President

Witness

Printed Name

Witness

Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this _____, day of _____, 20____, before me personally appeared by means of physical presence, Brian Panico as Vice President of Lennar Homes, LLC, a Florida limited liability company, as Power of Attorney for Millrose Properties Florida II, a Florida limited liability company, _____ personally known to me or _____ who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

CERTIFICATE OF ACCEPTANCE:

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this _____, day of _____, 20____, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By:

Kelly Evans
Chairman, Board of Supervisors

Witness

Printed Name

Witness

Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this _____, day of _____, 20____, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, _____ personally known to me or _____ who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing Certificate of Acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this _____ day of _____, 20____, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E.,
Assistant County Administrator
Development Services

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the _____ day of _____, 20____, in Plat Book _____, Page(s) _____.

BY: Nikki Alvarez-Sowles, Esq.,
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 3rd day of June, 2025, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this _____ day of _____, 20____.

AMERRITT, INC.
3010 W. Azeale Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeale Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AMI-LCF-CV409
File No. Connerton/Village 4 Phase 7/CONNERTON-4-PH7-01

SHEET 1 OF 7 SHEETS

Exhibit B
Supplemental Engineer's Report
Assessment Area Three dated October 2025

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT
ASSESSMENT AREA THREE**

PREPARED FOR:

BOARD OF SUPERVISORS
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609

Revised October 2025

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ENGINEER'S REPORT ASSESSMENT AREA THREE

1. INTRODUCTION

The purpose of this report is to provide a description of the Capital Improvement Plan ("CIP") including the herein defined Assessment Area Three Project and estimated costs of the CIP and the Assessment Area Three Project, for the Connerton East Community Development District (the "District"). This report is a supplement to our Master Engineer's Report dated August 27, 2021, and the Supplemental Engineer's Report dated September 2025.

2. GENERAL SITE DESCRIPTION

The Assessment Area Three (as described below) is part of the District located entirely within unincorporated Pasco County, Florida ("County") and covers approximately +/-249 acres of land, more or less. **Exhibit A** depicts the boundaries of the Assessment Area Three ("AA3"). AA3 is generally located on the eastern side of the District along Ehren Cutoff, north and south of Connerton Boulevard.

AA3 will have public access via Connerton Boulevard, Collier Parkway, Pleasant Morning Drive, Blazing Star Run, Nebula Way and Pondered Day Lane. Utilities will be provided via existing infrastructure in the streets mentioned herein.

3. CAPITAL IMPROVEMENT PLAN

The portion of the CIP associated with Assessment Area Three is intended to provide public infrastructure improvements for the lands within the District and the AA3, which are planned for 727 residential units, more or less (the "AA3 Project"). The AA3 Project is intended to be developed in multiple phases.

The following table shows the planned product types and land uses for the AA3 Project:

AA3 PROJECT PRODUCT TABLE

	40' FL	50' FL	60' FL	42.5' Villas	22' Townhouses	Total
Parcel 3-2B	60	155	2	0	0	217
Parcel 3-2C	23	40	0	0	104	167
Parcel 4-6	14	0	0	120	0	134
Parcel 4-7	155	54	0	0	0	209
Combined Totals	252	249	2	120	104	727

The AA3 Project infrastructure includes:

Roadway Improvements:

• Collier Parkway (from Connerton Boulevard to Pondered Day Lane):

The AA3 Project includes Collier Parkway from Connerton Boulevard to Pondered Day Lane. The District will fund, construct, and/or acquire this improvement. The County will own and maintain this segment of Collier Parkway.

• Local Subdivision Roads:

The AA3 Project includes local subdivision roads within the AA3. Generally, all local roads will be non-gated two (2) lane undivided roads. Such local roads shall include the roadway asphalt, base, subgrade, underdrain, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-lot lands. All local roads will be designed in accordance with County standards. The District will fund, construct, and/or acquire these improvements. After construction/acquisition, the District will maintain all non-gated local roads. Any gated local roads will be owned & maintained by the HOA or an entity other than the District, and the District will not finance any gated roads.

Stormwater Management System:

The stormwater management system is a combination of roadway curbs, curb inlets, stormwater pipe, stormwater ponds, control structures, and floodplain mitigation ponds designed to treat and attenuate stormwater runoff from District lands. Certain parts of these improvements are part of local subdivision roads and are not counted twice. The stormwater system within the project discharges to the Cypress Creek stormwater basins. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District ("SWFWMD"), and the County, for stormwater/floodplain management systems. The District will finance, own, operate, and maintain the stormwater system. The Developer may elect to construct these stormwater improvements with reimbursement from the District.

