

**RIVINGTON
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Wednesday, August 27, 2025

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Phone conference ID: 497637929#



**313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935**

Rivington Community Development District

Board of Supervisors

Jeffrey Reader, Chairperson
 Kimberly Locher, Vice Chairperson
 Marlene DeMarco, Assistant Secretary
 Robert Hesse, Assistant Secretary
 George Bassen, Assistant Secretary

District Staff

Jennifer Goldyn, Regional Director
 Samantha Harvey, District Manager
 Mark Watts, District Counsel
 Brent Lenzen, District Engineer

Regular Meeting Agenda

Wednesday, August 27, 2025 – 11:30 a.m.

Call-in Number: 1-646-838-1601, Phone Conference ID: 497637929#

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1. **Call to Order and Roll Call**
 2. **Approval of the Agenda**
 3. **Audience Comments – Three (3) Minute Time Limit**
 4. **Business Administration**
 - A. Consideration of Minutes from the Meeting held July 30, 2025..... Page 3
 5. **Business Items**
 - A. Public Hearing to Consider the Adoption of the Fiscal Year 2026 Budget Page 9
 - B. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Budget..... Page 27
 - C. Consideration of Resolution 2025-08, Levying a Non-Ad Valorem Maintenance Special Assessment Page 30
 - D. Consideration of Resolution 2025-09, Adopting Fiscal Year 2026 Meeting Schedule Page 36
 - E. Consideration of All Electric Services Estimate #54697735 Page 38
 - F. Approval of Temporary Construction Access License Agreement..... Page 39
 6. **Staff Reports**
 - A. Field Manager
 - i. Review of the August 2025 Field Inspection Report..... Page 43
 - ii. Consideration of Polynesian Pool and Spa LLC D/B/A Southeast Pools Estimate #1739 Page 52
 - B. Discussion of Landscape RFP
 - C. District Manager
 - i. 2nd Quarter Website Audit Page 53
 - D. District Counsel
 - E. District Engineer
 7. **Supervisor Requests**
 8. **Adjournment**

The next meeting is scheduled for Wednesday, September 24, 2025, at 11:30 a.m.

District Office:

313 Campus Street
 Celebration, Florida 34747
 407-566-1935

Meeting Location:

Rivington Recreation Center
 833 Terrapin Drive, DeBary, Florida 32713
 Or Call In: 646-838-1601, Phone ID: 497637929#

**MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held Wednesday, July 30, 2025, and called to order at 11:33 a.m. at the Rivington Recreation Center, Located at 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

Kimberly Locher	Vice Chairperson
George Bassen	Assistant Secretary
Marlene DeMarco	Assistant Secretary
Robert Hasse	Assistant Secretary

Also participating, either in person or via communication media technology, were:

Samantha Harvey	District Manager: Inframark
Jennifer Goldyn	District Manager: Inframark
Kyle Goldberg	Field Coordinator

Residents and Members of the Public

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Harvey called the meeting to order and called the roll call. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the agenda was approved, as presented. 4-0

Ms. Locher proposed a revision to the agenda format. Ms. Harvey will facilitate this change.

THIRD ORDER OF BUSINESS

**Audience Comments - Three (3)
Minute Limit**

- An audience member inquired about the posting location of the Budget Public Hearing notice. Mr. Bassen requested the notice be distributed via e-blast to the residents and emphasized the importance of timely website updates.
- Ms. Locher recommended adding a CDD section to the HOA newsletter. Ms. Harvey will coordinate this effort with the HOA manager.
- Ms. Locher requested an email reminder regarding the annual meeting dates be sent to all Board members.

- Ms. Locher provided a detailed explanation of the budget process, including the public hearing and the budget adoption procedures. She clarified the budget cannot be increased at the adoption meeting. Ms. Goldyn addressed the procedures for submitting public records requests.
- An audience member inquired about the completion rate of the development. Ms. Locher responded that it currently stands at 65%.
- Ms. Locher also noted that elections for a resident Board to be elected are scheduled for November 2026 and explained the respective responsibilities of the HOA and CDD.
- An audience member requested an RFP for District Management Services. Ms. Locher explained once it is a fully resident Board that would be the best time to do so. Ms. Locher explained that 10 acres remain to be platted, with completion anticipated by 2027.
- An audience member raised concerns regarding the pool attendant's authority to enforce rules and the regulation of amenity parties and inquired whether they send rules for the amenity center rules. It was clarified that Inframark does have precise rules within the Amenity Rental Request form.
- An audience member suggested decorations be limited to the interior of the Amenity Center. Mr. Bassen proposed creating a map of the Amenity Center rental area and stated that deposits will be forfeited if rules are not followed.
- An audience member inquired whether the Secretary role is compensated. Mr. Bassen confirmed that it does.
- The Board clarified that the amenity deck is blown off to keep clean between service maintenance.
- An audience member inquired about installing Bahia grass. It was noted this type of grass requires irrigation and can only be installed in areas where there is resident irrigation.
- An audience member requested to ask Lennar not to place trash on the curb unless it is in a receptacle. Mr. Hasse will take care of this request.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Field Manger****i. Review of the July 2025 Field Inspection Report**

Mr. Goldberg presented the Field Inspection Report. Ms. Locher requested more details regarding the locations.

Mr. Goldberg presented a pressure-washing proposal to address Item 10 on the report.

On MOTION by Mr. Bassen, seconded by Ms. DeMarco, with all in favor, Inframark Pressure Washing Proposal, Work Order #123-03-225 in the amount of \$300 was approved. 4-0

Mr. Goldberg noted the delineators have been ordered.

Mr. Bassen mentioned the lighting is out around the pond. Mr. Goldberg will contact an electrician. The electric company installed the lighting at Phase 4. Residents can contact FP&L to repair lighting.

Lennar will be updating any broken or missing signs on developer property. Ms. Harvey will coordinate with the HOA Manager to add speed limit warnings in the HOA newsletter.

Mr. Hasse will check on the large trucks driving on the side streets at high rates of speed and hitting cars.

Mr. Hasse will coordinate Spectrum to close their electrical boxes.

B. Review of Proposals for Landscape and Irrigation RFP

i. United Land Services

ii. Yellowstone Landscape

iii. BrightView Landscape Services

This item was tabled. Inframark Field Services will present the landscape RFP breakdown during the August meeting.

C. District Manager

i. Implementation of Financials Being Presented to the Board

The Board approved the financials to be emailed monthly.

ii. Discussion of Dumpster

- Ms. Harvey presented a review of the options to switch from a 6-yard to a 4-yard container on wheels at a rate of \$205.59 monthly. The weekly pickup date was approved to be changed to Monday.

On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, switching from a 6-yard container to a 4-yard container on wheels at a rate of \$205.59 monthly and changing the weekly pickup day to Monday were approved. 4-0

D. District Counsel

- Ms. Goldyn inquired whether the Board required a pool access agreement for installations. The Board would like this agreement to be drafted by Inframark.

