



Rizzetta & Company

Connerton East Community Development District

Board of Supervisors' Meeting

July 14, 2026

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

Connertoneastcdd.org

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway,
Lutz, FL 33558

www.connertoneastcdd.org

District Board of Supervisors

Kelly Evans	Chair
Lori Campagna	Vice Chair
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary
Momo Bautista	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

July 7, 2026

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

FINAL AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on Tuesday, July 14, 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 June 9, 2026 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for May 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget
 - i. Consideration of Resolution 2026-10; Approval of Fiscal Year 2026/2027 Final Budget Tab 3
 - B. Consideration of Resolution 2026-11; Levying O&M Assessments for Fiscal Year 2026-2027 Tab 4
 - C. Consideration of Resolution 2026-12; Setting Regular Meeting Schedule for Fiscal Year 2026-2027 Tab 5
 - D. Consideration of Resolution 2026-13; Designating Officers Of the District Tab 6
 - E. Ratification of Easement Encroachment Agreement – 22869 Berry Patch Place Tab 7

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Monthly Lighting Report..... Tab 8
- D. Aquatic Report..... Tab 9
- E. June 22nd Community Asset Management Report Tab 10
 - i. Contractor Response to June 4th Community Asset Management Report..... Tab 11
 - ii. Consideration of Steadfast Proposal for 3 Sable Palms..... Tab 12
- F. District Manager Tab 13

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

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, June 9, 2026, at 9:00 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chairman
Lori Campagna	Vice-Chairman
Bradley Gilley	Assistant Secretary
Jake Walsh	Assistant Secretary
Momo Bautista	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Lisa Castoria	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Brian Surak	District Engineer, Clearview Land Design (via phone)
John Toborg	FIS, Rizzetta & Company, Inc.
Chris Wallen	Representative, Steadfast
Kevin Hiller	Representative, Steadfast

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order at 9:00 a.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

49 **THIRD ORDER OF BUSINESS** **Consideration of Regular Board of**
50 **Supervisors Meeting Minutes for May**
51 **12, 2026**
52

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 May 12, 2026, for the Connerton East Community Development District.

53 **FOURTH ORDER OF BUSINESS** **Ratification of Operation &**
54 **Maintenance Expenditures for April**
55 **2026**
56
57

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for April 2026 (\$106,872.81), for the Connerton East Community Development District.

58 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-08;**
59 **Setting Landowner Election**
60
61

62 Mr. Brizendine noted that Seats 1, 4 and 5 are all up for election this year and
63 informed the Board that the landowner elections meeting will be held on November 11,
64 2026 at 9:00 a.m.
65

On a Motion by Ms. Evans, seconded by Mr. Bradley, with all in favor, the Board of Supervisors adopted Resolution 2026-08; Setting Landowner Election, for the Connerton East Community Development District.

66 **SIXTH ORDER OF BUSINESS** **Consideration of the Updated Towing**
67 **Policy and Resolution 2026-09;**
68 **Amended Parking and Towing Policy**
69
70

71 The Board reviewed and discussed the amended parking and towing policy which
72 will now include mail kiosk policies as well. After this discussion, they agreed to approve
73 this amendment and adopted Resolution 2026-09, Amended Parking and Towing Policy.
74 The Board would like this to be shared with the HOA, posted to the bulletin and posted
75 on the CDD website.
76

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors adopted Resolution 2026-09; Amended Parking and Towing Policy, with Lennar for Stormwater Management, for the Connerton East Community Development District.

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SEVENTH ORDER OF BUSINESS **Consideration Sitex Midge Fly**
Proposal

The Board tabled this proposal to the July meeting.

EIGHTH ORDER OF BUSINESS **Ratification of Phase 4-4 to 4-7 Solar**
Lighting Agreement

On a Motion by Ms. Campagna, seconded by Mr. Gilley, with all in favor, the Board of Supervisors ratified the Phase 4-4 to 4-7 Solar Lighting Agreement for the Connerton East Community Development District.

NINTH ORDER OF BUSINESS **Ratification of Steadfast Gold Lantana**
Proposal

On a Motion by Ms. Bautista, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the Steadfast Gold Lantana Proposal in the amount of \$3,420 for the Connerton East Community Development District.

TENTH ORDER OF BUSINESS **Ratification of Steadfast Plant**
Replacement Proposal

On a Motion by Ms. Bautista, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the Steadfast Plant Replacement Proposal in the amount of \$5,985 for the Connerton East Community Development District.

ELEVENTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel
No report.

B. District Engineer
No report.

C. Monthly Lighting Report
The Board reviewed and discussed the lighting report.

D. Aquatic Report
The Board reviewed the report. There were no questions or concerns at this time.

E. Field Inspection Services
Mr. Toborg presented this report under separate cover. The Board had no questions or comments.

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F. District Manager

The final budget public hearing meeting will be on July 14, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

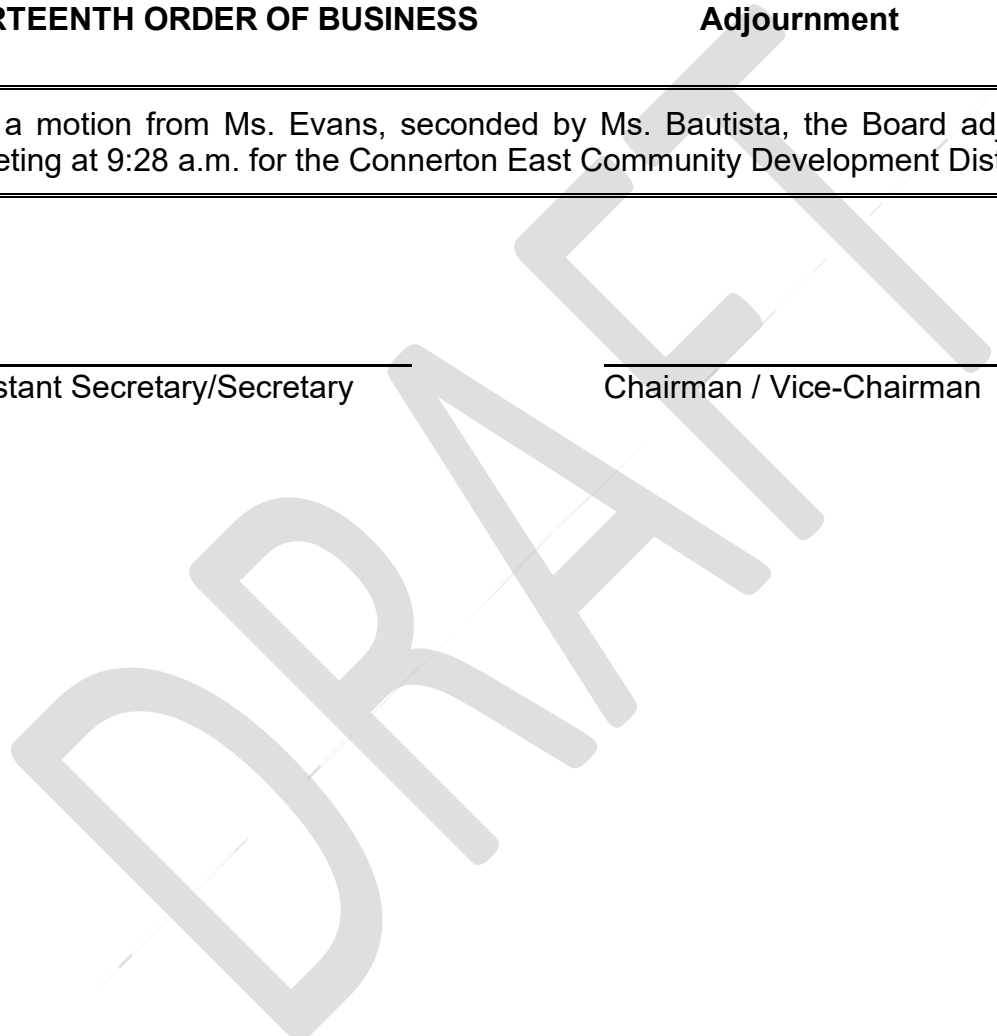
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Evans, seconded by Ms. Bautista, the Board adjourned the meeting at 9:28 a.m. for the Connerton East Community Development District.

