

**RIVINGTON
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Wednesday, October 22, 2025

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Meeting ID:2565951275502

Passcode: 3b6pp6pH

Dial in by phone [+1 646-838-1601](#)

Phone conference ID: 464508441#



**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 Hasse, Assistant Secretary
 George Bassen, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Wednesday, October 22, 2025 – 11:30 a.m.

Call-in Number: 1-646-838-1601, Phone Conference ID: 464508441#

- 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 August 27, 2025 Page 3
- 5. Business Items**
 - A. Consideration of Safetouch Security Camera Proposal for Dumpster Page 9
 - B. Ratification of Phase 3 Mowing – Cepra Landscape LLC – Change Order Page 16
 - C. Consideration of Resolution 2026-01, Adopting Goals and Objectives Page 17
- 6. Staff Reports**
 - A. Field Manager
 - i. Review of the September 2025 Field Inspection Report..... Page 24
 - ii. Discussion of Pool Rules Sign Visibility
 - iii. Review of the October 2025 Field Inspection Report Page 33
 - B. Map Discussion and Ratification of CDD District Map (**Tabled Item**) Page 43
 - C. Review of Proposals for Landscape and Irrigation RFP (**Tabled Item**)
 - i. United Land Services Page 49
 - ii. Yellowstone Landscape..... Page 51
 - iii. BrightView Landscape Services Page 53
 - D. District Manager
 - i. Discussion on Light Pole Replacement..... Page 56
 - ii. Application to FP&L for Installation of Light Poles and District Billing Page 57
 - E. District Counsel
 - F. District Engineer
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Wednesday, November 26, 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: 1-646-838-1601, Phone ID:464508441#

**MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held Wednesday, August 27, 2025, at 11:30 a.m. at the Rivington Recreation Center, Located at 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

Jeffrey Reader	Chairperson
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
Mark Watts	District Counsel
Brent Lenzen	District Engineer
Kyle Goldberg	Field Service Manager
Residents	

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Approval of the Agenda**

On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, the agenda was approved, as presented. 5-0

THIRD ORDER OF BUSINESS **Audience Comments - Three (3) Minute Limit**

- An audience member, Jerry, expressed concern regarding the omission of information in the July meeting minutes, and he requested they be amended.
- An audience member, Pamela, also requested revision of the July meeting minutes.
- An audience member, Tim, noted confusion surrounding the CDD fee increase, in reference to pool security. He pointed out discrepancies on spending in the budget.

FOURTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held July 30, 2025

- Mr. Watts explained to the audience members that meeting minutes and public comments are summarized and are not transcribed verbatim.

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On MOTION by Ms. Locher, seconded by Ms. DeMarco, with Ms. Locher, Ms. DeMarco, Mr. Reader and Mr. Hasse voting AYE and Mr. Bassen voting NAY, the Minutes of Meeting held on July 30, 2025 were approved as presented. 5-0

FIFTH ORDER OF BUSINESS **Business Items**

A. Public Hearing to Consider the Adoption of the Fiscal Year 2026 Budget

- Ms. Harvey requested a motion to open the public hearing.

On MOTION by Mr. Reader, seconded by Ms. Locher, with all in favor, the public hearing was opened. 5-0

- Ms. Goldyn asked if there were any discussions from the Board or the public.
- Mr. Bassen proposed to remove pool attendant from the budget and reduce field services from three days to two days. Ms. Goldyn clarified that field services include trash removal and amenity center maintenance. The field services budget of \$59,613 was noted with Mr. Bassen requesting a reduction.
- Mr. Reader explained the Board’s role and the upcoming 2026 election transition to a resident-led Board. He noted budget increases are largely due to growth in the community, with more homes that are turned over and purchased, the more land that has to be maintained by the CDD. He emphasized that as the District stabilizes, future budgets should decrease. The goal is to protect the best interests of the community.
- Mr. Bassen inquired about an updated CDD responsibility map. Ms. Goldyn responded the map discussion would be tabled until the next meeting due to time constraints related for landscape bidders.
- Ms. Locher expressed the importance of building a surplus for the reserves to cover additional expenses and set the District up for long-term success. She also stated the community needs a pool monitor, even if not employed by an Inframark employee, to help deter damage and vandalism.
- Mr. Ward raised concerns regarding the inconsistencies in the budget figures. Ms. Goldyn responded there is a direct billing developers pay, which transfers to the homeowner once the home is purchased. Mr. Ward questioned how revenue shortfalls would be addressed in 2026.

- 82 • Jerry requested proper notification and communication regarding the budget.
- 83 • Pamela asked how the effectiveness of the pool monitor is being measured and
- 84 inquired whether they could utilize a cleaning service versus a pool monitor. She
- 85 expressed willingness to pay more if services are rendered, and she stated if the
- 86 bank is going to be charging residents additional fees, they should be informed in
- 87 advance. Mr. Reader explained they were approached by residents for a pool
- 88 monitor and reiterated the Board’s commitment to protecting the District. He
- 89 discussed an email sent to all residents and stated if the current monitor is
- 90 ineffective, they can compare different companies to find the best fit. Mr. Bassen
- 91 added the security has been a deterrent as well.

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 93 On MOTION by Ms. Locher, seconded by Mr. Reader, with
 94 all in favor, the public hearing was closed. 5-0

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 96 **B. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Budget**

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 98 On MOTION by Mr. Reader, seconded by Ms. Locher, with
 99 all in favor, Resolution 2025-07, Adopting the Fiscal Year
 100 2026 Budget was adopted, as presented. 5-0

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 102 **C. Consideration of Resolution 2025-08, Levying Non-Ad Valorem Maintenance**
 103 **Special Assessment**

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 105 On MOTION by Mr. Reader, seconded by Ms. Locher, with
 106 all in favor, Resolution 2025-08, Levying Non-Ad Valorem
 107 Maintenance Special Assessment, was adopted. 5-0

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 109 **D. Consideration of Resolution 2025-09, Adopting Fiscal Year 2026 Meeting**
 110 **Schedule**

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 112 On MOTION by Ms. Locher, seconded by Mr. Reader with
 113 all in favor, Resolution 2025-09, modification of the Fiscal
 114 Year 2026 Meeting Schedule to every fourth Wednesday of
 115 each month was adopted, as amended. 5-0

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 117 **E. Consideration of All Electric Services Estimate #54697735**

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On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, Electric Services Estimate #54697735 to remove pole, install box and cover in the amount of \$556.05 was approved. 5-0

F. Approval of Temporary Construction Access License Agreement

- Mr. Watts recommended establishing an approval range to authorize the District Manager to execute documents to a suggested range for homeowners’ deposit based on the scope of the construction project. Mr. Watts also noted coordination with the HOA to ensure homeowners understand that CDD approval is required prior to pool installation.