NOTE: No private earthwork is included in the AA3 Project. Accordingly, the District will not fund any costs of any grading of lots or the transport of fill to the private lots.

Utilities:

As part of the AA3 Project, the District intends to construct and/or acquire water, wastewater, and reclaimed infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Connerton Boulevard, Pleasant Morning Drive, Blazing Star Run, Nebula Way and Pondered Day Lane.

Wastewater improvements for the project will include an onsite gravity sewer collection system, offsite and onsite force mains, and onsite lift stations. The onsite force mains will connect to existing force mains at Connerton Boulevard.

Similarly, the reclaimed water distribution system will be constructed to provide service for irrigation throughout the community. Reclaimed connections will be made at Connerton Boulevard, Pleasant Morning Drive, Blazing Star Run, Nebula Way and Pondered Day Lane. In addition, the AA3 project includes an offsite reclaimed main extension that runs along the east boundary of the district to a connection point along Ehren Cutoff, south of the district.

The water, wastewater, and reclaimed water distribution and wastewater collection systems for all phases will be completed or acquired by the District and then dedicated to Pasco County for operation and maintenance. No lateral lines beyond the private property boundaries are included in the AA3 project.

Hardscape, Landscape, and Irrigation:

The District will construct, install, and/or acquire landscaping, irrigation, and hardscaping elements within the District common areas and public rights-of-way. The irrigation system will consist of underground piping, valves, controllers, spray heads, rotors, and various irrigation elements. Moreover, hardscaping elements will consist of entry features, community signage, mail kiosks, project signage, docks, pavers, and various hardscape elements throughout the District.

The County has distinct design criteria requirements for landscape and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the minimum requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned and maintained by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County, will be maintained pursuant to a right-of-way license and maintenance agreement to be entered into with the County.

Passive Amenities & Trail Network:

The District will include passive recreational amenities and an extensive trail network that will be available for use by the general public.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the District will fund, construct, and/or acquire passive recreation areas within the District.

Trail Network: The District will include an extensive trail network. The District will fund, construct, and/or acquire the trail system. In general, the trail system will be owned & maintained by the District.

Streetlights and Undergrounding of Electrical Utility Lines:

The District intends to lease streetlights through an agreement with Withlacoochee River Electric Cooperative, Inc. ("WREC") in which case the District would fund the streetlights through an

annual operations and maintenance assessment. As such, streetlights are not included as part of the AA3 Project.

The AA3 Project does, however, include the differential cost of undergrounding of electrical utility lines within rights-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by WREC and not paid for by the District as part of the AA3 Project.

Professional Services:

The AA3 Project also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements:

The offsite improvement associated with AA3 is a 12" reclaimed water extension that runs along the eastern boundary of the district and along Ehren Cutoff to the south, a distance of approximately 7,300 LF. This improvement is required for the development of AA3.

As noted, the District's CIP, including the AA3 Project, functions as a system of improvements benefiting all lands within the District. All of the foregoing improvements are required by applicable development approvals.

Ownership & Maintenance:

The following table shows who will finance, own, and operate the various improvements of the AA3 Project:

O&M TABLE

Facility Description	Ownership	O&M Entity
Roadways		
Collector Roadways (Collier Pkwy)	Pasco	Pasco
Local Subdivision Roads (Non-Gated)	CDD	CDD
Stormwater Management System	CDD	CDD
Utilities (Water, Sewer, Reclaimed)	Pasco	Pasco
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	WREC/CDD	WREC/CDD
Undergrounding of Conduit	WREC	WREC
Passive Recreational Amenities	CDD	CDD
Trail Network	CDD	CDD