E. District Engineer

- None.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-06, Designation of Officers

- Ms. Harvey outlined the Resolution.

On MOTION by Ms. Locher, seconded by Ms. DeMarco with all in favor, Resolution 2025-06, Designating Officers of the District with Mr. Jeffrey Reader, Chairperson, Ms. Kimberly Locher, Vice Chairperson, Ms. Marlene DeMarco, Assistant Secretary, Mr. Robert Hasse, Assistant Secretary, Mr. George Bassen, Assistant Secretary, Ms. Jennifer Goldyn, Secretary, Ms. Leah Popelka, Treasurer, Ms. Angel Montagna, Assistant Treasurer, and Ms. Samantha Harvey, Assistant Secretary was adopted. 4-0

B. Acceptance of Berger, Toombs, Elam, Gaines & Frank FY 2024 Audit Report

Ms. Harvey presented the audit report, and the Board did not have any questions.

On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2024 Audit Report was accepted. 4-0

C. Discussion of Adding Shade Over the Playground

The Board requested quotes for a playground shade. Ms. Harvey will coordinate this with Ms. Locher.

D. Discussion of Cash Flow

Ms. Harvey presented a review of the District cash flow and checking account balance. She recommended the surplus be placed in a Money Market Account.

On MOTION by Ms. Bassen, seconded by Ms. DeMarco with all in favor, placing remaining surplus of \$97,000 into a Valley Money Market account at a rate of 4.33% was approved. 4-0

E. Pool Discussion

It was explained that pool attendants follow an established protocol for rule enforcement. Mr. Goldberg will collaborate with the pool monitors to ensure consistency.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held May 28, 2025

- The Board reviewed the minutes. There being no additions, corrections or deletions,

On MOTION by Ms. Locher, seconded by Bassen, with all in favor, the Minutes of Meeting held on May 28, 2025 were approved as presented. 4-0

B. Review of the May 2025 Financial Statements

The Board reviewed the financials.

C. Acceptance of the May Check Registers and Invoice Summary

On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the May 2025 check register and invoice summary were accepted. 4-0

D. Review of the June 2025 Financial Statements

The Board reviewed the financials.

E. Acceptance of the June 2025 Check Registers and Invoice Summary

On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the June 2025 check register and invoice summary were accepted. 4-0

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bassen requested a digital form for the amenity rental to be placed on the website. Inframark's team is working on this now. Inframark does not take online payments, therefore staff will have the form filled out, and a 7-day timeframe will

194 be required for the date of rental request until payment is received via money order
195 at the corporate office.

196 Ms. Locher stated there is a parking pole that needs immediate attention because it
197 is the CDD's responsibility. Mr. Goldberg will contact the pole manufacturer and
198 have it replaced.

199 Mr. Bassen inquired how emergency vehicles get on the streets where cars are
200 parked. Ms. Locher explained they will come through at any means necessary.

201 Ms. Harvey asked the Board about an alligator nuisance problem. The Board agreed
202 that if the alligator is making the residents feel uncomfortable, staff is permitted to
203 have it removed by Florida Fish and Wildlife Commission.

204

205 **EIGHTH ORDER OF BUSINESS**

Adjournment

206

207 On MOTION by Ms. Locher, seconded by Mr. Bassen, with
208 all in favor, the meeting was adjourned at 1:51 p.m. 4-0

209

210

211

212 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

213

214

215

RIVINGTON

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2026**

Modified Tentative Budget - August 27, 2025 Meeting

Prepared by:



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Rivington

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	-	275	-	275	-
Special Assmnts- Tax Collector	755,618	748,831	-	748,831	850,494
Special Assmnts- CDD Collected	3,397	3,397	-	3,397	3,960
Special Assmnts- Discounts	(22,795)	(28,545)	-	(28,545)	(34,020)
Access Cards	225	1,750	-	1,750	500
Other Miscellaneous Revenues	-	250	-	250	250
Developer Contribution	-	50,000	-	50,000	-
TOTAL REVENUES	736,445	775,958	-	775,958	821,184

EXPENDITURES**Administrative**

P/R-Board of Supervisors	6,000	1,200	4,800	6,000	6,000
FICA Taxes	500	92	408	500	500
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	15,000	-	-	-	10,000
ProfServ-Mgmt Consulting	52,451	30,596	21,855	52,451	54,025
ProfServ-Property Appraiser	427	-	427	427	427
ProfServ-Tax Collector	427	-	427	427	427
ProfServ-Trustee Fees	10,000	4,041	5,959	10,000	10,000
Attorney Fees	20,000	1,296	1,130	2,426	10,000
Auditing Services	4,000	3,300	700	4,000	4,000
Telephone, Cable & Internet Service	2,300	1,132	1,168	2,300	2,700
Postage	600	6	5	11	400
Insurance - Liability/POL/Property	34,300	31,775	2,525	34,300	35,094
Printing	200	-	-	-	-
Legal Advertising	6,000	806	703	1,509	5,000
Misc-Assessment Collection Cost	2,849	-	2,849	2,849	4,253
Misc-Contingency	1,500	198	173	371	4,000
Other Current Charges	500	-	-	-	-
Website Expense	3,500	1,579	1,921	3,500	1,800
Office Supplies	200	-	-	-	-
Dues, Licenses, Subscriptions	175	175	-	175	175
Capital Outlay	1,000	-	-	-	-
Total Administrative	162,929	76,196	46,050	122,246	149,801

Field

ProfServ-Field Management	28,750	16,771	11,979	28,750	59,613
Electricity - General	19,200	13,193	11,505	24,698	28,000
Electricity - Streetlights	100,000	44,217	38,559	82,776	100,000
Utility - Water & Sewer	23,000	16,026	13,975	30,001	32,000
Waste Removal	4,000	1,907	2,093	4,000	-

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
R&M-Aquatic Weed Control	14,000	9,625	4,375	14,000	20,000
Amenity Maintenance & Repairs	45,000	37,951	33,095	71,046	45,000
Contracts-Pools	28,510	15,426	13,084	28,510	26,000
R&M-Pools	20,000	879	767	1,646	15,000
Amenity Center Pest Control	1,000	414	586	1,000	828
Contracts-Landscape	125,000	76,200	66,449	142,649	176,000
R&M-Other Landscape	20,000	4,102	3,577	7,679	20,000
R&M-Irrigation	10,000	10,206	8,900	19,106	15,000
Security		600	-	600	7,400
Total Field	438,460	247,517	208,944	456,461	544,841
Reserves					
Reserves - Other	126,700	12,369	10,786	23,155	126,700
			-	-	-
Total Reserves	126,700	12,369	10,786	23,155	126,700
TOTAL EXPENDITURES	728,089	336,082	265,780	601,862	821,342
Excess (deficiency) of revenues					
Over (under) expenditures		439,876	(265,780)	174,096	(158)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	439,876	(265,780)	174,096	(158)
FUND BALANCE, BEGINNING	(33,543)	(33,543)	-	(33,543)	140,553
FUND BALANCE, ENDING	\$ (33,543)	\$ 406,333	\$ (265,780)	\$ 140,553	\$ 140,395

Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the operating expenditures during the fiscal year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District is charging fees for access cards to the pools.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service by Inframark – Infrastructure Management Services.