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, an approval of a deposit from homeowners which could range from \$500 to \$2,500 for the District Manager to execute documents was approved. 5-0

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Manger

i. Review of the August 2025 Field Inspection Report

- Mr. Goldberg presented the Field Inspection Report. The playground gate has been repaired and fans on the Amenity Center deck have been cleaned.
- Mr. Goldberg explained his experience at the pool as an attendant since he has been on duty for the last two weeks.
- Mr. Goldberg reported a delay in the delivery of the dumpster doors, noting they are expected to arrive by next week.

On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, Inframark Catch Basin Installation Proposal, Work Order #123-04-2025 in the amount of \$796.10 was approved. 5-0

- Ms. Locher requested a better description of location in the field report.

ii. Consideration of Polynesian Pool and Spa LLC D/B/A Southeast Pools

On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, Polynesian Pool and Spa LLC D/B/A Southeast Pools proposal #1739 to dive in pool and replace return cover in the amount of \$125 was approved. 5-0

160 **B. Discussion of Landscape RFP**

- 161 • This item was tabled.

162 **C. District Manager**

163 **i. 2nd Quarter Website Audit**

- 164 • Ms. Harvey reviewed the report and noted it is for informational purposes only.
- 165 • Ms. Harvey asked the Board if they would like to change their operating account to
- 166 Valley Bank. This item was tabled, and Ms. Harvey will work with the Accounting
- 167 Department to confirm that changing accounts will not affect the residents’
- 168 prepayments.

169
170 **D. District Counsel**

- 171 • No report.

172
173 **E. District Engineer**

- 174 • Mr. Lenzen discussed cross access which is on CDD property. The County has
- 175 provided the easement documents that need to be executed. Mr. Watts
- 176 recommended they do need easements in place to be approved in substantial form
- 177 and the Chairperson or Vice Chairperson should be authorized to execute
- 178 documents. The County will make all repairs upon completion. It was noted there
- 179 will be no interruption to residents with water loss during this process. This is a
- 180 permanent easement, which will allow rights to provide services to the adjacent
- 181 community. Mr. Lenzen is working on finalizing the maps by next week.

<p>183 On MOTION by Ms. Locher, seconded by Mr. Reader, with all in</p> <p>184 favor, easement documents were approved, and either the</p> <p>185 Chairperson or Vice Chairperson were authorized to execute said</p> <p>186 document. 5-0</p>
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188 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

- 189 • Mr. Reader discussed audience comments and inquired when public comments are
- 190 required throughout the meeting. Mr. Watts explained they can be done before and
- 191 after the meeting business items, but are only required once. Mr. Watts will discuss
- 192 this with Ms. Harvey for the next meeting.

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194 **EIGHTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, the meeting was adjourned at 12:39 p.m. 5-0

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Rivington Estates Dumpster Observation Cameras

Rivington CDD

833 Terrapin Dr
DeBary, , Florida
904-327-6465

Prepared by:

Rainer Ricchetti
Commercial Account Executive
rricchetti@safetouch.com
904-578-2654



Florida = EF-20002049/ EC-13005007
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701



Why Safetouch

At Safetouch, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

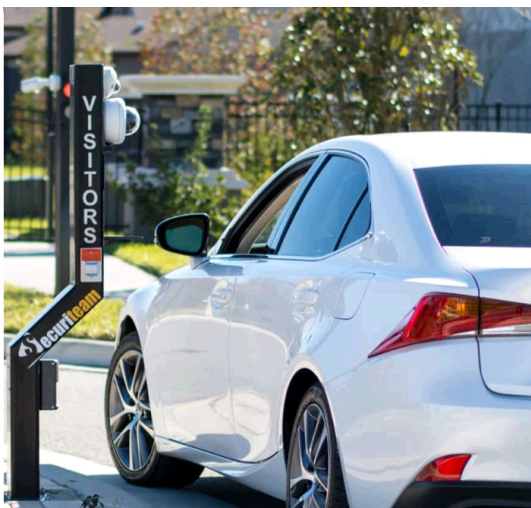
About Us

- 18th Largest Electronic Security Company in the USA
- Over 60K Clients
- Offices throughout the southeast US.
- National Deployment Capability
- Redundant Monitoring Centers with 45 Second or less Response time.
- Dedicated Enterprise Solutions Team with experience completing projects over \$3M

Capabilities

- Virtual Security Guard Services, including onsite guard replacement or supplementation
- Commercial Audio
- Access Control, Surveillance, Communications Systems
- Public Display Monitors, Meeting Room Booking, AV Distribution and other technology-based solutions.
- Cloud-based multi-location management
- Sophisticated ai-based business analytics.