(1) The CDD will own and maintain the trail system, underdrain system, landscaping, and irrigation within Pasco County Collector Road Rights-of Way. Pasco County will not maintain sidewalks, oversized trails, landscaping, and/or irrigation with Pasco County Rights-of-Way.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the AA3 Project have either been obtained, or will be obtained in the ordinary course, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
Connerton V3 & V4 MPUD	MPUD	No. 7509	April 20, 2021	March 30, 2039
Connerton V3 & V4 Connectivity Plan	Connectivity Plan	No. 7509	April 20, 2021	March 30, 2039
Connerton Master Utility Plan	Master Utility Plan	PCU #20-110.00	September 1, 2022	September 1, 2028
Connerton Village 3 Phases 2A, 2B, 2C				
Connerton Village 3 Phases 2A, 2B, 2C	Pasco Site Development Permit	SDP-2024-00034	March 15, 2024	Under Construction
Connerton Village 3 Phases 2A, 2B, 2C	Planning & Development Approval	RESSUB-2023-00046	March 6, 2024	March 6, 2034
Connerton Village 3 Phases 2A, 2B, 2C	Pasco Water & Sewer (LOC'S)	2A -PCU #20-110.10 2B -PCU #20-110.11 2C -PCU #20-110.12	2A - October 30, 2024 2B - February 5, 2024 2C - February 5, 2024	Complete
Village 3 Phases 2A, 2B, 2C	FDEP Sewer Permits	2A - 1881-51CS20-110.10 2B -1899-51CS20-110.11 2C - 1904-51CS20-110.12	2A - January 16, 2024 2B -March 07, 2024 2C - March 11, 2024	2A - January 16, 2027 2B - March 3, 2026 2C - March 4, 2026
Village 3 Phases 2A, 2B, 2C	FDEP Water Permit	2A - 1651-51CW20-110.10 2B - 1664-51CW20-110.11 2C - 1668-51CW20-110.12	2A - January 16, 2024 2B - March 7, 2024 2C - March 11, 2025	2A - January 16, 2027 2B - March 3, 2026 2C - March 4, 2026
Village 3 Phases 2A, 2B, 2C	FDEP Reclaimed Permit	2A -1881-51RW20-110.10 2B - 1899-51RW20-110.11 2C - 1904-51RW20-110.12	2A -January 16, 2024 2B - March 7, 2024 2C -March 11, 2024	2A - January 16, 2027 2B - March 3, 2026 2C - March 4, 2026
Village 3 Phases 2A, 2B, 2C	SWFWMD ERP	43023534.084	August 21, 2025	August 21, 2030
Village 3 Phases 2A, 2B, 2C	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 01, 2021	

Village 3 Phase 2A	Record Plat	PB 94, Pages 58-65	May 21, 2025	No expiration
Village 3 Phase 2B	Record Plat	PB 97, Pages 138-147	January 28, 2025	No expiration
Village 3, Phase 2C	Record Plat	PB 97, Pages 63-73	December 11, 2024	No expiration

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below represents, among other things, the Opinion of Probable Cost for the AA3 Project. It is our professional opinion that the costs set forth in the table below are reasonable and consistent with market pricing, both for the AA3 Project CIP.

AA3 Project CIP COST TABLE

Facility Description	CIP Cost
Roadway – Collector Roads	\$241,925
Roadway - Local Roads	\$4,941,603
Stormwater Management System	\$9,271,505
Utilities (Water, Sewer, Reclaimed)	\$8,533,308
Offsite Reclaimed Main	\$1,758,182
Hardscape/Landscape/Irrigation	\$4,901,200
Amenities & Trails	\$351,400
Professional Services (7%)	\$2,099,939
SUBTOTAL:	
\$32,099,062	
CONTINGENCY (10%)	
\$3,209,906	
TOTAL:	
\$35,308,968	

The probable costs estimated herein do not include anticipated carrying cost, interest reserves, or other anticipated CDD expenditures that may be incurred.

The AA3 Project will be designed in accordance with current governmental regulations and requirements. The AA3 Project will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP, including the AA3 Project, will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in southwest Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the AA3 Project, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure;

(2) that the AA3 Project is feasible; and (3) that the assessable property within the District will receive a special benefit from the AA3 Project that is at least equal to such costs. All public improvements constituting the AA3 Project shall be owned and maintained by the District or a unit of local government, or such other unit of local government shall have a perpetual easement relating thereto.


Please note that the AA3 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the AA3 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 727 residential units within AA3 Project, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the AA3 Project, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

This item has been digitally signed and sealed by
BRIAN G. SURAK, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.

Brian G. Surak, P.E. Date
FL License No. 59064

EXHIBIT A

ASSESSMENT AREA THREE BOUNDARY



Tab 8



SitexAquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

JANUARY, 2026



CONNERTON EAST CDD

CAMPANULA CT
LAND O LAKES, FL
10 PONDS



SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!

Dec 17, 2025 at 1:13:35 PM



Dec 17, 2025 at 1:56:31 PM



Dec 17, 2025 at 1:26:08 PM



Pond #195 Treated for Algae and Shoreline Vegetation.