Professional Services-Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specially requested assignments.

Professional Services-Management Consulting

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract.

Professional Services-Property Appraiser

The District has an agreement with the Volusia County Tax Collector who collects the District's non-ad valorem assessments on the County tax roll. The anticipated amount is based on current rates, half of .075% for both tax collector and property appraiser.

Professional Services-Tax Collector

The District has an agreement with the Volusia County Tax Collector who collects the District's non-ad valorem assessments on the County tax roll. The anticipated amount is based on current rates, half of .075% for both tax collector and property appraiser.

Budget Narrative
Fiscal Year 2026

Administrative (continued)

Professional Services-Trustee Fees

The District issued a series 2020 bond and series 2022 note, with funds deposited with a Trustee, to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e., attending and preparing for Board meetings, reviewing operation and maintenance contracts, and other work performed at the direction of the Board.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on an existing engagement letter.

Travel and Per Diem

Supervisors may be reimbursed for their travel expenses to and from District meetings.

Telephone, Cable & Internet Service

This represents any telephone, cable, or internet service charges that may be incurred by the District. The budgeted amount for the fiscal year is based on the current monthly cost of AT&T internet services.

Postage

FedEx charges and reimbursements made to Inframark for actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence. The fiscal year budget is based on prior year spending and anticipated needs.

Insurance

The District's General Liability and Public Officials Liability insurance policies are with Egis Insurance Advisors.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects. The budgeted amount for the fiscal year is based on prior year spending and anticipated needs.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Misc-Contingency

This includes miscellaneous expenses that may be incurred during the year that are not included in another budgeted line item.

Other Current Charges

This represents any bank fees or miscellaneous charges incurred during the year.

Website Expense

This line item is for costs associated with the District's website, including annual domain name and hosting, quarterly monitoring, and monthly maintenance.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses, Subscriptions

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Budget Narrative
Fiscal Year 2026

Administrative (continued)

Capital Outlay

Funds set aside for capital projects as determined by the district board.

Field

Professional Services-Field Management

Manager will provide the following field services for the District:

- Perform a monthly inspection of District property and maintenance responsibilities
- Provide monthly inspection reports with pictures, analysis, and recommendations
- Notify District vendors about deficiencies in service
- Coordinate and work with the District Manager on all vendor contracts
- Monitor District vendors' progress in remedial work and provide the Board with a progress report
- Provide input to the District Manager for annual budgetary consideration.
- Use experience to obtain proposals for various projects
- Assist in drafting competitive procurement packages (such as instructions to proposers and scope of services) and conduct pre-application meetings with interested proposers
- Attendance at Board meetings or workshops as needed or requested
- Clean restrooms twice a week
- Clean meeting room twice a week
- Empty all trash twice a week
- Remove trash/debris as needed throughout the community
- Clean off pool deck and furniture twice a week
- Report any issues to the District Manager

Electricity - General

The District incurs monthly electric utility expenses related to District operations.

Electricity - Streetlights

Street lighting usage for District facilities and assets. The District leases light poles from FPL, which cost includes the lease, usage, and maintenance.

Utility – Water & Sewer

Includes water utility charges due to Volusia County Water, for monthly service.

Waste Removal

Includes waste removal charges due to Waste Pro, for monthly service.

R&M-Aquatic Weed Control

The District contracts with Aquatic Weed Control to provide monthly waterway services.

Amenity Maintenance & Repairs

Costs associated with maintenance and repairs for the amenity center.

Contracts-Pools

The Districts contracts with Southeast Pools to provide monthly pool maintenance.

Budget Narrative
Fiscal Year 2026

Field (continued)

R&M-Pools

This category is for pool repairs and unscheduled maintenance not covered by the monthly pool contract.

Amenity Center Pest Control

Costs associated with monthly amenity center pest control, by David G Williamson.

Contracts-Landscape

The District contracts with Cepra Landscape to provide monthly landscape maintenance.

R&M-Other Landscape

This category is for any landscape costs not covered by the monthly landscape contract.

R&M-Irrigation

This category is for irrigation repairs and unscheduled maintenance not covered by the monthly landscape contract.

Rivington

Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 260	\$ 9,716	\$ -	9,716	\$ 260
Special Assmnts- Tax Collector	383,228	376,250	6,978	383,228	383,228
Special Assmnts- Prepayments	-	-	-	-	-
Special Assmnts- Discounts	(15,329)	(14,343)	(986)	(15,329)	(15,329)
TOTAL REVENUES	368,159	371,623	5,992	377,615	368,159
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	1,963	-	1,963	1,963	1,916
Total Administrative	1,963	-	1,963	1,963	1,916
<i>Debt Service</i>					
Principal Debt Retirement	140,000	-	-	-	140,000
Prepayment	-	-	-	-	-
Interest Expense Series A-2	222,613	111,306	-	111,306	222,613
Total Debt Service	362,613	111,306	-	111,306	362,613
TOTAL EXPENDITURES	364,576	111,306	1,963	113,269	364,529
Excess (deficiency) of revenues Over (under) expenditures	3,583	260,317	4,029	264,346	3,630
OTHER FINANCING SOURCES (USES)					
Interfund Transfer	-	-	-	-	-
Operating Transfers- Out	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	3,583	260,317	4,029	264,346	3,630
FUND BALANCE, BEGINNING	354,908	354,908	615,225.00	619,254	883,599
FUND BALANCE, ENDING	358,491	\$ 615,225	\$ 619,254	\$ 883,599	\$ 887,229

Amortization Schedule
Special Assessment Revenue Bonds, Series 2020 (2020 Assessment Area)