Virtual Gate Guard



Remote Video Monitoring



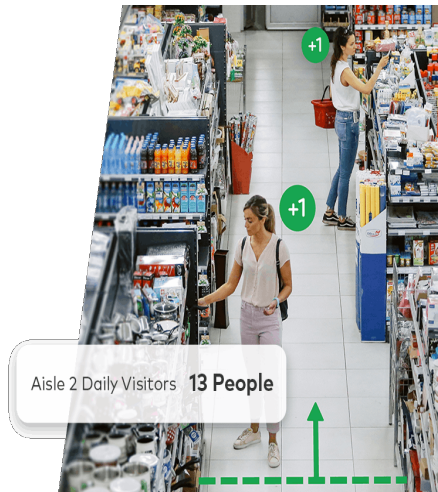


Ai Based Business Analytics

Heat Mapping



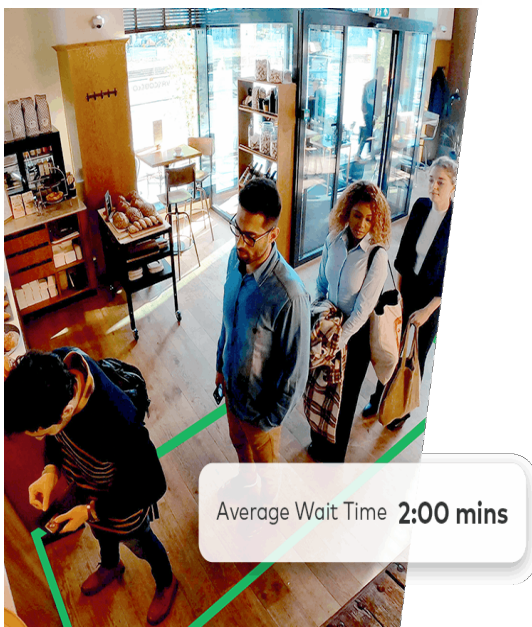
People Counting



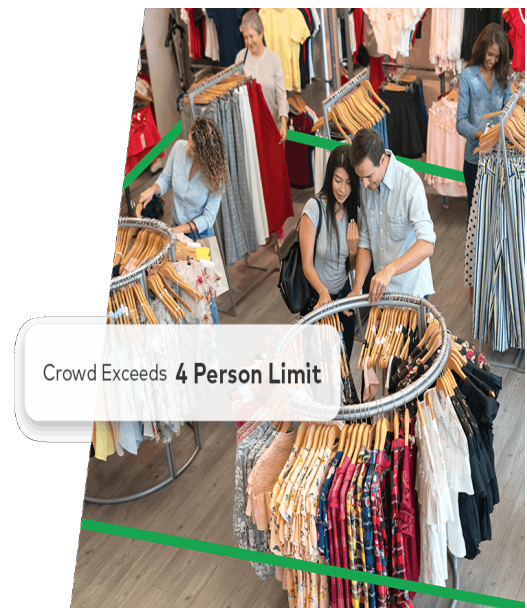
Occupancy Tracking



Queue Monitoring



Crowd Gathering





**Rivington CDD
Rivington Estates Dumpster**

Dumpster Observation

1	Turing 4MP TwilightVision IR Turret IP Camera 2.8mm
1	Turing Turret & Fixed Dome Junction Box, White
1	Axis 2MP License Plate Camera, 10.9-29mm Lens
1	SD Card for onboard camera backup
12	3 4 PVC Conduit - 10FT
1	Trenching Backfill
0.25	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial
45.5	Surveillance Installation

Project Summary

TOTAL: \$9,976.00

Safe Touch Security will install two cameras, one for observation and one for automobile license plate identification.

We will also trench from dumpster area to the recreation building, and install a fifteen foot aluminum post to mount cameras on.

***Safetouch is not responsible for locating any underground utilities, That would be supplied by others.**

50% down and balance upon substantial completion.

*****Installation and/or service taxes not included, if applicable.*****

** Recurring service charges not included in the total install price.*



Product Details



Turing 4MP TwilightVision IR Turret IP Camera 2.8mm

People and Vehicle Search with SMART series NVR and Turing Vision Cloud
 Max. 4MP(2688x1520) resolution @30/25fps
 2.8mm fixed lens
 TwilightVision allows for optimal image clarity in low light
 Smart IR up to 30m (98ft)
 Support 256 G microSD card
 IP67, WDR, PoE



Turing Turret & Fixed Dome Junction Box, White

Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White



Axis 2MP License Plate Camera, 10.9-29mm Lens

AXIS P1465-LE P14 Series 2MP Fully Featured Bullet IP Camera, 10.9-29mm Lens.
 1920 x 1080 Resolution at up to 60 fps
 10.9-29mm Varifocal Lens
 Audio Input



SD Card for onboard camera backup

SD cards located inside the IP camera provide a secure on on board backup in the event of network failure. Video is stored in the SD card until network connectivity is restored then off-loaded automatically onto the NVR

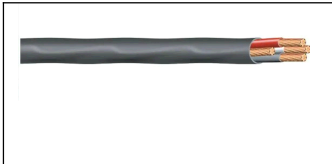


3 4 PVC Conduit - 10FT

3/4 in. Schedule 40 PVC conduit, length 10 ft., weight 23 per 100 ft. Schedule 40 Pipe is perfect for water-supply applications and features a solvent-weld joint to provide a rigid joint connection. Corrosion resistance.



Trenching Backfill



23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial

23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial



Surveillance Installation



Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam’s specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by	Date	Name
Safetouch	Date	Name

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

**EXHIBIT "C"
CHANGE ORDER**

Owner: HR Rivington, LLC c/o Reader Partners

Project: Rivington

Date: 7/1/2025

Description of new or changed scope of work: Adding services with the same scope of work as the current maintenance agreement for the following area(s):

- Phase 3 – Newly installed Shrubs and Trees + Irrigation Inspections and turf mowing

Price of new or changed scope of work:

Monthly Base Maintenance = \$2808
 Monthly Irrigation Inspections = \$325
 Total = \$3,133 per month

Time for performance of Change Order work (if other than as services are provided in base Agreement):

Work will be performed in conjunction with services provided in base agreement.

Owner and Contractor agree that except as modified above, the terms and conditions of the Agreement are in full force and effect and shall apply to performance of the parties' obligations relative to this Change Order.

OWNER:

Rivington CDD

By: Kimberly Locher

Print name: KIMBERLY LOCHER

Its: VICE CHAIR

CONTRACTOR:

Cepra Landscape LLC

By: Anthony Hartman

Print name: Anthony Hartman

Its: Account Manager

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivington Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of October 2025.

ATTEST:

**RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

Standard: District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Rivington Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Rivington Community Development District



INFRAMARK



Rivington CDD September Field Inspection

Monday, September 8, 2025

20 Items Identified

20 Items Incomplete

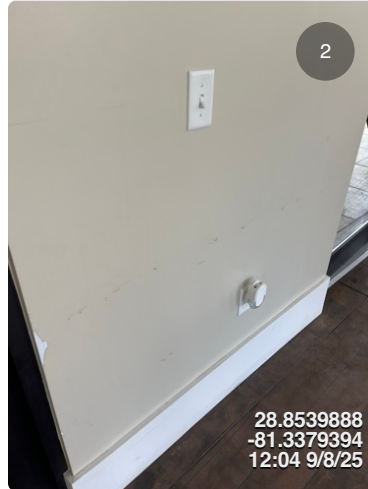
Kyle Goldberg

Inframark

Item 1 - Clubhouse Marks

Assigned To: Inframark

The clubhouse and amenity center room could use a coat of fresh paint.



Item 2 - Rail Markings

Assigned To: Inframark

The railings around the pool could use a touch of black paint.



Item 3 - Replace Palm

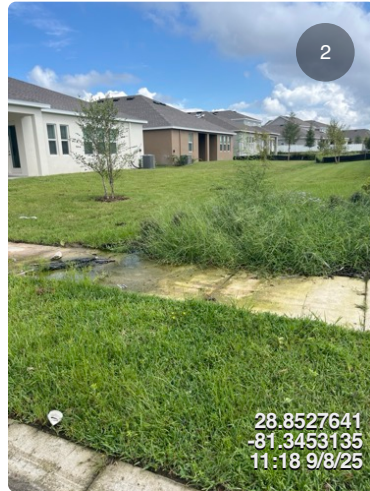
Assigned To: Cepra

Cepra to provide a proposal to replace dying Palm in front of clubhouse.

Item 4 - Maintenance

Assigned To: Cepra

Cepra to provide a proposal for sod replacement and irrigation repairs in this newly turned over area. Location: 757 Terrapin Dr



Item 5 - Pressure Washing

Assigned To: Inframark

Cepra has cleaned up and will continue to maintain this area. Inframark field services to provide a proposal to pressure wash. Location: 644 Terrapin Dr



Item 6 - Trash

Assigned To: [Cepra](#)

Trash should be picked up during routine maintenance.