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 May 2026 For Board Approval

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

The total items being presented: **\$34,307.11**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	100656	BG031026	Board of Supervisors Meeting 03/10/2026	\$ 184.70
Bradley Gilley	100652	BG041426	Board of Supervisors Meeting 04/14/26	\$ 184.70
Bradley Gilley	100656	BG041426 Ethics Training	Board of Supervisors Meeting Ethics Training 04/14/26	\$ 184.70
Coastal Mechanical Inc.	100659	2231	Lighting repair 05/26	\$ 750.00
Cooper Pools Inc.	100660	2026-1200	Monthly Commercial Fountain Service 03/26	\$ 262.50
Cooper Pools Inc.	100660	2026-1328	Monthly Commercial Fountain Service 04/26	\$ 262.50
Jacob Walsh	20260529-1	JW051226	Board of Supervisors Meeting 05/12/26	\$ 184.70
Jayman Enterprises, LLC	100661	4526	Purchase and Install 26 Street Sign 04/26	\$ 3,275.00
Jayman Enterprises, LLC	100661	4534	Dog Park Maintenance 05/26	\$ 2,050.00
Jayman Enterprises, LLC	100661	4535	Light Inspection maintenance report and monitoring 05/26	\$ 1,500.00
Kelly Evans	100653	KE041426	Board of Supervisors Meeting 04/14/26	\$ 184.70
Kelly Evans	100653	KE041426 Ethics Training	Board of Supervisors Meeting Ethics Training 04/14/26	\$ 184.70
Lori Campagna	100654	LC041426	Board of Supervisors Meeting 04/14/26	\$ 184.70
Lori Campagna	100654	LC041426 Ethics Training	Board of Supervisors Meeting Ethics Training 04/14/26	\$ 184.70

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Morgana Anselmi Bautista	100655	MB01426 Ethics Training	Board of Supervisors Meeting Ethics Training 04/14/26	\$ 184.70
Morgana Anselmi Bautista	100655	MB041426	Board of Supervisors Meeting 04/14/26	\$ 184.70
Morgana Anselmi Bautista	20260529-2	MB051226	Board of Supervisors Meeting 05/12/26	\$ 184.70
Pasco County Utilities	20260526-1	24415263	22020 Nebula Way Reclaim D 04/26	\$ 344.41
Pasco County Utilities	20260526-1	24415264	22416 Pleasant Morning Dr Reclaim A 04/26	\$ 275.73
Pasco County Utilities	20260526-1	24415265	21989 Connerton Boulevard Reclaim 04/26	\$ 324.21
Pasco County Utilities	20260526-1	24415266	8363 Flying Fish Ct Reclaim B 04/26	\$ 21.21
Pasco County Utilities	20260526-1	24415952	22629 Pleasant Plains Parkway 04/26	\$ 284.82
Pasco County Utilities	20260526-1	24416050	22228 Tucana Way Reclaim C 04/26	\$ 20.20
Pinnacle Holdings - XIV, LLC	100657	052126-Pinnacle Holding	6/09/2026 BOS Meeting 05/26	\$ 203.33
Preferred Governmental Insurance Trust	100664	71105	WC FL1 0514613 25-01 5/18/2026 through 10/1/2026 05/26	\$ 745.00
Risk Management Associates, Inc.	100658	24909211	Policy #PK FL1 0514613 25-01 05/18/2026-10/01/2026 05/26	\$ 7,329.00
Rizzetta & Company, Inc.	100651	INV0000109170	Accounting Services 05/26	\$ 5,786.91
Steadfast Contractors Alliance, LLC	100662	SA-23267	Irrigation repairs 04/26	\$ 103.25

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100662	SA-23268	Irrigation repairs 04/26	\$ 107.50
Straley Robin Vericker	100663	28359	Legal Services 04/26	\$ 2,602.50
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2221915-050626	10129 CAMPANULA CT 04/26	\$ 5,102.45
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2243217-050626	9639 Flourish Drive 04/26	\$ 44.89
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2259463-050626	21561 Violet Periwinkle Drive 04/26	\$ 40.70
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2262941-050626	8658 Little Bluestem Drive 04/26	\$ 44.03
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2262944-050626	9033 Little Bluestem Drive 04/26	\$ 46.93
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2262945-050626	9129 Little Bluestem Drive 04/26	\$ 40.70
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2262949-050626	22024 Storybook Cabin Way 04/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2286030-050626	10884 Flourish Drive 04/26	\$ 41.56
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2354657-050626	9138 Gallantree Place 04/26	\$ 43.35
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2360062-050626	22979 Pondered Day Lane 04/26	\$ 50.89
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2360063-050626	9188 RUNAWAY BREEZE DR 04/26	\$ 53.10
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2360066-050626	9338 RAISED TULIP LN 04/26	\$ 78.93
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2384097-050626	22621 Pleasant Plains Pkwy 04/26	\$ 44.75

Connerton East Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2384099-050626	22146 Pleasant Morning Drive 04/26	\$ 116.35
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2384102-050626	22020 Nebula Way 04/26	\$ 45.09
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2384103-050626	8363 Flying Fish Ct 04/26	\$ 43.69
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2384110-050626	8778 Gallantree Place 04/26	\$ 61.21
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2385318-050626	22441 Rootstock Alley 04/26	\$ 45.21
Withlacoochee River Electric Cooperative, Inc.	20260522-1	2396735-050626	10861 Flourish DR 05/26	\$ <u>43.35</u>
Report Total				\$ <u>34,307.11</u>

Tab 3

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15, 2026, to the Board of Supervisors (“**Board**”) of the Connerton East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget, as amended by the Board and attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Connerton East Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within five (5) days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 14, 2026.

Attested By:

**Connerton East
Community Development District**

Name: _____
Title: Secretary/ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget



Rizzetta & Company

Connerton East Community Development District

connertoneastcdd.org

**Approved Proposed
Budget for Fiscal
Year 2026-2027**

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Proposed Budget
Connerton East Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	<i>Special Assessments</i>							
5	Tax Roll*	\$ 1,594,568	\$ 1,594,568	\$ 1,580,787	\$ 13,781	\$ 2,042,673	\$ 461,886	
6	Off Roll*	\$ 44,761	\$ 44,761	\$ 44,756	\$ 5	\$ 7,509	\$ (37,247)	
7								
8	Assessment Revenue Subtotal	\$ 1,639,329	\$ 1,639,329	\$ 1,625,543	\$ 13,786	\$ 2,050,182	\$ 424,639	
9								
10	OTHER REVENUES							
11								
12	<i>Interest Earnings</i>							
13	Interest Earnings	\$ 27,746	\$ 41,619	\$ -	\$ 41,619	\$ 25,000	\$ 25,000	
14								
15	<i>Other Miscellaneous Revenues</i>							
16	Miscellaneous Revenues	\$ 75	\$ 113	\$ -	\$ 113	\$ -	\$ -	
17								
18	Other Revenue Subtotal	\$ 27,821	\$ 41,732	\$ -	\$ 41,732	\$ 25,000	\$ 25,000	
19								
20	TOTAL REVENUES	\$ 1,667,150	\$ 1,681,061	\$ 1,625,543	\$ 55,518	\$ 2,075,182	\$ 449,639	
21	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
22								
23	EXPENDITURES - ADMINISTRATIVE							

Proposed Budget
Connerton East Community Development District
 General Fund
 Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
24							
25	Legislative						
26	Employee - Payroll Processing Fees	\$ 1,083	\$ 1,625	\$ -	\$ (1,625)	\$ 2,300	\$ 2,300
27	Employee - Payroll Taxes	\$ -	\$ 325	\$ -	\$ (325)	\$ 950	\$ 950
28	Supervisor Fees	\$ 8,694	\$ 13,041	\$ 12,000	\$ (1,041)	\$ 12,000	\$ -
29	Supervisor Workers Comp Insurance	\$ -	\$ 879	\$ -	\$ (879)	\$ 1,582	\$ 1,582
30	Financial & Administrative						
31	Accounting Services	\$ 13,580	\$ 20,369	\$ 20,369	\$ -	\$ 20,980	\$ 611
32	Administrative Services	\$ 2,970	\$ 4,456	\$ 4,456	\$ -	\$ 4,590	\$ 134
33	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 1,500	\$ 1,000
34	Assessment Roll	\$ 5,305	\$ 5,305	\$ 5,305	\$ -	\$ 5,464	\$ 159
35	Auditing Services	\$ -	\$ 5,900	\$ 6,000	\$ 100	\$ 5,900	\$ (100)
36	Disclosure Report	\$ 5,375	\$ 8,396	\$ 7,500	\$ (896)	\$ 11,500	\$ 4,000
37	District Engineer	\$ 13,111	\$ 19,667	\$ 15,000	\$ (4,667)	\$ 15,000	\$ -
38	District Management	\$ 14,852	\$ 22,279	\$ 22,279	\$ -	\$ 22,947	\$ 668
39	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
40	Financial & Revenue Collections	\$ 2,546	\$ 3,819	\$ 3,819	\$ -	\$ 5,134	\$ 1,315
41	Legal Advertising	\$ 184	\$ 1,500	\$ 5,000	\$ 3,500	\$ 2,750	\$ (2,250)
42	Miscellaneous Mailings	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
43	Public Officials Liability Insurance	\$ 3,811	\$ 3,811	\$ 3,000	\$ (811)	\$ 3,124	\$ 124
44	Trustees Fees	\$ 6,209	\$ 9,314	\$ 5,000	\$ (4,314)	\$ 10,500	\$ 5,500
45	Website Hosting, Maintenance, Backup (and Email)	\$ 2,395	\$ 2,835	\$ 4,000	\$ 1,165	\$ 2,835	\$ (1,165)
46	Legal Counsel						