Period Ending	Outstanding Balance	Prepayment	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	\$ 5,865,000				\$ 111,306	\$ 111,306	\$ 111,306
5/1/2025	\$ 5,865,000		\$ 140,000	2.875%	\$ 111,306	\$ 251,306	
11/1/2025	\$ 5,725,000				\$ 109,294	\$ 109,294	\$ 360,600
5/1/2026	\$ 5,725,000		\$ 140,000	3.375%	\$ 109,294	\$ 249,294	
11/1/2026	\$ 5,585,000				\$ 106,931	\$ 106,931	\$ 356,225
5/1/2027	\$ 5,585,000		\$ 145,000	3.375%	\$ 106,931	\$ 251,931	
11/1/2027	\$ 5,440,000				\$ 104,484	\$ 104,484	\$ 356,416
5/1/2028	\$ 5,440,000		\$ 150,000	3.375%	\$ 104,484	\$ 254,484	
11/1/2028	\$ 5,290,000				\$ 101,953	\$ 101,953	\$ 356,438
5/1/2029	\$ 5,290,000		\$ 160,000	3.375%	\$ 101,953	\$ 261,953	
11/1/2029	\$ 5,130,000				\$ 99,253	\$ 99,253	\$ 361,206
5/1/2030	\$ 5,130,000		\$ 165,000	3.375%	\$ 99,253	\$ 264,253	
11/1/2030	\$ 4,965,000				\$ 96,469	\$ 96,469	\$ 360,722
5/1/2031	\$ 4,965,000		\$ 170,000	3.375%	\$ 96,469	\$ 266,469	
11/1/2031	\$ 4,795,000				\$ 93,600	\$ 93,600	\$ 360,069
5/1/2032	\$ 4,795,000		\$ 175,000	3.750%	\$ 93,600	\$ 268,600	
11/1/2032	\$ 4,620,000				\$ 90,319	\$ 90,319	\$ 358,919
5/1/2033	\$ 4,620,000		\$ 180,000	3.750%	\$ 90,319	\$ 270,319	
11/1/2033	\$ 4,440,000				\$ 86,944	\$ 86,944	\$ 357,263
5/1/2034	\$ 4,440,000		\$ 190,000	3.750%	\$ 86,944	\$ 276,944	
11/1/2034	\$ 4,250,000				\$ 83,381	\$ 83,381	\$ 360,325
5/1/2035	\$ 4,250,000		\$ 195,000	3.750%	\$ 83,381	\$ 278,381	
11/1/2035	\$ 4,055,000				\$ 79,725	\$ 79,725	\$ 358,106
5/1/2036	\$ 4,055,000		\$ 205,000	3.750%	\$ 79,725	\$ 284,725	
11/1/2036	\$ 3,850,000				\$ 75,881	\$ 75,881	\$ 360,606
5/1/2037	\$ 3,850,000		\$ 210,000	3.750%	\$ 75,881	\$ 285,881	
11/1/2037	\$ 3,640,000				\$ 71,944	\$ 71,944	\$ 357,825
5/1/2038	\$ 3,640,000		\$ 220,000	3.750%	\$ 71,944	\$ 291,944	
11/1/2038	\$ 3,420,000				\$ 67,819	\$ 67,819	\$ 359,763
5/1/2039	\$ 3,420,000		\$ 230,000	3.750%	\$ 67,819	\$ 297,819	
11/1/2039	\$ 3,190,000				\$ 63,506	\$ 63,506	\$ 361,325
5/1/2040	\$ 3,190,000		\$ 235,000	3.750%	\$ 63,506	\$ 298,506	
11/1/2040	\$ 2,955,000				\$ 59,100	\$ 59,100	\$ 357,606
5/1/2041	\$ 2,955,000		\$ 245,000	4.000%	\$ 59,100	\$ 304,100	
11/1/2041	\$ 2,710,000				\$ 54,200	\$ 54,200	\$ 358,300
5/1/2042	\$ 2,710,000		\$ 255,000	4.000%	\$ 54,200	\$ 309,200	
11/1/2042	\$ 2,455,000				\$ 49,100	\$ 49,100	\$ 358,300
5/1/2043	\$ 2,455,000		\$ 265,000	4.000%	\$ 49,100	\$ 314,100	
11/1/2043	\$ 2,190,000				\$ 43,800	\$ 43,800	\$ 357,900
5/1/2044	\$ 2,190,000		\$ 275,000	4.000%	\$ 43,800	\$ 318,800	
11/1/2044	\$ 1,915,000				\$ 38,300	\$ 38,300	\$ 357,100
5/1/2045	\$ 1,915,000		\$ 290,000	4.000%	\$ 38,300	\$ 328,300	
11/1/2045	\$ 1,625,000				\$ 32,500	\$ 32,500	\$ 360,800
5/1/2046	\$ 1,625,000		\$ 300,000	4.000%	\$ 32,500	\$ 332,500	
11/1/2046	\$ 1,325,000				\$ 26,500	\$ 26,500	\$ 359,000
5/1/2047	\$ 1,325,000		\$ 310,000	4.000%	\$ 26,500	\$ 336,500	
11/1/2047	\$ 1,015,000				\$ 20,300	\$ 20,300	\$ 356,800
5/1/2048	\$ 1,015,000		\$ 325,000	4.000%	\$ 20,300	\$ 345,300	
11/1/2048	\$ 690,000				\$ 13,800	\$ 13,800	\$ 359,100
5/1/2049	\$ 690,000		\$ 340,000	4.000%	\$ 13,800	\$ 353,800	
11/1/2049	\$ 350,000				\$ 7,000	\$ 7,000	\$ 360,800
5/1/2050	\$ 350,000		\$ 350,000	4.000%	\$ 7,000	\$ 357,000	
Total			\$ 5,865,000		\$ 3,574,819	\$ 9,439,819	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 15	\$ 14,662	\$ -	14,662	\$ 15
Special Assmnts- Tax Collector	364,929	666,168	-	81,219	364,929
Special Assmnts- CDD Collected	294,433		567,084	567,084	294,433
Special Assmnts- Discounts	(14,597)	(25,394)	-	(25,394)	(14,597)
TOTAL REVENUES	644,780	655,436	567,084	637,571	644,780
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	18,246	-	18,246	18,246	18,246
Total Administrative	18,246	-	18,246	18,246	18,246
<i>Debt Service</i>					
Principal Debt Retirement	230,000		-	-	230,000
Interest Expense	415,981	211,566	-	211,566	415,981
Total Debt Service	645,981	211,566	-	211,566	645,981
TOTAL EXPENDITURES	664,228	211,566	18,246	229,812	664,228
Excess (deficiency) of revenues					
Over (under) expenditures	(19,447)	443,870	548,838	407,759	(19,447)
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out	-		-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	(19,447)	443,870	548,838	407,759	(19,447)
FUND BALANCE, BEGINNING	551,935	551,935	995,805.00	1,544,643	1,952,402
FUND BALANCE, ENDING	532,488	\$ 995,805	\$ 1,544,643	\$ 1,952,402	\$ 1,932,954