Item 7 - Standing Water

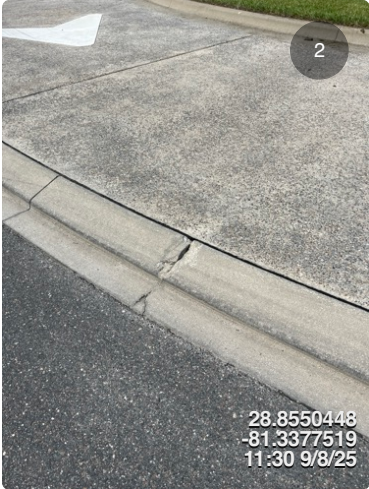
Assigned To: [Cepra](#)

Cepra to adjust the irrigation in this area to reduce standing water. Location: 734 Costa Ln

Item 8 - Curb Damage

Assigned To: Board Update

The curbs around the community have been damaged due to trucks carrying heavy machinery. Repairs should be considered when construction ends. Location: Ft. Florida Rd entrance



Item 9 - Plant Install

Assigned To: Cepra

Cepra to provide a proposal to fill in blue daze and plant beds. Location: Ft. Florida Rd entrance



Item 10 - Annuals

Assigned To: Cepra

Annuals to be swapped out in October. Location: Ft. Florida Rd entrance



Item 11 - Ft. Florida Road

Assigned To: Board Update/Cepra

Cepra has knocked back a lot of the vegetation on Ft. Florida Rd and will continue to maintain this area.



Item 12 - Maintenance

Assigned To: Cepra

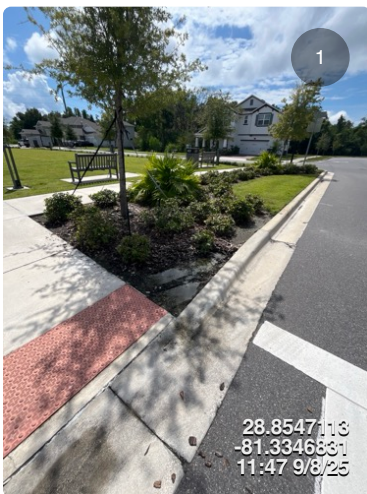
Cepra to start maintaining this area. Location: Seaboard Ln



Item 13 - Two Dead Trees

Assigned To: [Rivington HOA](#)

Two dead trees were located on Heartside Ave, these are the HOA's responsibility.



Item 14 - Plant Bed Damage

Assigned To: [Ceptra](#)

Someone has driven through the plant bed in front of 600 Hyperion Dr.



Item 15 - High Grass

Assigned To: [Ceptra](#)

This area is currently too wet for Ceptra to mow. Ceptra will mow as soon as it's dry enough to mow. Location: Next to 778 Hyperion Dr

Item 16 - Paint

Assigned To: Inframark

This post could be touched up with black paint.



Item 17 - Rusty Push Bar

Assigned To: Inframark

Inframark field services to remove rust and paint multiple rusted push bars by the pool.



Item 18 - Playground Maintenance

Assigned To: Inframark

A few pieces of playground equipment should be cleaned. This was done the day of inspection.



Item 19 - Aquatic Grasses

Assigned To: Aquatic Weed Control

Aquatic grasses appear to have been treated by Brackenberry St.



Item 20 - Turf Weeds

Assigned To: Cepra

Turf weeds should be treated during routine maintenance.

Location: In front of 689 Brackenberry St



Rivington CDD October Field Inspection

Tuesday, October 7, 2025

23 Items Identified

23 Items Incomplete

Kyle Goldberg

Inframark

Item 1 - Cutback

Assigned To: Cebra

A couple areas in the conservation area along Bayhawk St could use a cutback.



Item 2 - Dumping

Assigned To: Inframark

Multiple cinder blocks were dumped in the conservation area. These were picked up during day of inspection.



Item 3 - Raise Canopy

Assigned To: Cebra

This tree should have its canopy raised. Location: 785 Belgrove St



Item 4 - Fill Dirt

Assigned To: [Cepra](#)

The catch basin by the clubhouse has been installed. The eroded area needs to be filled in with dirt.



Item 5 - Palm Fertilization

Assigned To: [Cepra](#)

What is the schedule for fertilization for the palms by the clubhouse?



Item 6 - Dying Trees

Assigned To: [Cepra](#)

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

Item 7 - Dumpster Doors And Trash

Assigned To: Inframark

Dumpster doors are scheduled to be replaced this week. Inframark field services to also breakdown boxes to ensure trash gets taken away.



Item 8 - Push Bar Painting

Assigned To: Inframark

Rusted push bars have been sanded and painted. Some touch up paint is needed for the playground gate push bar.



Item 9 - Bollards

Assigned To: Inframark

Additional bollards need to be ordered and installed at this walkway. Location: 644 Terrapin Dr



Item 10 - Pressure Washing

Assigned To: Inframark

This area is being maintained by Cepra but should be pressure washed. Location: 644 Terrapin Dr



Item 11 - Cutback

Assigned To: Cepra

Some vegetation in the conservation area should be cut back. Location: 727 Porter Rye Ave



Item 12 - Irrigation Repair

Assigned To: [Cepra](#)

There is a possible irrigation repair needed in this area.

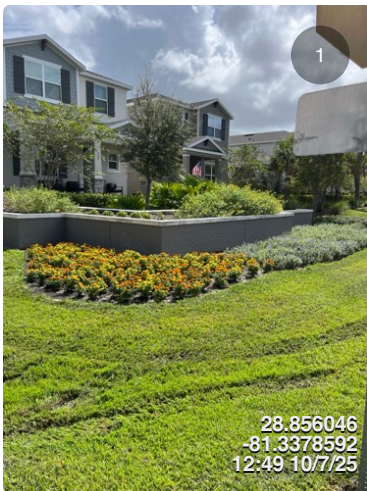
Location: 644 Becklow St



Item 13 - Rivington Drive Entrance

Assigned To: [Board Update/Cepra](#)

Annuals at the Rivington Dr entrance have been swapped out. There are a couple spots along Ft. Florida road that need to be cut down.



Item 14 - Construction Update

Assigned To: Board Update

An update of the construction at the Becklow St entrance.