Proposed Budget
Connerton East Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
47	District Counsel	\$ 24,370	\$ 36,555	\$ 30,000	\$ (6,555)	\$ 30,000	\$ -
48							
49	Administrative Subtotal	\$ 105,160	\$ 160,749	\$ 146,903	\$ (13,846)	\$ 161,731	\$ 14,828
50							
51	EXPENDITURES - FIELD OPERATIONS						
52							
53	<i>Electric Utility Services</i>						
54	Utility - Irrigation	\$ 34,564	\$ 51,846	\$ 50,000	\$ (1,846)	\$ 60,000	\$ 10,000
55	Utility - Street Lights	\$ 146,438	\$ 219,657	\$ 313,717	\$ 94,060	\$ 336,623	\$ 22,906
56	Utility Services	\$ 6,560	\$ 9,840	\$ 7,000	\$ (2,840)	\$ 15,000	\$ 8,000
57	<i>Water-Sewer Combination Services</i>						
58	Utility - Reclaimed	\$ 8,957	\$ 13,436	\$ 20,000	\$ 6,565	\$ 25,000	\$ 5,000
59	<i>Stormwater Control</i>						
60	Aquatic Maintenance	\$ 34,292	\$ 51,438	\$ 63,000	\$ 11,562	\$ 80,980	\$ 17,980
61	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
62	<i>Other Physical Environment</i>						
63	Dog Waste Station Supply and Maintenance	\$ 15,100	\$ 22,650	\$ 18,000	\$ (4,650)	\$ 40,400	\$ 22,400
64	Entry & Walls Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000
65	Fence Maintenance	\$ 270	\$ 405	\$ 5,000	\$ 4,595	\$ 15,000	\$ 10,000
66	Fountain Maintenance	\$ 5,688	\$ 6,738	\$ 5,000	\$ (1,738)	\$ 5,000	\$ -
67	General Liability Insurance	\$ 4,670	\$ 4,670	\$ 3,666	\$ (1,004)	\$ 3,816	\$ 150
68	Irrigation Repairs	\$ 7,741	\$ 11,612	\$ 25,000	\$ 13,389	\$ 40,000	\$ 15,000
69	Irrigation - Water Trucks	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000

Proposed Budget
Connerton East Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
70	Landscape & Irrigation Maintenance	\$ 431,957	\$ 647,936	\$ 754,357	\$ 106,422	\$ 930,505	\$ 176,148
71	Landscape - Mulch	\$ 28,800	\$ 43,200	\$ 72,000	\$ 28,800	\$ 49,000	\$ (23,000)
72	Landscape Inspection Services	\$ 6,800	\$ 10,200	\$ 10,200	\$ -	\$ 20,400	\$ 10,200
73	Landscape Replacement Plants, Shrubs, Trees	\$ 825	\$ 25,000	\$ 50,000	\$ 25,000	\$ 107,500	\$ 57,500
74	Maintenance & Repairs	\$ 5,527	\$ 8,291	\$ 500	\$ (7,791)	\$ 15,000	\$ 14,500
75	Pedestrian Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
76	Property Insurance	\$ 21,152	\$ 21,152	\$ 40,000	\$ 18,848	\$ 29,727	\$ (10,273)
77	Road, Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000	\$ 2,500
78	Street Light / Decorative Light Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 23,000	\$ 23,000
79	Street Sign Repairs/Replacement	\$ 18,325	\$ 27,488	\$ 2,500	\$ (24,988)	\$ 30,000	\$ 27,500
80	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
81	Contingency						
82	Miscellaneous Contingency	\$ 19,765	\$ 29,648	\$ 19,700	\$ (9,948)	\$ 10,000	\$ (9,700)
83							
84	Field Operations Subtotal	\$ 797,431	\$ 1,205,204	\$ 1,478,640	\$ 273,436	\$ 1,913,451	\$ 434,811
85							
86	TOTAL EXPENDITURES	\$ 902,591	\$ 1,365,953	\$ 1,625,543	\$ 259,590	\$ 2,075,182	\$ 449,639
87							
88	EXCESS OF REVENUES OVER EXPENDITURES	\$ 764,559	\$ 315,108	\$ -	\$ 315,108	\$ -	\$ -
89							

Connerton East Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023 AA1	Series 2025AA2	Series 2025AA3	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$861,431.84	\$681,284.48	\$946,137.50	\$2,488,853.82
TOTAL REVENUES	\$861,431.84	\$681,284.48	\$946,137.50	\$2,488,853.82
EXPENDITURES				
Administrative				
Debt Service Obligation	\$861,431.84	\$681,284.48	\$946,137.50	\$2,488,853.82
Administrative Subtotal	\$861,431.84	\$681,284.48	\$946,137.50	\$2,488,853.82
TOTAL EXPENDITURES	\$861,431.84	\$681,284.48	\$946,137.50	\$2,488,853.82
EXCESS OF REVENUES OVER EXPENDITURES				\$0.00

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

6.0%

GROSS ASSESSMENTS

\$2,647,716.83

Notes:

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

(1) Maximum Annual Debt Service

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$2,050,182.40	2025/2026 O&M Budget:	\$1,625,543.00
Collection Costs:	2%	\$43,620.90	2026/2027 O&M Budget:	\$2,050,182.40
Early Payment Discounts:	4%	\$87,241.80		
2026/2027 Total:		\$2,181,045.11	Total Difference:	\$424,639.40

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
PLATTED					
Assessment Area 1					
<i>Village 3B - Parcel 219 - Townhomes 22'</i>	Series 2023 Debt Service	\$737.21	\$737.21	\$0.00	0.00%
	Operations & Maintenance	\$528.03	\$501.62	-\$26.41	-5.00%
	Total	\$1,265.24	\$1,238.83	-\$26.41	-2.09%
<i>Parcel 219 Villa 42.5'</i>	Series 2023 Debt Service	\$1,424.15	\$1,424.15	\$0.00	0.00%
	Operations & Maintenance	\$1,020.06	\$969.04	-\$51.02	-5.00%
	Total	\$2,444.21	\$2,393.19	-\$51.02	-2.09%
<i>Parcel 4.1 - 3A-1 - Single Family 40'</i>	Series 2023 Debt Service	\$1,340.38	\$1,340.38	\$0.00	0.00%
	Operations & Maintenance	\$960.06	\$912.03	-\$48.03	-5.00%
	Total	\$2,300.44	\$2,252.41	-\$48.03	-2.09%
<i>Parcel 4.1 - 3A-1 - Single Family 50'</i>	Series 2023 Debt Service	\$1,675.47	\$1,675.47	\$0.00	0.00%
	Operations & Maintenance	\$1,200.08	\$1,140.04	-\$60.04	-5.00%
	Total	\$2,875.55	\$2,815.51	-\$60.04	-2.09%
<i>Parcel 4.1 - 3A1 - Single Family 60'</i>	Series 2023 Debt Service	\$2,010.57	\$2,010.57	\$0.00	0.00%
	Operations & Maintenance	\$1,440.09	\$1,368.05	-\$72.04	-5.00%
	Total	\$3,450.66	\$3,378.62	-\$72.04	-2.09%
Assessment Area 2					
<i>Parcel 4.2 - 3A-2 - Single Family 40'</i>	Series 2025AA2 Debt Service	\$1,340.31	\$1,340.31	\$0.00	0.00%
	Operations & Maintenance	\$960.06	\$912.03	-\$48.03	-5.00%
	Total	\$2,300.37	\$2,252.34	-\$48.03	-2.09%
<i>Parcel 4.2 - 3A-2 - Single Family 50'</i>	Series 2025AA2 Debt Service	\$1,675.38	\$1,675.38	\$0.00	0.00%
	Operations & Maintenance	\$1,200.08	\$1,140.04	-\$60.04	-5.00%
	Total	\$2,875.46	\$2,815.42	-\$60.04	-2.09%
<i>Parcel 4.2 - 3A-2 - Single Family 60'</i>	Series 2025AA2 Debt Service	\$2,010.46	\$2,010.46	\$0.00	0.00%
	Operations & Maintenance	\$1,440.09	\$1,368.05	-\$72.04	-5.00%
	Total	\$3,450.55	\$3,378.51	-\$72.04	-2.09%
Assessment Area 3					
<i>Parcel 3C - Townhomes</i>	Series 2025AA3 Debt Service	\$737.19	\$737.19	\$0.00	0.00%
	Operations & Maintenance	\$528.03	\$501.62	-\$26.41	-5.00%
	Total	\$1,265.22	\$1,238.81	-\$26.41	-2.09%
<i>Parcel 4 - Villas 42.5'</i>	Series 2025AA3 Debt Service	\$1,424.11	\$1,424.11	\$0.00	0.00%
	Operations & Maintenance	\$1,020.06	\$969.04	-\$51.02	-5.00%
	Total	\$2,444.17	\$2,393.15	-\$51.02	-2.09%
<i>Parcel 3B-2 & 3C - Single Family 40'</i>	Series 2025AA3 Debt Service	\$1,340.34	\$1,340.34	\$0.00	0.00%
	Operations & Maintenance	\$960.06	\$912.03	-\$48.03	-5.00%