Amortization Schedule
Special Assessment Revenue Bonds, Series 2022 (2022 Assessment Area)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	10,830,000			211,566	211,566	
5/1/2025	10,830,000	220,000	2.875%	211,566	431,566	643,131
11/1/2025	10,610,000			207,991	207,991	
5/1/2026	10,610,000	230,000	3.375%	207,991	437,991	645,981
11/1/2026	10,380,000			204,253	204,253	
5/1/2027	10,380,000	235,000	3.375%	204,253	439,253	643,506
11/1/2027	10,145,000			200,434	200,434	
5/1/2028	10,145,000	245,000	3.375%	200,434	445,434	645,869
11/1/2028	9,900,000			195,994	195,994	
5/1/2029	9,900,000	255,000	3.375%	195,994	450,994	646,988
11/1/2029	9,645,000			191,372	191,372	
5/1/2030	9,645,000	265,000	3.375%	191,372	456,372	647,744
11/1/2030	9,380,000			186,569	186,569	
5/1/2031	9,380,000	270,000	3.375%	186,569	456,569	643,138
11/1/2031	9,110,000			181,675	181,675	
5/1/2032	9,110,000	280,000	3.750%	181,675	461,675	643,350
11/1/2032	8,830,000			176,600	176,600	
5/1/2033	8,830,000	295,000	3.750%	176,600	471,600	648,200
11/1/2033	8,535,000			170,700	170,700	
5/1/2034	8,535,000	305,000	3.750%	170,700	475,700	646,400
11/1/2034	8,230,000			164,600	164,600	
5/1/2035	8,230,000	320,000	3.750%	164,600	484,600	649,200
11/1/2035	7,910,000			158,200	158,200	
5/1/2036	7,910,000	330,000	3.750%	158,200	488,200	646,400
11/1/2036	7,580,000			151,600	151,600	
5/1/2037	7,580,000	345,000	3.750%	151,600	496,600	648,200
11/1/2037	7,235,000			144,700	144,700	
5/1/2038	7,235,000	360,000	3.750%	144,700	504,700	649,400
11/1/2038	6,875,000			137,500	137,500	
5/1/2039	6,875,000	375,000	3.750%	137,500	512,500	650,000
11/1/2039	6,500,000			130,000	130,000	
5/1/2040	6,500,000	390,000	3.750%	130,000	520,000	650,000
11/1/2040	6,110,000			122,200	122,200	
5/1/2041	6,110,000	405,000	4.000%	122,200	527,200	649,400
11/1/2041	5,705,000			114,100	114,100	
5/1/2042	5,705,000	420,000	4.000%	114,100	534,100	648,200
11/1/2042	5,285,000			105,700	105,700	
5/1/2043	5,285,000	440,000	4.000%	105,700	545,700	651,400
11/1/2043	4,845,000			96,900	96,900	
5/1/2044	4,845,000	455,000	4.000%	96,900	551,900	648,800
11/1/2044	4,390,000			87,800	87,800	
5/1/2045	4,390,000	475,000	4.000%	87,800	562,800	650,600
11/1/2045	3,915,000			78,300	78,300	
5/1/2046	3,915,000	495,000	4.000%	78,300	573,300	651,600
11/1/2046	3,420,000			68,400	68,400	
5/1/2047	3,420,000	515,000	4.000%	68,400	583,400	651,800
11/1/2047	2,905,000			58,100	58,100	
5/1/2048	2,905,000	535,000	4.000%	58,100	593,100	651,200
11/1/2048	2,370,000			47,400	47,400	
5/1/2049	2,370,000	555,000	4.000%	47,400	602,400	649,800
11/1/2049	1,815,000			36,300	36,300	
5/1/2050	1,815,000	580,000	4.000%	36,300	616,300	652,600
11/1/2050	1,235,000			24,700	24,700	
5/1/2051	1,235,000	605,000	4.000%	24,700	629,700	654,400
11/1/2051	630,000			12,600	12,600	
5/1/2052	630,000	630,000	4.000%	12,600	642,600	655,200
		10,830,000		7,332,506	18,162,506	18,162,506

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank for the series 2020 and 2022 bonds.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year for the series 2020 and 2022 bonds.

Special Assessments-CDD Collected

The District will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year for the series 2022 bonds.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments for the series 2020 and 2022 bonds.

EXPENDITURES

Administrative

ProfServ-Tax Collector

The District compensates Volusia County Tax Collector for the cost of collecting assessments, 0.5% based on total assessments collected for the series 2020 and 2022 bonds.

Debt Service

Principal Debt Retirement

The District pays principal payments due within the current year for the series 2020 and 2022 bonds.

Interest Expense

The District pays interest payments due within the current year for the series 2020 and 2022 bonds.

Rivington

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Comparison of Assessment Rates

Fiscal Year 2026 vs. Fiscal Year 2025

Product	O&M Units	2020 DS Units	2022 DS Units	O&M			Series 2020 DS			Series 2022 DS			Total Per Unit		
				FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change
Platted Phase 1															
Townhome 20'	0	0		\$ 946.23	\$ 840.51	12.58%	\$ 713.51	\$ 713.51	0%	\$ -	\$ -	n/a	\$ 1,659.73	\$ 1,554.02	7%
Townhome 20'	36	36		\$ 946.23	\$ 840.51	12.58%	\$ 687.64	\$ 687.64	0%	\$ -	\$ -	n/a	\$ 1,633.87	\$ 1,528.15	7%
Townhome 24'	0	0		\$ 946.23	\$ 840.51	12.58%	\$ 856.21	\$ 856.21	0%	\$ -	\$ -	n/a	\$ 1,802.44	\$ 1,696.72	6%
Townhome 24'	24	24		\$ 946.23	\$ 840.51	12.58%	\$ 825.17	\$ 825.17	0%	\$ -	\$ -	n/a	\$ 1,771.40	\$ 1,665.68	6%
Single Family 34'	9	9		\$ 946.23	\$ 840.51	12.58%	\$ 1,212.96	\$ 1,212.96	0%	\$ -	\$ -	n/a	\$ 2,159.19	\$ 2,053.47	5%
Single Family 34'	82	82		\$ 946.23	\$ 840.51	12.58%	\$ 1,062.72	\$ 1,062.72	0%	\$ -	\$ -	n/a	\$ 2,008.95	\$ 1,903.23	6%
Single Family 40'	2	2		\$ 946.23	\$ 840.51	12.58%	\$ 1,427.01	\$ 1,427.01	0%	\$ -	\$ -	n/a	\$ 2,373.24	\$ 2,267.52	5%
Single Family 50'	8	8		\$ 946.23	\$ 840.51	12.58%	\$ 1,783.77	\$ 1,783.77	0%	\$ -	\$ -	n/a	\$ 2,729.99	\$ 2,624.28	4%
Single Family 50'	143	143		\$ 946.23	\$ 840.51	12.58%	\$ 1,562.83	\$ 1,562.83	0%	\$ -	\$ -	n/a	\$ 2,509.05	\$ 2,403.34	4%
Phase 2															
Townhome 20'	38		38	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	\$ 739.30	\$ 739.30	0%	\$ 1,685.53	\$ 1,579.81	7%
Single Family 34'	53		58	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	\$ 1,168.30	\$ 1,168.30	0%	\$ 2,114.53	\$ 2,008.81	5%
Single Family 40'	5		76	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	\$ 1,374.47	\$ 1,374.47	0%	\$ 2,320.70	\$ 2,214.98	5%
Single Family 50'	76		76	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	\$ 1,561.90	\$ 1,561.90	0%	\$ 2,508.13	\$ 2,402.41	4%
Sub-Total	476	304	248												
Phase 4															
Townhome 20'	202		202	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	\$ 739.30	\$ 739.30	0%	\$ 1,685.53	\$ 1,579.81	
Sub-Total	202	0	202												
Platted- Direct Bill Phase 3															
Townhome 20'	0		0	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	\$ 739	\$ 739	0%	\$ 1,685.53	\$ 1,579.81	7%
Single Family 34'	104		104	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	1,168	1,168	0%	\$ 2,114.53	\$ 2,008.81	5%
Single Family 40'	0		0	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	1,374	1,374	0%	\$ 2,320.70	\$ 2,214.98	5%
Single Family 50'	104		104	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	1,562	1,562	0%	\$ 2,508.13	\$ 2,402.41	4%
Single Family 60'	13		13	\$ 946.23	\$ 840.51	12.58%	\$ -	\$ -	n/a	1,874	1,874	0%	\$ 2,820.51	\$ 2,714.79	4%
Sub-Total	221	304	221												
Phases 5															
Acreage	10		0	\$ 412.51	\$ 355.74	15.96%	\$ -	\$ -	n/a	\$ -	\$ 0.00	n/a	\$ 412.51	\$ 355.74	16%
Sub-Total	10	0	0												