Item 15 - Trim Vegetation

Assigned To: Cepra

This vegetation should be trimmed. Location: 602 Becklow St

Item 16 - Cutback

Assigned To: Cebra

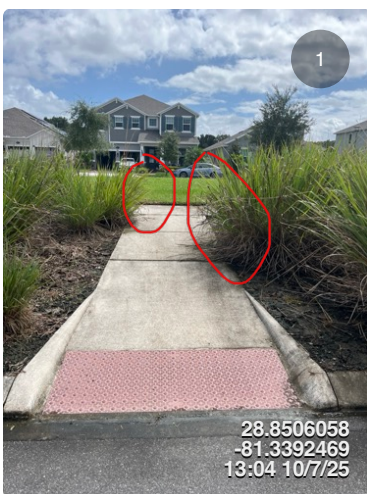
Vegetation should be cutback to avoid covering signs. Location: 641 Bayhawk St



Item 17 - Cutback

Assigned To: Cebra

This vegetation should be cutback. Location: 700 Hyperion Dr



Item 18 - Trim Vegetation

Assigned To: Cebra

This vegetation should be trimmed to not impede sidewalk.

Location: 725 Brynle Ct

Item 19 - Trim Vegetation

Assigned To: [Cepra](#)

This vegetation should be trimmed to not impede sidewalk.

Location: 856 Terrapin Dr



Item 20 - Standing Water

Assigned To: [District Engineer](#)

This is the area that was recently pressure washed. Sediment has started to move onto the walking path. Are there any actions we can take to reduce water in this area? 852 Terrapin Dr



Item 21 - Cutback

Assigned To: [Cepra](#)

There are a couple plants that should be cutback along this walking trail by 863 Terrapin Dr.



Item 22 - Remove Vegetation

Assigned To: [Cepra](#)

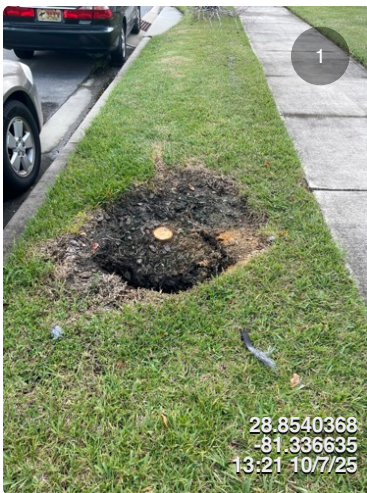
Remove vegetation by this storm drain to ensure proper water flow. Location: 791 Porter Rye Ave



Item 23 - Cut Tree

Assigned To: [Board Update/Cepra](#)

There appears to have been a tree cut at 643 Belgrove St. Will this be replaced?



Kimley»Horn

August 22, 2025

Rivington Community Development District
c/o Inframark Community Management
313 Campus Street
Celebration, FL 34747

Re: Rivington Community Development District
Professional Services Agreement

Dear Ms. Jennifer Goldyn,

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "the Consultant") is pleased to submit this letter agreement (the "Agreement") to **Rivington Community Development District c/o Inframark Community Management** ("the Client") for providing professional engineering consulting services for the Rivington Community Development District as outlined below:

PROJECT UNDERSTANDING

The Rivington Community Development District (the "Rivington CDD" or the "District") consists of approximately 335+/- acres located on the southwest and southeast corners of Fort Florida Road and Barwick Road, in the City of DeBary, Florida.

The District has requested Kimley-Horn's assistance with initial preparation and future revisions to Ownership Allocation Maps for four (4) phases of the community (Phases 1-4).

SCOPE OF SERVICES

Task 1 – Ownership Allocation and Maintenance Maps (Phases 1-4)

Kimley-Horn will prepare Ownership Allocation Maps for four (4) phases (Phases 1-4) of the community. The maps will consist of the following:

Map 1

- Shows Plat phases, lots, roads, sidewalks, ROW, Ponds, etc. based on the final approved Plats for the community.
- Defines Ownership (CDD, HOA, City of DeBary)
- Identifies Encumbrances (Duke Transmission Easement, Florida Gas Easement)

This map will consist of four (4) sheets. One (1) overall sheet depicting the entire development, one (1) sheet depicting phases 1-2, one (1) sheet depicting phase 3, and one (1) depicting phase 4.

Task 2 – Ownership Allocation and Maintenance Map Updates

Kimley-Horn will update the Ownership Allocation and Maintenance Maps prepared in Task 1 on an as requested/as needed basis until the community is 100% completed. It is assumed the updates will be required every +/-6-months. Kimley-Horn will update the maps on an hourly, as requested basis.



FEES AND BILLING

Kimley-Horn will perform the services outlined above for the following fees:

TASKS		FEE
1	Ownership Allocation and Maintenance Maps (Phases 1-4)	\$3,000
2	Ownership Allocation and Maintenance Map Updates	Hourly, as Requested

Task 1 above will be invoiced on a lump sum plus expense basis. Task 2 will be provided on an hourly, as requested basis utilizing our current hourly rates.

CLOSURE

If you concur in the foregoing and wish to direct us to proceed with the aforementioned services, please forward a Contract or Work Authorization for our review and execution. Execution of this Contract formalizes our working arrangement.