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$2,050,182.40	2025/2026 O&M Budget:	\$1,625,543.00
Collection Costs:	2%	\$43,620.90	2026/2027 O&M Budget:	\$2,050,182.40
Early Payment Discounts:	4%	\$87,241.80		
2026/2027 Total:		\$2,181,045.11	Total Difference:	\$424,639.40

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
	Total	\$2,300.40	\$2,252.37	-\$48.03	-2.09%
Parcel 3B-2 & 3C - Single Family 50'	Series 2025AA3 Debt Service	\$1,675.43	\$1,675.43	\$0.00	0.00%
	Operations & Maintenance	\$1,200.08	\$1,140.04	-\$60.04	-5.00%
	Total	\$2,875.51	\$2,815.47	-\$60.04	-2.09%
Parcel 3B-2 & 3C - Single Family 60'	Series 2025AA3 Debt Service	\$2,010.51	\$2,010.51	\$0.00	0.00%
	Operations & Maintenance	\$1,440.09	\$1,368.05	-\$72.04	-5.00%
	Total	\$3,450.60	\$3,378.56	-\$72.04	-2.09%
Future Assessment Area					
Parcel 4 - Single Family 40'	Operations & Maintenance	\$62.04	\$912.03	\$849.99	1370.07%
	Total	\$62.04	\$912.03	\$849.99	1370.07%
Parcel 4 - Single Family 50'	Operations & Maintenance	\$77.55	\$1,140.04	\$1,062.49	1370.07%
	Total	\$77.55	\$1,140.04	\$1,062.49	1370.07%
Parcel 4 - Single Family 60'	Operations & Maintenance	\$93.06	\$1,368.05	\$1,274.99	1370.07%
	Total	\$93.06	\$1,368.05	\$1,274.99	1370.07%
UNPLATTED					
Future Assessment Area					
Parcel 4 - Single Family 40'	Operations & Maintenance	\$62.04	\$67.99	\$5.95	9.59%
	Total	\$62.04	\$67.99	\$5.95	9.59%
Parcel 4 - Single Family 50'	Operations & Maintenance	\$77.55	\$84.99	\$7.44	9.59%
	Total	\$77.55	\$84.99	\$7.44	9.59%
Parcel 4 - Single Family 60'	Operations & Maintenance	\$93.06	\$101.98	\$8.92	9.59%
	Total	\$93.06	\$101.98	\$8.92	9.59%

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN BUDGET		\$159,783.00
COLLECTION COSTS @	2%	\$3,399.64
EARLY PAYMENT DISCOUNT	4%	\$6,799.28
TOTAL ADMIN ASSESSMENT		\$169,981.91

TOTAL FIELD BUDGET		\$1,890,399.40
COLLECTION COSTS @	2%	\$40,221.26
EARLY PAYMENT DISCOUNT	4%	\$80,442.53
TOTAL FIELD ASSESSMENT		\$2,011,063.19

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾	SERIES 2025AA2 DEBT SERVICE ⁽¹⁾	SERIES 2025AA3 DEBT SERVICE ⁽¹⁾
Platted				
Assessment Area 1				
Village 3B - Parcel 219 - Townhomes 2	204	204	0	0
Parcel 219 - Villa 42.5'	104	104	0	0
Parcel 4.1 - 3A-1 - Single Family 40'	123	123	0	0
Parcel 4.1 - 3A-1 - Single Family 50'	154	154	0	0
Parcel 4.1 - 3A1 - Single Family 60'	97	97	0	0
Assessment Area 2				
Parcel 4.2 - 3A-2 - Single Family 40'	138	0	138	0
Parcel 4.2 - 3A-2 - Single Family 50'	171	0	171	0
Parcel 4.2 - 3A-2 - Single Family 60'	126	0	126	0
Assessment Area 3				
Parcel 3C - Townhomes	104	0	0	104
Parcel 4 - Villas 42.5'	120	0	0	120
Parcel 3B-2 & 3C - Single Family 40'	252	0	0	252
Parcel 3B-2 & 3C - Single Family 50'	249	0	0	249
Parcel 3B-2 & 3C - Single Family 60'	2	0	0	2
Future Assessment Area				
Parcel 4 - Single Family 40'	115	0	0	0
Parcel 4 - Single Family 50'	139	0	0	0
Parcel 4 - Single Family 60'	79	0	0	0
Total Platted	2177	682	435	727
UNPLATTED				
Future Assessment Area				
Parcel 4 - Single Family 40'	30	0	0	0
Parcel 4 - Single Family 50'	40	0	0	0
Parcel 4 - Single Family 60'	25	0	0	0
Total Unplatted	95	0	0	0
Total Community	2272	682	435	727

ALLOCATION OF O&M ASSESSMENT					
ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL FIELD BUDGET	ADMIN PER UNIT
204	0.44	89.76	4.49%	\$7,628.33	\$37.39
104	0.85	88.40	4.42%	\$7,512.75	\$72.24
123	0.80	98.40	4.92%	\$8,362.61	\$67.99
154	1.00	154.00	7.70%	\$13,087.82	\$84.99
97	1.20	116.40	5.82%	\$9,892.35	\$101.98
138	0.80	110.40	5.52%	\$9,382.44	\$67.99
171	1.00	171.00	8.55%	\$14,532.58	\$84.99
126	1.20	151.20	7.56%	\$12,849.86	\$101.98
104	0.44	45.76	2.29%	\$3,888.95	\$37.39
120	0.85	102.00	5.10%	\$8,668.56	\$72.24
252	0.80	201.60	10.08%	\$17,133.15	\$67.99
249	1.00	249.00	12.45%	\$21,161.48	\$84.99
2	1.20	2.40	0.12%	\$203.97	\$101.98
115	0.80	92.00	4.60%	\$7,818.70	\$67.99
139	1.00	139.00	6.95%	\$11,813.03	\$84.99
79	1.20	94.80	4.74%	\$8,056.66	\$101.98
2177		1906.12	95.30%	\$161,993.24	
30	0.80	24.00	1.20%	\$2,039.66	\$67.99
40	1.00	40.00	2.00%	\$3,399.43	\$84.99
25	1.20	30.00	1.50%	\$2,549.58	\$101.98
95		94.00	4.70%	\$7,988.67	
2272		2000.12	100%	\$169,981.91	