Pond #219N Treated for Algae and Shoreline Vegetation.

Pond #219S Treated for Algae and Shoreline Vegetation.

Dec 17, 2025 at 1:03:02 PM



Dec 17, 2025 at 1:11:19 PM



Dec 17, 2025 at 1:22:00 PM



Pond # Treated for Algae and
Shoreline Vegetation.

Pond # Treated for Algae and
Shoreline Vegetation.

Pond # Treated for Algae and
Shoreline Vegetation.

Dec 17, 2025 at 11:40:26 AM



Dec 17, 2025 at 12:57:54 PM



Dec 17, 2025 at 12:21:12 PM



Pond # Treated for Algae and
Shoreline Vegetation.

Pond # Treated for Algae and
Shoreline Vegetation.

Pond # Treated for Shoreline
Vegetation.

Dec 17, 2025 at 11:40:26 AM



Dec 17, 2025 at 10:51:03 AM



Dec 17, 2025 at 10:55:39 AM



Pond # Treated for Algae and
Shoreline Vegetation.

Pond # Treated for Algae and
Shoreline Vegetation.

Pond # Treated for Shoreline
Vegetation.

Tab 9

CONNERTON EAST

LANDSCAPE INSPECTION REPORT



January 5, 2026
Rizzetta & Company
John R Toborg – Division Manager
Landscape Inspection Services



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Professionals in Community Management

Summary, General Comments, Flourish, Violet Periwinkle

Summary, General Updates, Recent & Upcoming Maintenance Events

The following are action items for Steadfast Contractor's Alliance (SCA) 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 and **Bold Black Underlined** is information or questions for the District BOS.

- Has SCA used a water truck on this turf on the east side of Flourish between Little Bluestem and Violet Periwinkle? It continues to appear extremely dry and dead in several areas. (Pics 1a & b)**



- SCA has replaced a lot of turf throughout several areas of the community – Thank you! One of the areas replaced was north of this dead turf shown in Pic 1b above – why did it stop? (Pic 2>)

- There are still a lot of thin turf and weeds in the north ROW of Violet Periwinkle between Flourish and Ashworth. (Pic 3)



- The Confederate Jasmine still needs to be tipped surrounding the mail kiosks in Ashworth/Campanula Park.
- Has the turf at the intersection of Campanula and Violet Periwinkle been inspected for chinch bugs. Symptoms exist. (Pic 5>)



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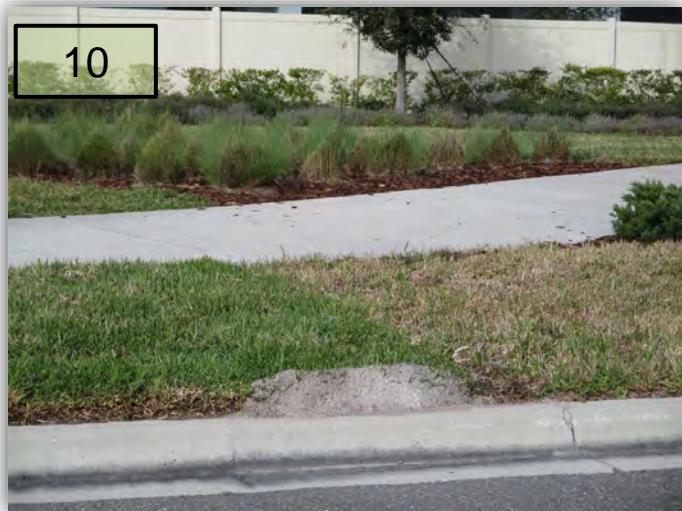
Campanula Cul-de-sac, Dog Park, Little Bluestem

6. Eradicate the weeds between the pavers and curb on the Campanula cul-de-sac.
7. Have these Walter's Viburnum surrounding the dog park fencing been inspected for fungus. Many leaves are curling white and grey. Diagnose and treat accordingly. (Pic 7)



8. SCA has already replaced a lot of this turf at the dog park near the entrance – it is also very drought-stressed-looking. Is this area being supplemented with the water truck? (Pic 8>)
9. There also remain a couple irrigation valve boxes in this area that need to be replaced – the box has been damaged, and the lids no longer fit the box properly. (Pic 9>)

10. SCA to treat all active fire ant mounds. Once mound is dead, SCA to return to the mound and rake out all displaced soil to re-expose turf or mulch. (Pic 10)