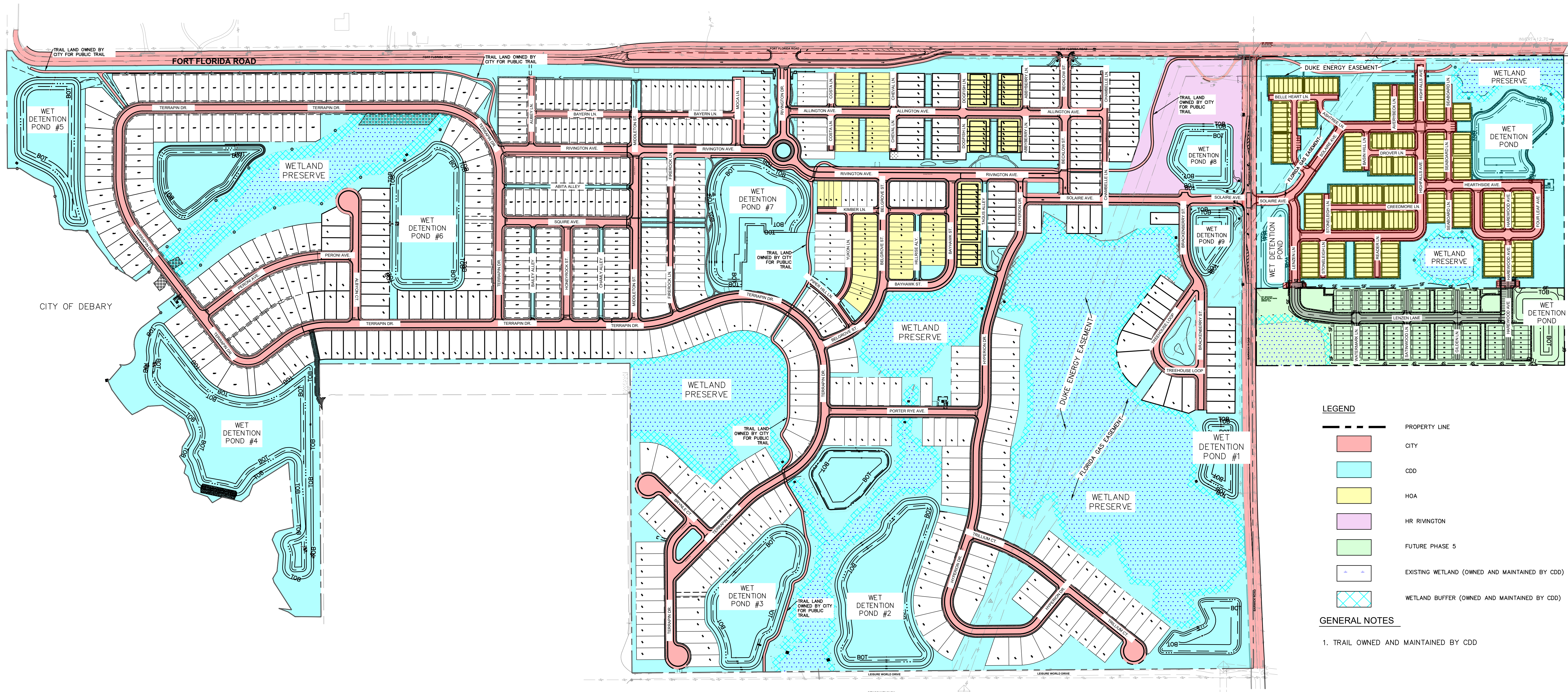
We appreciate the opportunity to provide these services to you. Please do not hesitate to contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Brent A. Lenzen, P.E.
Vice President

K:\ORL_Civil\049025000-Rivington CDDJOBSTARTS & CONTRACTS\2025-06-24 - Ownership Allocation and Maintenance Maps\BAL-Rivington CDD-2025-06-24.docx



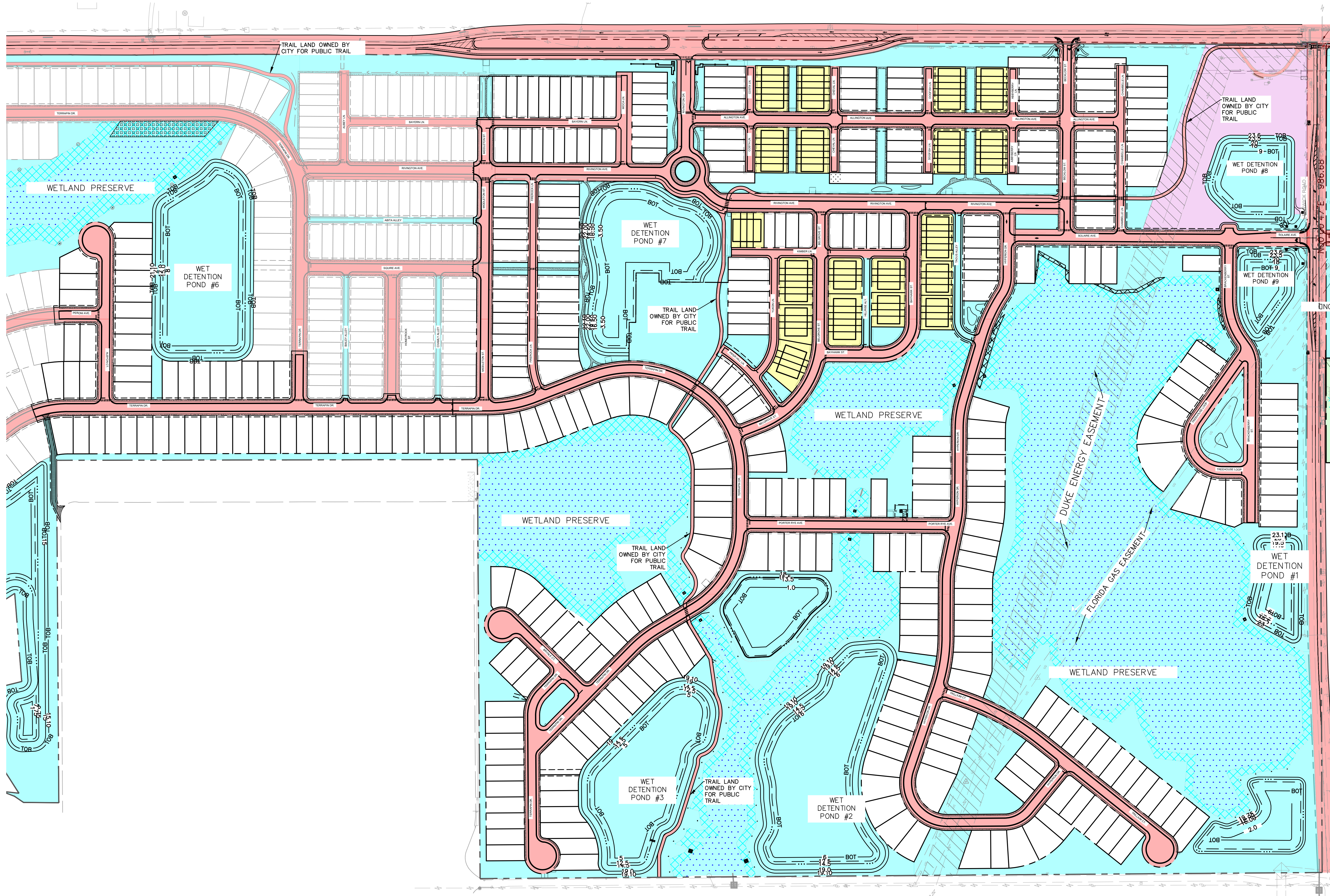
LEGEND

---	PROPERTY LINE
Red outline	CITY
Light blue hatched	ODD
Yellow hatched	HOA
Purple hatched	HR RIVINGTON
Light green hatched	FUTURE PHASE 5
Blue hatched	EXISTING WETLAND (OWNED AND MAINTAINED BY CDD)
Blue cross-hatched	WETLAND BUFFER (OWNED AND MAINTAINED BY CDD)