ALLOCATION OF O&M ASSESSMENT					
FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL FIELD BUDGET	FIELD PER UNIT
204	0.44	89.76	4.71%	\$94,701.82	\$464.22
104	0.85	88.40	4.64%	\$93,266.94	\$896.80
123	0.80	98.40	5.16%	\$103,817.50	\$844.04
154	1.00	154.00	8.08%	\$162,478.61	\$1,055.06
97	1.20	116.40	6.11%	\$122,808.51	\$1,266.07
138	0.80	110.40	5.79%	\$116,478.17	\$844.04
171	1.00	171.00	8.97%	\$180,414.56	\$1,055.06
126	1.20	151.20	7.93%	\$159,524.46	\$1,266.07
104	0.44	45.76	2.40%	\$48,279.36	\$464.22
120	0.85	102.00	5.35%	\$107,615.70	\$896.80
252	0.80	201.60	10.58%	\$212,699.27	\$844.04
249	1.00	249.00	13.06%	\$262,708.92	\$1,055.06
2	1.20	2.40	0.13%	\$2,532.13	\$1,266.07
115	0.80	92.00	4.83%	\$97,065.14	\$844.04
139	1.00	139.00	7.29%	\$146,652.77	\$1,055.06
79	1.20	94.80	4.97%	\$100,019.30	\$1,266.07
2177		1906.12	100.00%	\$2,011,063.19	
0	0.80	0.00	0.00%	\$0.00	\$0.00
0	1.00	0.00	0.00%	\$0.00	\$0.00
0	1.20	0.00	0.00%	\$0.00	\$0.00
0		0.00	0.00%	\$0.00	
2177		1906.12	100%	\$2,011,063.19	

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	SERIES 2025AA2 DEBT SERVICE ⁽²⁾	SERIES 2025AA3 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$501.62	\$737.21	\$0.00	\$0.00	\$1,238.83
\$969.04	\$1,424.15	\$0.00	\$0.00	\$2,393.19
\$912.03	\$1,340.38	\$0.00	\$0.00	\$2,252.41
\$1,140.04	\$1,675.47	\$0.00	\$0.00	\$2,815.51
\$1,368.05	\$2,010.57	\$0.00	\$0.00	\$3,378.62
\$912.03	\$0.00	\$1,340.31	\$0.00	\$2,252.34
\$1,140.04	\$0.00	\$1,675.38	\$0.00	\$2,815.42
\$1,368.05	\$0.00	\$2,010.46	\$0.00	\$3,378.51
\$501.62	\$0.00	\$0.00	\$737.19	\$1,238.81
\$969.04	\$0.00	\$0.00	\$1,424.11	\$2,393.15
\$912.03	\$0.00	\$0.00	\$1,340.34	\$2,252.37
\$1,140.04	\$0.00	\$0.00	\$1,675.43	\$2,815.47
\$1,368.05	\$0.00	\$0.00	\$2,010.51	\$3,378.56
\$912.03	\$0.00	\$0.00	\$0.00	\$912.03
\$1,140.04	\$0.00	\$0.00	\$0.00	\$1,140.04
\$1,368.05	\$0.00	\$0.00	\$0.00	\$1,368.05
\$67.99	\$0.00	\$0.00	\$0.00	\$67.99
\$84.99	\$0.00	\$0.00	\$0.00	\$84.99
\$101.98	\$0.00	\$0.00	\$0.00	\$101.98

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

(\$10,198.91)

(\$120,663.79)

Net Revenue to be Collected:

\$159,783.00

\$1,890,399.40

⁽¹⁾ Reflects the number of total lots with Series 2023, Series 2025AA2 and Series 2025AA3 Debt Outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2023, Series 2025AA2 and Series 2025AA3 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and will exclude the county collection costs and early payment discounts.

Tab 4

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Uniform Method for certain Debt Assessments and certain O&M Assessments. The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i.** The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii.** Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026

2. 25% due no later than February 1, 2027
 3. 25% due no later than May 1, 2027
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. Direct Bill for Certain O&M Assessments.**
- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

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

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 14, 2026.

Attested By:

**Connerton East Community
Development District**

Name: _____
Title: Secretary/Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

Tab 5

RESOLUTION 2026-12

A RESOLUTION OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026-2027 Meeting Schedule**”); and

WHEREAS, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

1. **Adoption of Meeting Schedule** The FY 2026-2027 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 2026-2027 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 14th DAY OF JULY 2026.

ATTEST:

**CONNERTON EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

EXHIBIT A
Notice of FY 2026/2027 Meeting Schedule
Connerton East Community Development District

October 13, 2026 *
November 10, 2026
December 8, 2026*
January 12, 2027
February 9, 2027 *
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027 *

All meetings will convene at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

Tab 6

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. Kelly Evans is appointed Chairman.

Section 2. Lori Campagna is appointed Vice Chairman.

Section 3. Momo Bautista is appointed Assistant Secretary.
Bradley Gilley is appointed Assistant Secretary.
Jacob Walsh is appointed Assistant Secretary.
Jayna Cooper is appointed Assistant Secretary.
Lisa Castoria is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Susan Garcia is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY 2026.

**CONNERTON EAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 7

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 19-25-19-0220-01000-0050

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "Agreement") is entered into as of May 26, 2026 (the "Effective Date"), between the **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT** (the "District") whose mailing address is c/o Rizzetta, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 and **Chad Arthur Bryant and Sara Rosemary Swartz** (collectively hereinafter the "Landowner"), whose physical address is 22869 Berry Patch Place, Land O' Lakes, FL 34637.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of **BLOCK 10, LOT 5, CONNERTON VILLAGE 4 PHASES 2B AND 2C** (the "Property"), a subdivision according to the plat thereof recorded at Plat Book 96, Page(s) 36-48, of the Public Records of Pasco County, Florida (the "Plat"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 12.5' (CDD) Access and Drainage Easement (the "Easement") on the West South-Westerly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a privacy fence through the Easement (the "Improvements"), generally depicted in the Site Plan submitted to the District and attached hereto as **Exhibit A**. The Improvements may be installed as long as they only encroach into the Easement by a total of 7.5' therefore leaving 5' open for vendor access.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify to the Landowner that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables prior to installation of the Improvements.
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken,

completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the general location shown on **Exhibit A**, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Easement area or the use of the Easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local, and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party in accordance with the terms of this Section 6.
 - b. If the Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed or the Improvements are otherwise required to be removed by the District or the Landowner, either party may terminate this Agreement with sixty (60) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
 - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - e. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement caused by the Improvements or Landowner; and (4) any claims for injury to any person or damages to any property caused by the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties

and their respective successors and assigns.

10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

{Signature Pages to Follow}

WITNESSES:

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Print Name: Joe Alexander
Address: 4301 W BOY SCOUT BLVD #600
TAMPA FL 33607

[Signature]
Name: Kelly Evans
Title: Chair of the Board of Supervisors

[Signature]
Print Name: May Levinson
Address: 4301 W BOY SCOUT BLVD #600
TAMPA FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on JUNE 22, 2026, by Kelly Evans as Chair of the Board of Supervisors of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

[Signature]
Notary Public Signature

Notary Stamp



Courtney Mai
Comm: HH 651843
Expires: Mar. 16, 2029
Notary Public - State of Florida

WITNESSES:

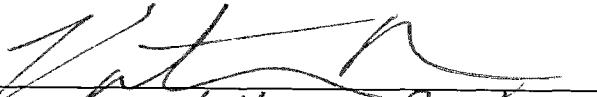
LANDOWNER



Print Name: John Oliver
Address: 8013 Lago Vista Dr.
Tampa, Fl. 33614



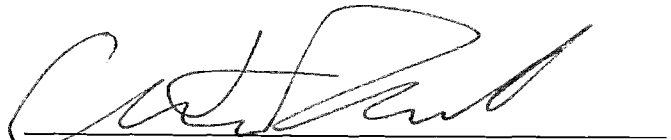
Name: Chad Arthur Bryant
Title: Landowner



Print Name: Kathrine Brashers
Address: 8514 Honeybee Lane
Fort Richey Fl 34668

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence on June 9, 2026, by CHAD ARTHUR BRYANT, Landowner, who is personally known to me or [] has produced _____ (type of identification) as identification.



Notary Public Signature

Notary Stamp



CAITLIN FARRELL
Notary Public
State of Florida
Comm# HH630182
Expires 1/23/2029

WITNESSES:

LANDOWNER:

[Handwritten signature]

Print Name: John Oliver
Address: 8013 Lago Vista Dr.
Tampa, FL 33614

[Handwritten signature]

Name: Sara Rosemary Swartz
Title: Landowner

[Handwritten signature]

Print Name: Kathrine Brashers
Address: 8514 Honeybee Lane
Port Richey, FL 34668

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence on June 9, 2026, by SARA ROSEMARY SWARTZ, Landowner, who is personally known to me or has produced _____ (type of identification) as identification.