ASSESSMENT INCREASE ANALYSIS

Product	Per Product	Assessment Increase	
		Per Unit O&M % Increase	Per Unit O&M \$ Increase
All Units	\$ -	12.58%	\$ 105.72
Unplatted Acreage	\$ -	15.96%	\$ 56.77

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2025	FY 2024	FY 2023	FY 2022	FY 2021
\$ 946.23	\$840.51	\$ 800.00	\$ 800.00	\$ -
\$ 412.51	\$355.74	\$ 338.59	\$ -	\$ -

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established by the Board of City Commissioners of the City of DeBary, Volusia County, Florida, effective October 13, 2018; and

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“Board”) of the District the proposed budget (“Proposed Budget”) for the upcoming budget year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2026”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby

approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as Exhibit A, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”) and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026 (“Adopted Budget”).
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivington Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
CAPITAL PROJECT FUND(S)	\$_____
TOTAL ALL FUNDS	<u><u>\$_____</u></u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 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 under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

ATTEST:

**RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other

things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT, PENALTIES, INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025; 25% due no later

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

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

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

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

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

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

[The remainder of this page has intentionally been left blank.]

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

Rivington Community Development District

Secretary/Assistant Secretary

Chairman

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A

Exhibit B

RESOLUTION 2025-09

**A RESOLUTION OF THE RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Rivington Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Volusia County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2025.

ATTEST:

**RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

All meetings will be held at 11:30 a.m. at Rivington Recreation Center located at 833 Terrapin Drive, DeBary, Florida 32713 on the last Wednesday of every other month, except as noted below:

November 26, 2025

January 28, 2026

March 25, 2026

May 27, 2026 – Budget Approval

July 29, 2026

August 26, 2026 – Budget Adoption

September 30, 2026



All Electric Services
 104 Commerce St
 Lake Mary, Florida 32746
 407.379.1700
 EC#13008279

Estimate 54697735
Job 54247434
Estimate Date 8/13/2025
Customer PO

Billing Address
 Rivington CDD
 833 Terrapin Drive
 DeBary, FL 32713 USA

Job Address
 Rivington CDD
 833 Terrapin Drive
 DeBary, FL 32713 USA

Estimate Details

Remove pole and install box and cover.: Remove parking lot pole and install jbox on concrete pedestal.
 Make sure circuits are tied together and all lights work BEFORE starting job and after removing pole.

Service #	Description	Quantity	Your Price	Your Total
T800013	Demo, Removal or Disposal -LIGHT POLE Safety First - The proper disposal of scrap materials or old parts requires proper safety gear and procedures.	1.00	\$347.00	\$347.00
T815161	SINGLE GANG WEATHERPROOF METAL BOX W/O COVER	1.00	\$181.75	\$181.75
	ELECTRICAL BOXES ARE USED TO HOLD SWITCHES, OUTLETS, TIMERS, DIMMERS, SPEED CONTROLS, AND SOMETIMES JUST ELECTRICAL SPLICES. THEY ARE A CODE REQUIREMENT AND PART OF THE WORK WE ARE PROPOSING.			
	MPT:52.999980			

Materials

Material	Description	Quantity	Your Price	Your Total
MISC1	MISCELLANEOUS	1.00	\$7.20	\$7.20
WSB350G	1 GANG METAL BOX W/O COVER	1.00	\$20.10	\$20.10
Sub-Total				\$556.05
Tax				\$0.00
Total				\$556.05

Thank you for choosing All Electric Services

THIS IS AN ESTIMATE GOOD FOR 15 DAYS FROM THE DATE ABOVE, NOT A CONTRACT FOR SERVICES. The estimate is furnished by All Electric Services as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise prior to or after starting the work. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize All Electric Services to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT

This **Temporary Construction Access License Agreement** (“**License Agreement**”) is made and entered into as of the ____ day of _____, 2025, by and between the **Rivington Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark, 313 Campus Street, Celebration, FL 34747 Rivington, and **NAME** and **NAME** (the “**Homeowner(s)**”), whose address is _____, DeBary, Florida 34747 ____ (“**Homeowner’s Property**”).

RECITALS:

WHEREAS, the Homeowner’s Property is located within the boundaries of the District.

WHEREAS, the District owns and maintains certain real property Rivington title Tract ____ located adjacent to and directly ____ of Homeowner’s Property as shown in the Plat Book __, Pages __ - __ (attached hereto as **Exhibit “A”**) of the public records of Volusia County, Florida.

WHEREAS, Homeowner(s) desire to construct improvements on the Homeowner’s Property (the “**Improvements**”).

WHEREAS, (a) an inspection of the District Property has been completed by the District’s representative, (b) the homeowners association has conditionally approved the Improvements, and (c) the Homeowner(s) have paid a deposit to the District in accordance with Article 4 of this License Agreement; and

WHEREAS, the District has agreed to grant a temporary, non-exclusive License for access across District Property through Tract ____ by Homeowner(s) and their agents, in limited connection with the construction of the Improvements on Homeowner’s Property; and

WHEREAS, upon the termination of this License Agreement, the District’s representative shall conduct an inspection of the District Property; and

NOW THEREFORE, the District, for and in consideration of the mutual covenants contained herein and other valuable consideration, receipt of which is hereby acknowledged, and subject to the following terms and conditions set forth in this License Agreement, does hereby grant, to the Homeowner(s) a temporary, non-exclusive License for the sole purpose of access across the District Property.