GENERAL NOTES

1. TRAIL OWNED AND MAINTAINED BY CDD

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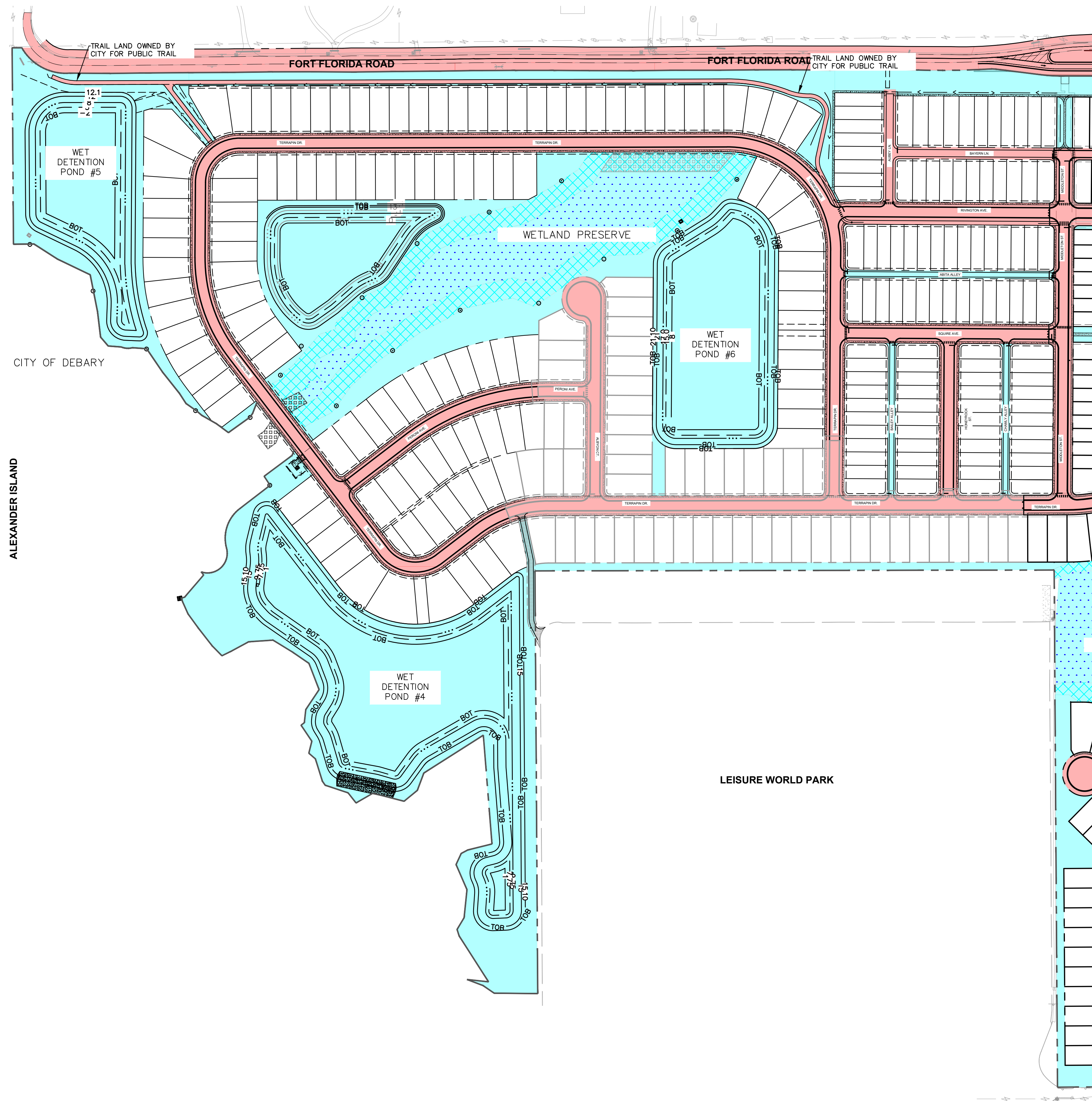
LEGEND

	PROPERTY LINE
	CITY
	CDD
	HOA
	HR RIVINGTON
	FUTURE PHASE 5
	EXISTING WETLAND (OWNED AND MAINTAINED BY CDD)
	WETLAND BUFFER (OWNED AND MAINTAINED BY CDD)

GENERAL NOTES

1. TRAIL OWNED AND MAINTAINED BY CDD

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LEGEND

	PROPERTY LINE
	CITY
	CDD
	HOA
	HR RIVINGTON
	FUTURE PHASE 5
	EXISTING WETLAND (OWNED AND MAINTAINED BY CDD)
	WETLAND BUFFER (OWNED AND MAINTAINED BY CDD)

GENERAL NOTES

1. TRAIL OWNED AND MAINTAINED BY CDD

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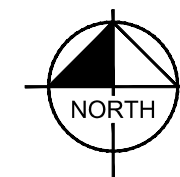
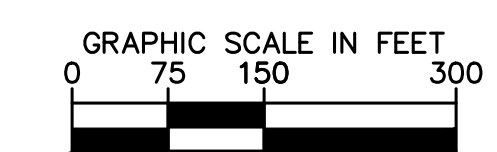
RIVINGTON PHASE 1 - 4