[Handwritten signature]

Notary Public Signature

Notary Stamp



CAITLIN FARRELL
Notary Public
State of Florida
Comm# HH630182
Expires 1/23/2029

Tab 8

	A	B	C	D
1	Pole ID	Address	Date submitted	Date Completed
2		Date of inspection 6/29/26		
3				
4				
5	PAS 3280	Carabiner Way light out	5/25/2026	6/29/2026
6	43785082	Connerton Blvd East of the second roundabout	5/25/2026	6/29/2026
7	PAS 1582	Stonybrook Cabin Way	6/30/2026	
8	83959608	Connerton Blvd North Side 3rd Light East from Flourish Intersection	6/30/2026	
9	83239468	Connerton Blvd North Side 2nd Light East from Flourish Intersection	6/30/2026	
10	43815086	Connerton Blvd South Side 2nd Light East from Flourish Intersection	6/30/2026	
11	86851705	Connerton Blvd and Gallantree East of Pinecrest Academy (next to each other)	5/25/2026	6/29/2026
12	87041536	Connerton Blvd and Gallantree East of Pinecrest Academy (next to each other)	6/30/26*	
13	43815084	Connerton Blvd, East of 2nd Roundabout on the North side	5/25/2026	6/29/2026
14	Unknown	Connerton Blvd, East of 2nd Roundabout on the North side, # missing from pole	5/25/2026	6/29/2026
15				
16				
17				
18		Bellflower sign not responding to GFI reset (recommend Electrician repalce)		
19		Bellflower Mailkiosk not responding to GFI Reset (recommend Electrician replace)		
20	*	reported for the 3rd time		
21				
22				
23				
24				
25				
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29				
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32				

	A	B	C	D
33				
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38				
39				
40				
41				.

Tab 9



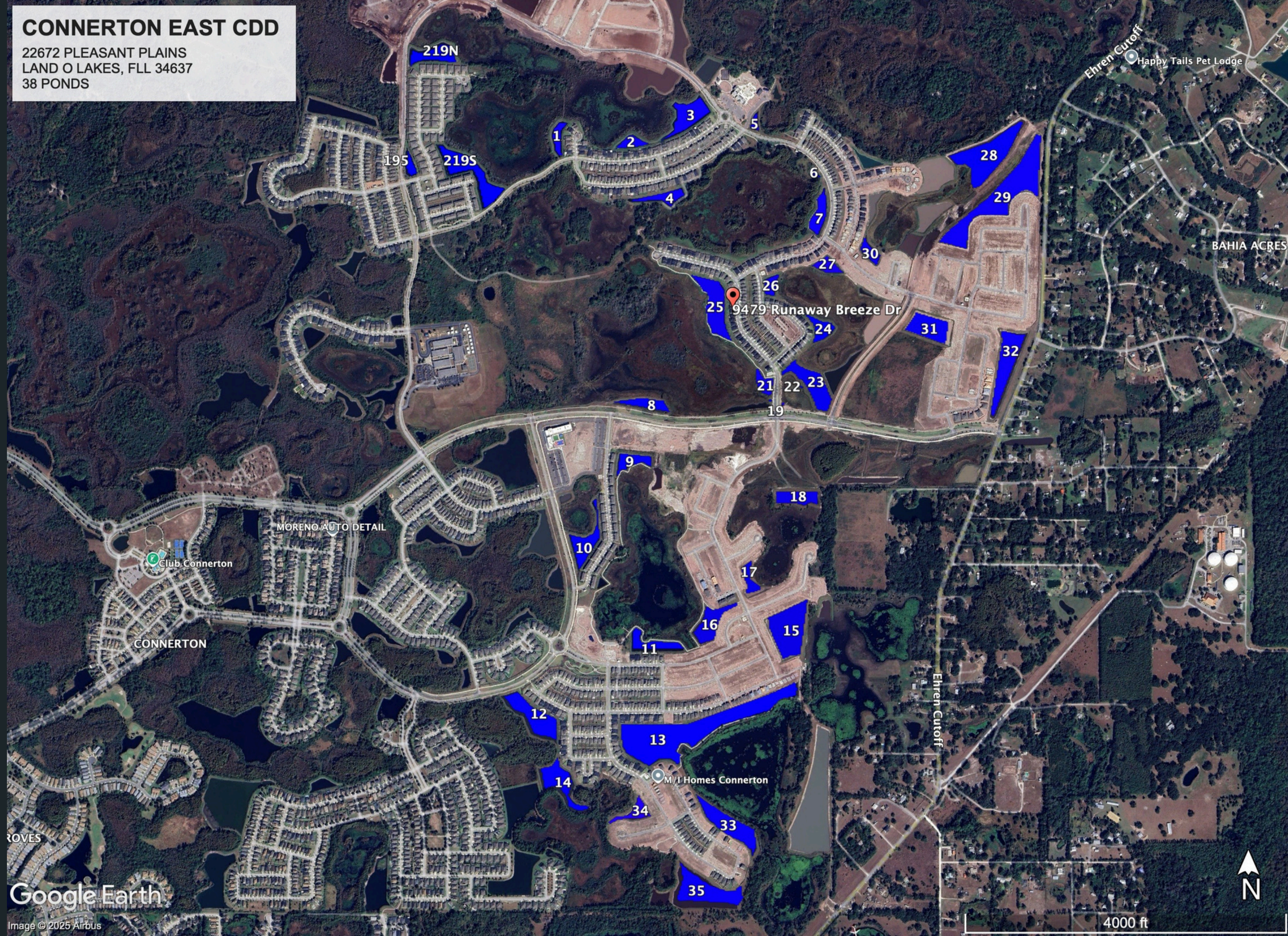
MONTHLY REPORT

JULY, 2026



CONNERTON EAST CDD

22672 PLEASANT PLAINS
LAND O LAKES, FLL 34637
38 PONDS



SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.

Jun 29, 2026 at 9:08:36 AM



1

Treated for Algae and Shoreline Vegetation.

Jun 29, 2026 at 8:58:14 AM



2

Treated for Algae and Shoreline Vegetation.

Jun 29, 2026 at 8:41:23 AM



3

Treated for Shoreline Vegetation.

Jun 29, 2026 at 9:36:33 AM



Treated for Shoreline Vegetation.

Jun 29, 2026 at 9:42:34 AM



Treated for Algae and Shoreline Vegetation.

Jun 29, 2026 at 10:01:57 AM



Treated for Shoreline Vegetation.

Jun 29, 2026 at 10:03:34 AM



Jun 29, 2026 at 9:12:47 AM



Jun 29, 2026 at 9:27:06 AM



Treated for Shoreline Vegetation.

Treated for Shoreline Vegetation.

Treated for Shoreline Vegetation.

Jun 29, 2026 at 12:57:00 PM

11



Jun 29, 2026 at 12:15:24 PM

12



Jun 29, 2026 at 12:30:58 PM

14



Treated for Algae and Shoreline Vegetation.

Treated for Algae and Shoreline Vegetation.

Treated for Algae and Shoreline Vegetation.

Jun 29, 2026 at 9:21:40 AM



Treated for Shoreline Vegetation.

Jun 29, 2026 at 1:09:38 PM



Treated for Shoreline Vegetation.

Jun 29, 2026 at 1:03:49 PM



Treated for Algae and Shoreline Vegetation.

Jun 29, 2026 at 10:33:18 AM



Jun 29, 2026 at 10:37:33 AM



Jun 29, 2026 at 10:23:31 AM



Treated for Shoreline Vegetation.

Treated for Shoreline Vegetation.

Treated for Shoreline Vegetation.

Tab 10

CONNERTON EAST

COMMUNITY ASSET MANAGEMENT REPORT



June 22, 2026
Rizzetta & Company
John R Toborg – Division Manager
Community Asset Management



Rizzetta & Company
Professionals in Community Management

Flourish, Violet Periwinkle, Bellflower

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.