ARTICLE 1. INCORPORATION OF RECITALS

The “WHEREAS” provisions cited above are true, correct and are incorporated herein by reference.

ARTICLE 2. TEMPORARY LICENSE FOR ACCESS ACROSS THE LICENSED PROPERTY.

A. Homeowner(s) and their agents may cross the District Property to construct the approved Improvements on the Homeowner’s Property.

B. Homeowners agree that they shall not use the District Property in any way or for any purpose which interferes with or is a nuisance or disruption to the District's use of the District Property, nor shall Homeowner(s) cause or allow to be caused any damage to the District Property or facilities located thereon. Upon completion of Homeowner's access of the District Property pursuant to this Agreement, Homeowner(s) shall ensure that any grading, sod, landscaping, irrigation, and any other facilities are restored to their original condition.

D. Homeowner(s) shall obtain any and all necessary permits, as may be required, in order to conduct its activities under this License Agreement and shall comply with all statutes, ordinances, orders, regulations and requirements of any governmental department, bureau, or body having jurisdiction over the Homeowner's activities on the District Property and the Homeowner's Property.

ARTICLE 3. TERM - TERMINATION

This License Agreement shall become effective on the date first written above ("**Effective Date**") and shall automatically terminate six (6) months after the Effective Date. The District reserves the right to terminate this License Agreement at any time should it determine, in its sole and absolute judgment, that continuation of the rights granted herein is no longer in the best interest of the District.

ARTICLE 4. INDEMNIFICATION/HOLD HARMLESS

Prior to any use of the District Property pursuant to the License Agreement, Homeowner(s) shall pay a refundable deposit to the District in the amount of \$. Upon termination of this License Agreement, the District's representative shall complete an inspection of the District Property. If no damages or costs are incurred by the District as result of this License Agreement, and if District Property has been restored to its original condition (grading to original condition included) by the Homeowner(s) or its agents, based solely on the determination and discretion of the District the deposit shall be returned to the Homeowner(s) within thirty (30) days.

Homeowner(s) agree and acknowledge that its use of the District Property pursuant to this License Agreement shall be at the sole risk and expense of the Homeowner(s) and that the Homeowner(s) shall indemnify, defend and hold the District, its agents, assigns, or employees, harmless from and against any and all losses, liability, claims, suits, injury, demands, costs and expenses, including attorney's fees, related to any injuries and/or damages to any person or persons, or property caused by or resulting from the Homeowner's use of the District Property. The District further acknowledges that in the event the District incurs any damages, or if, in the sole determination of the District, based on the recommendation of the District's professional representative, work is required to restore the District Property, the District will first use the deposit paid by the Homeowner(s), and if additional costs or damages are incurred, will assess such costs or damages to the Homeowner(s) and may place a lien on the Homeowner's Property, until such costs or damages are paid by the Homeowner(s).

ARTICLE 5. LIMITATIONS ON GOVERNMENTAL LIABILITY

Nothing in this License Agreement shall be deemed as a waiver of immunity or limits of liability on the District beyond any statutory limited waiver 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 License 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.

ARTICLE 6. INSURANCE REQUIREMENTS

Homeowner(s) or Homeowner's Contractor performing the Improvements shall maintain throughout the term of this License Agreement, the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Homeowner's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Homeowner(s) or Homeowner's contractor without the consent of the District, and subject to the modification of this License Agreement.

The District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Homeowner(s) shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

ARTICLE 7. RELATIONSHIP OF PARTIES

The relationship established between the parties to this License Agreement shall be strictly one of the District and the Homeowner(s). No estate shall pass from the District to the Homeowner(s), and this License Agreement is for permissive use only. No other relationship shall be implied, suggested or inferred by or through this License Agreement, and this License Agreement shall not operate to create or to vest any property rights in the Homeowner(s).

ARTICLE 8. NOTICE

Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed above and shall be deemed received upon actual receipt by mail.

ARTICLE 9. AMENDMENT

This License Agreement may only be amended in writing, dated subsequent to the date hereof, duly executed by the authorized representatives of the parties hereto.

ARTICLE 10. SURVIVABILITY

Any term, condition, covenant or obligation which requires performance by the Homeowner(s) subsequent to the termination of this License Agreement shall remain enforceable against the Homeowner(s) subsequent to such termination, including the Indemnification and Hold Harmless

provisions and Limitations on Governmental Liability provisions set forth in Article 4 and Article 5 of this License Agreement.

ARTICLE 11. SEVERABILITY

If any one or more of the provisions of this License 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 License 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.

ARTICLE 12. ENTIRE AGREEMENT

The foregoing License Agreement represents the complete and entire agreement between the parties with respect to the subject matter contained herein.

IN WITNESS WHEREOF, the undersigned has executed this License Agreement as of the day and year first written above.

Homeowner(s)

**Rivington
Community Development District**

By: _____
Name: _____
Address: _____

By: _____
Name: Kimberly Locker
Title: Vice Chair of the Board of
Supervisors

By: _____
Name: _____
Address: _____



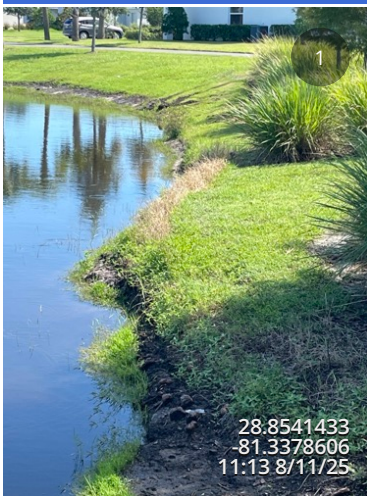
Kyle Goldberg
Inframark

RIVINGTON CDD AUGUST FIELD INSPECTION

Monday, August 11, 2025

22 Items Identified

22 Items Incomplete



ITEM 1 - STRING TRIMMING

Assigned To: Cepra

Area around the pond should be string trimmed.

This area was string trimmed as part of the maintenance service on 8/11 and is complete



ITEM 2 - WEEDS

Assigned To: Cepra

Weeds should be removed during routine maintenance.

Weeds were removed with maintenance visit on 8/11

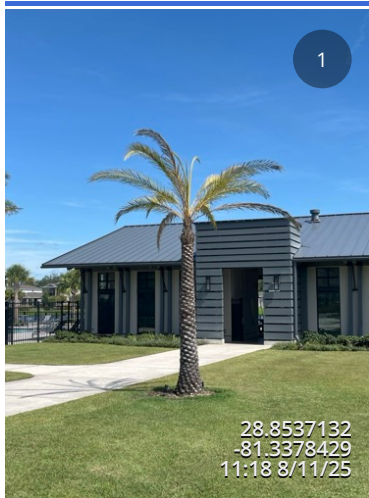


ITEM 3 - DYING TREE

Assigned To: Cepra

There are a couple trees by the clubhouse that aren't doing to well. Cepra to add an application of fertilizer.