Little Bluestem, Storybook Cabin Way

11. Make sure to maintain the hedges in front of the PVC fencing along the north side of Little Bluestem terracing the two plant materials by at least 12" if not 18". Currently, they are not distinguishable. (Pic 11)



12. The response concerning the failing hedge in front of the PVC fence on the north side of Little Bluestem between Ashworth and Nyssa was that the irrigation department was being consulted regarding any irregularities. What was the outcome? The hedge continues to thin. (Pic 12)



13. Although the Lantana in many areas has defoliated, it is mostly due to the cold snaps – normal. DO not prune this material until going into March. (Pic 13>)

14. There is still a lot of dead growth in the Flax Lillies on the south side of Little Bluestem. (Pic 14)



15. Treat all weeds in the turf on both sides of Little Bluestem between Nyssa and Storybook Cabin Way.

16. The Japanese Blueberries on Storybook Cabin cul-de-sac are still covered with black sooty mold. Many JBs throughout the community, especially along Flourish east of Little Bluestem, are also infested. Please treat these trees with the appropriate insecticide to rid them of either aphids or scale. Prune off any completely dead branches. (Pic 16>)

17. Keep this turf at Storybook Cabin and Flourish in the radar. It has had fungal issues in the past and is exhibiting symptoms. (Pic 17>)



Flourish, Little Bluestem, Connerton Blvd.

18. Are the Oleander along the PVC fence between Storybook Cabin and the Flourish lift station being monitored for Oleander Caterpillar after being treated with Bifenthrin? (Pic 18)



19. The two dead Sabal Palms at the Flourish/Little Bluestem roundabout and Green Briar monument have been removed but not replaced. What is the timeline for their replacement?

20. There is still a leaning lode pole on a tree on the pond bank in front of the new amenity center that is not performing any function and needs to be removed. (Pic 20)



21. Treat weeds in the turf on the south side of Flourish opposite the new amenity. Also treat clover surrounding the lift station.

22. Coontie Palms on Flourish at Sword Fern are still covered with sooty mold. Are these also being treated with the proper insecticide?

23. Treat turf weeds in the south ROW of Connerton Blvd. soon after turning east off Flourish.

24. The south ROW of Connerton Blvd. looks so much better now that turf has been replaced. 

25. Has anyone had an opportunity to observe this failing patch of turf on the Connerton Blvd. median near a curb cut between Flourish and Pleasant Plains Parkway (PPP)? (Pic 25>)

26. There are also large expanses of turf weeds on the north ROW of Connerton Blvd. east of

Connerton Blvd., Pleasant Plains Parkway

PPP. The turf is also quite off-color. (Pic 26)

26



<27b



27. Will there be any turf replacement take place in the south ROW of Connerton Blvd. on the north side of the school? It still looks quite bad as it also does on the west side of the school along PPP. (Pics 27a & b>)

27a



28a



<25



28b



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Gallantree, Pleasant Plains Parkway, Fountain Park

29. Entering Gallantree off PPP, as Gallantree curves northward, the open lawn between the mail kiosk and the first townhome is bare and weedy. Is this on SCA's radar? (Pic 29)



30. Will there be any turf replacement take place at the lift station approaching the lift station on Gallantree? (Pic 30)



31. Many areas of turf inside Fountain Park are yellowing (even orange'ish). I know there are many areas that pond inside this park, and we need to keep a close eye on fungal outbreaks.

32. Reflecting on several emails from the past regarding the plants surrounding the fountain, during my inspection, most of the water was actually coming out of the fountain instead of into the lower pool. This will forever be a challenge in keeping plants alive.

33. Treat dollarweed in the median on Pleasant Morning Dr. in front of Fountain Park. Do we need to dial back the irrigation?

34. Are weeds being treated in the turf on both sides of PPP from the roundabout southward?

35. There are spots of non-existent turf on the west ROW of PPP near Emory Oak. (Pic 35)



Tab 10



UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 10, 2026 @ 9am
- **Proposed Budget:** May 12 or June 9, 2026

District Manager's Report

January 13,

2026

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FINANCIAL SUMMARY

11/30/2025

General Fund Cash & Investment Balance:	\$720,573
Debt Service Fund Cash & Investment Balance:	\$1,789,200
Capital Projects Fund Cash & Investment Balance:	\$ 252,569
Total Cash and Investment Balances:	\$2,762,342
General Fund Expense Variance:	\$72,035 Under Budget