1. First reported last month, this Oak on the east side of Flourish, north of Little Bluestem started to show signs of defoliation. Clearly, much of the landscape is under stress currently due to the high heat and severe drought – trees included. This Oak is infested with Galls ... cocoon-like shells formed around tiny wasp larvae. Mostly, these are harmless, but they are opportunistic and strike those plants already under stress. And when they appear in large numbers, like this tree, it can have a negative reaction. But this tree is also infested with another stress symptom – Ball Moss. I would suggest pruning out the galls, drenching the tree's root ball with appropriate insecticide and strive to improve the overall health of the tree.- additional water, etc. (Pics 1a & b>)



3. By what date will the Bellflower monument be restored? The board gave the directive at last month's BOS Mtg. to restore that back to its original condition. (Pic 3>).



2. Steadfast/Terrapin has applied a full nutrient package as well as Arena (chinch bug) and a full platform of fungicides/insecticides in the east lawn of Flourish between Little Bluestem and Violet Periwinkle and other areas. (Pic 2>)

Red Bay Loop, Dog Park, Storybook Cabin Way

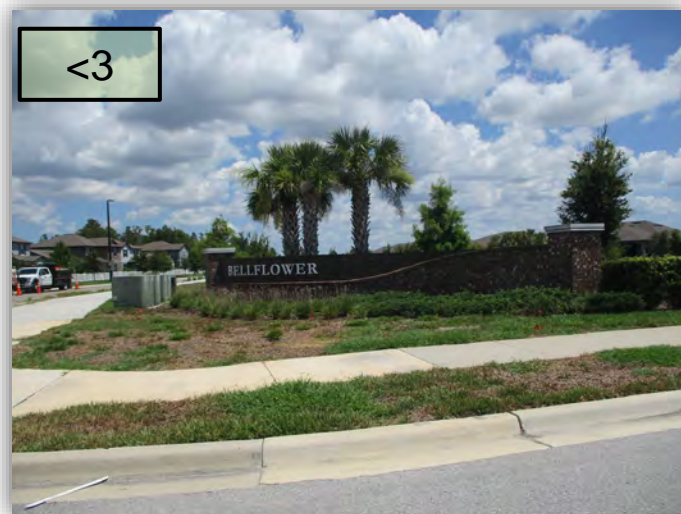
4. Inspect another area of failing turf underneath a streetlight for mole crickets. This one is on Red Bay Loop. Treat accordingly. (Pic 4)



8. Why is the Confederate Jasmine failing at the Storybook Cabin Way mail kiosk? Diagnose and report back findings. (Pic 8)



5. Hand pull and eradicate the torpedograss and other broadleaf weeds from the Juniper bed outside the dog park. Inspect brown Juniper, treat accordingly and trim out all brown.



6. Make sure we are keeping the Confederate Jasmine out of all ornamental grasses and any other surrounding plant material. This is at the Campanula/Ashworth Park. (Pic 6>)

7. We need to be very cognizant of the presence of spider mites on many of our ornamental grasses – mostly Fakahatchee Grasses - and make sure we are treating them as quickly as possible. (Pic 7>)



Storybook Cabin Way, Little Bluestem & Flourish

9. These Fakahatchee Grasses further east on Storybook Cabin Way, are now almost completely brown. The same holds true for the Fakahatchee Grasses on the south side of Flourish east of Storybook Cabin Way. This brown material will not green back up and must be thoroughly drenched, at least once, and then cut to low mounds. (Pic 9)



12. Although it was a Monday, the pond across from the new amenity center has 18" tall Bahia seed heads. Per contract, all pond banks are to be mowed weekly during the growing season. I've been noticing several pond banks not being mowed on a weekly basis.

13. Just like on the east side of Flourish between Little Bluestem and Violet Periwinkle, this turf on the north side of Flourish east of Storybook Cabin Way also received the full platform of fungicides/insecticides/nutrient treatment. It is looking dry. (Pic 13)



10. There is still not a third Sabal Palm behind the Green Briar monument across from the new amenity center. By what date will this and the other Sabal Palm on the roundabout be installed?

11. An update on the damage caused by the resident on Little Bluestem from Flourish. (Pic 11)



14. Just like the other previously reported Fakahatchee Grasses, these on the south side of Flourish past the mail kiosk will not green back up. Drench thoroughly and then cut to low mounds. (Pic 14)



Flourish At Berry Patch, Raised Tulip/Gladsome Way Park

15. I'm having a hard time understanding what is occurring with this failing turf on the south side of Flourish between Sword Fern and Berry Patch. This turf used to be beautiful! It's almost as if there is no irrigation whatsoever. (Pic 15 and below)



17. These lawns in the Raised Tulip/Gladsome Way Park were top-dressed several weeks ago. Is SCA keeping close tabs on this turf? It appears to be turning brown. (Pic 17)



18. I think the Red Salvia in the same park as discussed above should be cut back by at least 1/2.

19. Inspect a few of the Podocarpus around the electric meter in the same park as discussed above. They are turning brown. Diagnose and treat accordingly. (Pic 19)



16. Once again, this pond along Flourish, across from Berry Patch did not get mowed. (Pic 16)



20. When will this tree ring on the north side of Raised Tulip/Gladsome Way Park be removed and restored? (Pic 20>)

Connerton Blvd. East, Pleasant Plains Parkway, Fountain Park

21. SCA feels there's life left in this already replaced Sabal Palm on the north side of Connerton Blvd. east of Runaway Breeze. We'll monitor. (Pic 21)



damage but is not showing any new development. (Pic 24)



22. There seems to be a very different color in the turf on the north side of Connerton Blvd. east of Gallantree from that on the west side of Gallantree. Is irrigation the same frequency and duration in these two adjacent areas?

23. There is also a marked difference in the appearance of the turf on the south side of Connerton Blvd. between Flourish and Pleasant Plains Parkway (PPP). Adjacent areas are very splotchy to green.

24. I will continue to watch these areas of turf on the Connerton Blvd. median between Flourish and PPP. It is being reported as old fungal



25. When (and why) were five (5) trees cut down on the east side of PPP south of the school? I do not remember any of these trees struggling. I am showing three (3) tree rings left behind. (Pic 25)



26. From the April 30th report, there is still a failing tree (part of a trio) on the east side of PPP south of the school. I do not feel like it is a Natchez Crape Myrtle like the other two trees. SCA was looking into this. What was the outcome? (Pic 26>)

27. There is still a dead East Palatka Holly near the back side of Fountain Park where the fence turns to the south.

Fountain Park, Flying Fish

28. We will need to monitor this palm near the front of Fountain Park (the one on the right). (Pic 28)



29. What used to be confined to the SW corner of the Flying Fish cul-de-sac, has now spread throughout the entire turf area. What is being done to identify and treat this? (Pic 29>)



30. Please remove these dead plants from the beds along the ROWs of PPP south of the roundabout. (Pics 30a & b>)



Proposals

1. SCA to provide a proposal to completely remove this Drake Elm at the intersection of Ashworth & Violet Periwinkle. The tree trunk is less than 2' from the STOP sign post. Trimming will not help. (Pic 1)



Tab 11

CONNERTON EAST

COMMUNITY ASSET MANAGEMENT REPORT



June 4, 2026

Rizzetta & Company

John R Toborg – Division Manager

Community Asset Management



Rizzetta & Company
Professionals in Community Management

Flourish, Violet Periwinkle, Campanula

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.

1. With the ongoing drought and inconsistency in the reclaimed water supply, it is difficult to determine why large areas of already failing turf continue to expand. In many areas, in my opinion, the damage does not appear to be water-related but potentially insect related such as ching bug and in other areas mole crickets, particularly those areas underneath streetlamps. I just want to make sure SCA is looking at all possibilities and treating as required. If the issue IS water, why aren't water trucks being initiated? These area are on the east side of Flourish between Little Bluestem (LB) & Violet Periwinkle (VP). (Pics 1a &b>)



northbound. If so, what is an estimated time of completion of this area? (Pic 3)



2. Remove dead growth from the African Iris on the east side of Flourish.

3. **Can anything be done at this time to improve the appearance of the Bellflower monument on the north side of VP? Or is this area completely tied in with the roadway construction on Flourish**



4. What is occurring with this thinning Oak on the east side of Flourish between LB & VP? (Pic 4>)

5. And just like on the east side of Flourish, failed turf areas are spreading in Campanula/Adriatic pocket park. Has this park's turf been inspected for insects? (Pics 5a & b>)

Dog Park, Campanula, Flourish, Little Bluestem

6. When it is decided to begin replacing turf again, we cannot forget these areas at the dog park. (Pics 6a & B>)



7. The Jasmine along the PVC fence along the north side of LB between Ashworth and Nyssa needs to be trimmed



8. I know it's repetitive, but I am just keeping these turf issues on the north side of LB in the forefront.

9. Turf on the south side of LB near Nyssa also continues to fail. Immediately east of Nyssa, though, turf improves. **Could it be that in addition to the intermittent Pasco Co. reclaimed water issue we may also have a zone down?** (Pic 9>)



10. Grassy weeds were allowed to grow over the trails. After they were sprayed and have died, now we have yellowed grassy weeds. These should be removed.