Fertilization completed 8/15



ITEM 4 - PALM FERTILIZATION

Assigned To: Cepra

We're continuing to monitor this Palm by the clubhouse. Cepra will add an application of nitrogen in October to comply with fertilizer ordinance.

Fertilization completed in accordance with current restrictions - continuing to monitor



ITEM 5 - WASHOUT

Assigned To: Inframark

Inframark will provide a proposal to install a drain in this area to reduce erosion.

ITEM 6 - HIGH GRASS

Assigned To: Cepra

There was some high grass on Bayhawk St. This was mowed later on the day of inspection.



Complete



ITEM 7 - DEAD SOD

Assigned To: Cepra

The irrigation has been repaired in this area but some sod has died. Cepra to provide a proposal to replace the dead sod. Location: Along Bayhawk St

ITEM 8 - WEEDS AND DEAD SOD

Assigned To: Cepra

The pocket park by Brackenberry St has a lot of weeds. There also appears to be some bare patches of sod due to excessive moisture. We'll continue to monitor this area to see if sod needs to be replaced.

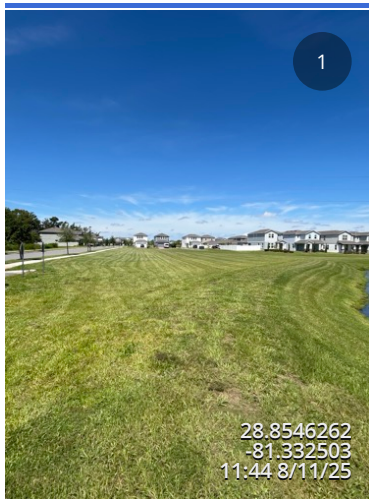


Irrigation has been reduced - selective weed control was applied 8/14

ITEM 9 - TRASH

Assigned To: Aquatic Weed Control

Trash along the pond banks should be picked up during routine maintenance.



ITEM 10 - SOD RECOVERY

Assigned To: Board Update

The dead sod where the pipes and construction equipment were has recovered.

ITEM 11 - STANDING WATER

Assigned To: Board Update/Cepra

This area is too wet to mow, Cepra is aware and will mow as soon as it's dry enough.

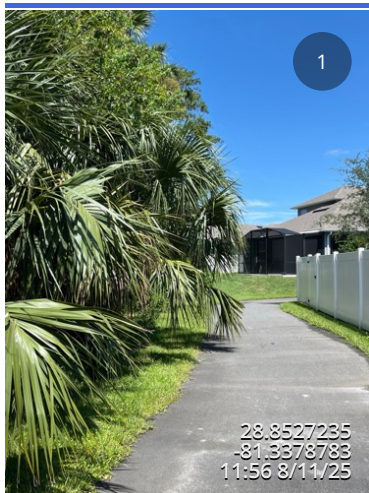
Location: 778 Hyperion Dr



ITEM 12 - PRESSURE WASHING

Assigned To: Inframark

Pressure washing has been scheduled to be completed this week.



ITEM 13 - CUTBACK

Assigned To: Cepra

Some plants need to be cutback off of the walking trail.

Location: 840 Terrapin Dr

Scheduled to be completed with the next detail rotation



ITEM 14 - CURB DAMAGE

Assigned To: Board Update

There is some damage to the curb on the roundabout. Most likely caused by heavy trucks.



ITEM 15 - CUTBACK

Assigned To: Cepra

A minor cutback should be done on Ft Florida Rd.

These are part of the islands in the middle which should be maintained by the municipality. We have been mowing as a courtesy and will still work on pushing these areas back

ITEM 16 - CONSTRUCTION AND CABLE INSTALLATION

Assigned To: Board Update

The construction and cable installation crew have made it difficult for Cepra to mow along Ft Florida Rd. There are areas that will have to be regraded as the water is pooling in these areas. Cepra will start using weed eaters to clean this area up.



ITEM 17 - HIGH GRASS

Assigned To: Cepra

Cepra will work to clean up Ft Florida Rd as it's become overgrown.



We have more access now and can knock some of this back.



ITEM 18 - TABLE MARKS

Assigned To: Inframark

Some tables in the clubhouse have remnants from tape. Inframark field services will remove these marks.



ITEM 19 - WATER FOUNTAINS

Assigned To: Inframark/Plumber

The water fountains have stopped working at the clubhouse.

Inframark: Check if there's an electrical issue

Plumber: If it's not an electrical issue what is the issue?



ITEM 20 - BATHROOM DOOR DAMAGE

Assigned To: Board Update

There is some damage to the bathroom doors making the doors harder to close. Inframark field services have adjusted the locks so that they still lock.



ITEM 21 - DOWNED LIGHTS

Assigned To: FPL

There are a few lights on the walking path that have been knocked over. These have been reported to FPL for maintenance.



ITEM 22 - CUTBACK

Assigned To: Cepra

This vegetation on Ft Florida Rd should be cutback.

These areas have become overgrown due to the project above in ITEM 16. As construction winds down we will continue to work on this and get it back in line.

Polynesian Pool and Spa, LLC DBA Southeast Pools

1633 Future Way #177

Celebration, FL 34747

4075072570

admin@polynesianpoolandspafl.com

www.polynesianpoolandspafl.com



Estimate

ADDRESS

Rivington CDD

210 N University Dr.

Suite 702

Coral Springs, FL 33071

ESTIMATE # 1739

DATE 08/04/2025

EXPIRATION DATE 08/31/2025

	DESCRIPTION	QTY	RATE	AMOUNT
Dive and replace return cover	Requires off-schedule visit	1	125.00	125.00
SUBTOTAL				125.00
TAX				0.00
TOTAL				\$125.00

Accepted By

Accepted Date

We appreciate your business!



Quarterly Compliance Audit Report

Rivington

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

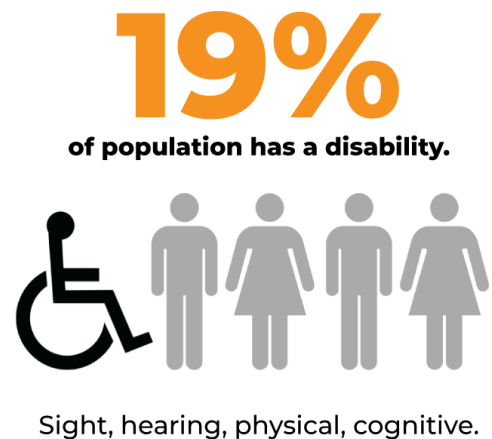
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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