Little Bluestem, Storybook Cabin

11. Turf on Storybook Cabin Way cul-de-sac is off-color. Was this turf not fertilized?



12. Why does turf behind the sidewalk at the Storybook Cabin Way mail kiosk look so much better than that in front of the sidewalk? (Pic 12>)





<8



<9



13. These Fakahatchee Grasses along Storybook Cabin appear to be infested with Spider Mites. Drench thoroughly (at least once, but probable twice) and  to low mounds at 4" – 5" from the ground. (Pic 13>)

14. In the May 12th follow-up report, I requested SCA to completely remove a snapped-off Red Maple along Storybook Cabin Way and replace with another 3" caliper Red Maple. I will formally request this posal in the proposal section of this report. (Pic 14>)

<12



15. Can this turf on the north side of Flourish in front of the new amenity center be replaced as part of the amenity center project? It has been on the decline throughout construction. (Pic 15>)

<13



<14



Flourish, Berry Patch

16. An update on the construction encroachment going on at Flourish/Little Bluestem. (Pic 16)





17. What is this new digging for in the west side lawn of the LB/Flourish roundabout? **Make sure we keep track of any irrigation damage.** (Pic 17> & below)




18. We must also not forget about this turf on the north side of Flourish at Sword Fern when it is time to replace it (Pic 18)



19. There are more brown Fakahatchee grasses on the south side of Flourish east of Sword Fern. Drench thoroughly and  to low mounds.

20. What is occurring with this new turf on the south side of Flourish past Sword Fern into the new area? It is beautiful and green in the new area. (Pic 20> 

21. Several trees surrounding the pond at Berry Patch and Flourish will need to be replaced under warranty. ( 21>)



Flourish, Berry Patch, Pondered Day, Cairn Ct.

22. Once again Pond SW4P does not appear to have been mowed for a while. It was also like this last month. What is the mow schedule for this pond? It is along Flourish between Berry Patch and Pondered Day – the same pond where some trees are dying. (Pic 22> & below)



23. I will continue to document the damage being done by construction vehicles on north end of Cairn Ct. Are we keeping up with these broken irrigation drip lines? (Pic 23a & b)



Raised Tulip Park, Connerton Blvd.

24. Is this Silver Buttonwood on the SE side of Raised Tulip Park included in the plant replacement proposals provide to the BOS from SCA? It was in a previous report as well. (Pic 24)



28. I recommend cutting the Red Salvia back by at least half to encourage it to promote lateral growth and become bushier.

29. Diagnose and treat this turf on the south side of Connerton Blvd. east of G...tree. (Pic 29)



25. The tree that was blocking a traffic sign on the north side of Raised Tulip Park was partially removed, but the rootball was left in place and is now starting to come back from the roots. When will this be completely removed & restored? (Pic 25)



26. What is the pond mowing schedule? The pond on the west side of Runaway Breeze at Connerton Blvd. is also quite tall. (Pic 26>)

27. This Sabal Palm on the north side of Connerton Blvd. west of Collier Parkway may need to be replaced under warranty again. (Pic 27>)



Connerton Blvd., Gallantree, Townes at Fernside

30. What is occurring with a couple large areas of turf on the Connerton Blvd. median between Pleasant Plains Parkway (PPP) and Flourish? Diagnose and treat accordingly. (Pics 30a & b)



30a



30b

31. We should consider cutting back the Flax Lilies at the intersection of Flourish and PPP. There is a lot of winter kill material left over as well as a lot of spotted leaves and spent blooms.

32. Why is only the front part of the "Gallantree" pond mowed and not the back side? The back side is QUITE tall. (Pic 32>)

33. Are these Fakahatchee Grasses planted between the Townes at Fernwood and the new park part of an older landscape or newly planted for the park. They are brown and

need to be thoroughly drenched and cut to low mounds ... or replaced. (Pic 33)



33

34. Have we received proposals yet for the replacement palms within Townes at Fernside? (four total?) **Proposals need to be sent with the report response.**

35. We should consider replacing this turf at the Gallantree lift station – both in front of it and south of it. (Pics 35a & b>)

36. What was the resolution for the severe erosion on the north side of Pond SW TC-2 on the north side of Gallantree, first reported last month?

37. Drench and cut some brown Fakahatchee Grasses along the trail east side of Gallantree.



<32

Townes at Fernside, Flying Fish, Pleasant Plains Parkway

38. We need to be cautious of water sheet flowing off the sidewalk and causing some washouts along the sidewalk at the trailhead in Townes at Fernside. (Pic 38>)



39. There is still a dead East Palatka Holly on the back side of Fountain Park but the Sabal Palms have been replaced.



42. There are also still a lot of beds on the sides of PPP south of the roundabout that contain a lot of dead plants. These need to be removed and we can determine replacement plants once the rainy season truly begins. (Pics 42a – c>)




40. Turf at Flying Fish Ct. is not improving at all. In fact, it is declining more.

41. Silver Buttonwoods on the west side of PPP south of the roundabout still need to be trimmed back. They have no form at all.



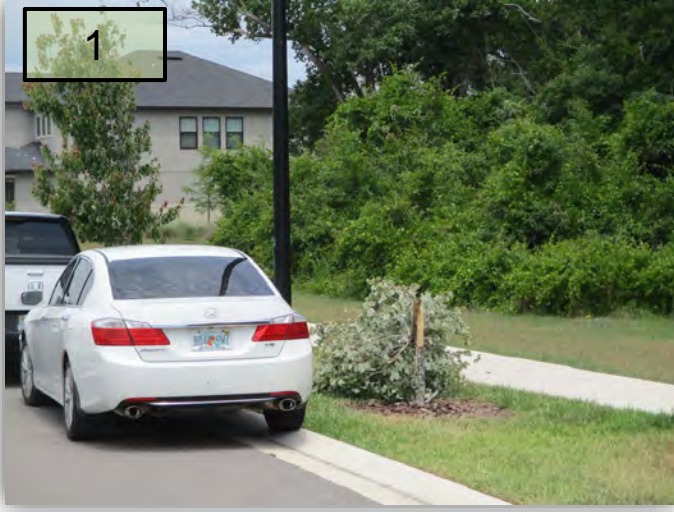
Pleasant Plains Parkway



43. We also need to remember to replace this turf north of Emory Oak on the west side of PPP when it is time to repla  turf. (Pic 43>)

Proposals

1. SCA to provide a proposal to completely remove this snapped off Red Maple along Storybook Cabin and replace with another 3" caliper Red Maple. Proposal must include the complete removal, the installation of a new tree as well as the construction of an 8" – 10" earthen saucer surrounding the root ball as well as a 30 Gallon Gator bag with a working flood bubbler attached through the top of the bag to fill the bag every time the irrigation zone runs. (Pic 1)



3. SCA to provide a proposal to remove and replace this dead Sabal Palm on the back side of the Gallantree lift station lawn. Replace with "like-sized" Sabal Palm and provide an earthen saucer and working flood bubbler. (Pic 3)



2. SCA to provide a proposal to remove and replace two dying/dead Sabal Palms on the back side of the Townhomes near the south end of Gallantree. Replace with two "like-sized" Sabal Palms and provide an earthen saucer and working flood bubbler for each palm. (Pic 2)



Tab 12

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 11, 2026 @ 9am

District Manager's Report

July 14,

2026

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<u>FINANCIAL SUMMARY</u>	<u>5/31/2026</u>
General Fund Cash & Investment Balance:	\$1,670,611
Debt Service Fund Cash & Investment Balance:	\$3,864,718
Capital Projects Fund Cash & Investment Balance:	\$265,886
Total Cash and Investment Balances:	\$5,801,195
General Fund Expense Variance:	\$196,153 Under Budget



- Several street signs are being damaged by construction trucks. Jayman will repair/replace as needed.
- Revised parking/towing policy has been disseminated through the HOA and posted on District website.
- Resident request for curb damage repair completed by Site Masters \$2400
9406 Gladsome Dr