PHASE 3 OWNERSHIP MAP

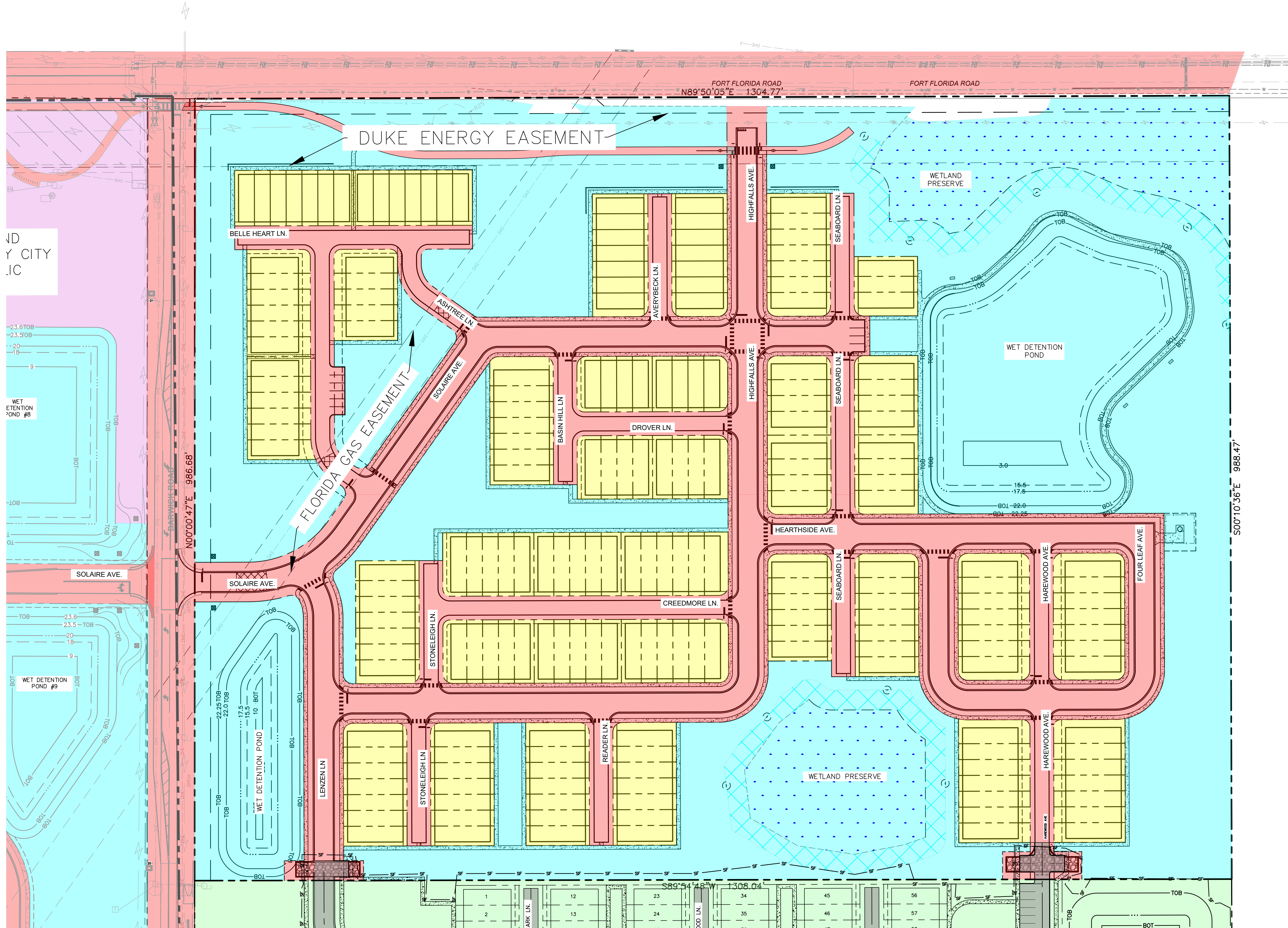
C-102

CITY OF DEBARY, FLORIDA

09/10/2025



Kimley»Horn



LEGEND

	PROPERTY LINE
	CITY
	CDD
	HOA
	HR RIVINGTON
	FUTURE PHASE 5
	EXISTING WETLAND (OWNED AND MAINTAINED BY CDD)
	WETLAND BUFFER (OWNED AND MAINTAINED BY CDD)

GENERAL NOTES

1. TRAIL OWNED AND MAINTAINED BY CDD

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Rivington Community Development District

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: United Land Services

In accordance with the solicitation of proposals issued by the Rivington Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

- | | |
|--|-------------------|
| 1. Turf Maintenance | \$ <u>139,032</u> |
| 2. Shrub And Groundcover Maintenance | \$ <u>26,221</u> |
| 3. Tree Maintenance | \$ <u>8,470</u> |
| 4. General Site Maintenance: Trash And Debris Disposal | \$ <u>1,935</u> |
| 5. Irrigation System | \$ <u>31,325</u> |

Total Yearly Cost for the first year of the above items \$ 206,983

- | | |
|--|------------------|
| 6. Annuals Maintenance/Installation | \$ <u>2,580</u> |
| 7. Mulching for Tree and Shrub/Groundcover Bed Areas | \$ <u>12,025</u> |

Estimate of total cubic yards proposed to service the property: 185 CY

Cost of Mulch Per Cubic Yard \$ 65/CY

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 75

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Chris Marquess

Title of Authorized Signatory of Proposer: Client Relations and Business Development

Signature of Authorized Signatory of Proposer: Chris Marquess

Activity	Frequency		Cost per Service	Year One Cost	Notes
1	41	Turf Maintenance	\$3,391.02	\$139,032.00	
2	41	Turf (Litter, Trash, and Debris prior to mow removal)	\$47.20	\$1,935.00	
3	As Needed	Spread Pine Straw/Mulch	\$65/CY	\$12,025.00	4.2.5 Mulching
4	52	Shrub Bed Maintenance (Weed Control, Litter, Trash, and Debris Removal, Pruning, Etc.)	\$504.25	\$26,221	
5	3	Tree Maintenance	\$2,823.33	\$8,470	4.3.1 Pruning
6	4	Annual Installation/Maintenance	\$2,580	\$10,320	4.2.4 Pest and Disease Control
7	12	Irrigation System Inspection	\$2,610.42	\$31,325.00	4.4 Irrigation System Irrigation Hourly Rate \$75/HR
GRAND TOTALS			\$ 11,956.22	\$ 229,328.00	

Rivington Community Development District

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: Yellowstone Landscape

In accordance with the solicitation of proposals issued by the Rivington Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	\$ <u>150,000.00</u>
2. Shrub And Groundcover Maintenance	\$ <u>18,400.00</u>
3. Tree Maintenance	\$ <u>5,264.00</u>
4. General Site Maintenance: Trash And Debris Disposal	\$ <u>8,000.00</u>
5. Irrigation System	\$ <u>10,336.00</u>

Total Yearly Cost for the first year of the above items align="right">\$ 192,000.00

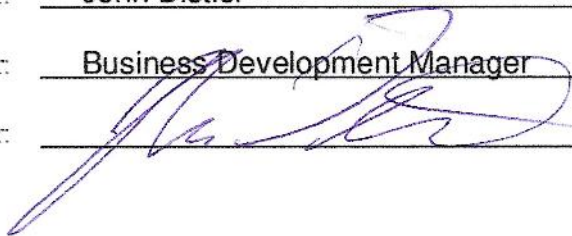
6. Annuals Maintenance/Installation	\$ <u>2.05 per plant</u>
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ <u>12,000.00</u>
<i>Estimate of total cubic yards proposed to service the property:</i>	<u>200 yards</u>
<i>Cost of Mulch Per Cubic Yard</i>	\$ <u>60.00</u>

Irrigation Hourly Rate for items not included in the Scope of Services: align="right" \$ 75.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: John Distler

Title of Authorized Signatory of Proposer: Business Development Manager

Signature of Authorized Signatory of Proposer: 

Activity	Frequency		Cost per Service	Year One Cost	Notes
1	41	Turf Maintenance	\$3,658.54	\$150,000.00	
2	41	Turf (Litter, Trash, and Debris prior to mow removal)	\$195.12	\$8,000.00	
3	As Needed	Spread Pine Straw/Mulch	\$60.00/CY	\$12,000.00	4.2.5 Mulching
4	52	Shrub Bed Maintenance (Weed Control, Litter, Trash, and Debris Removal, Pruning, Etc.)	\$353.85	\$18,400	
5	3	Tree Maintenance	\$1,754.67	\$5,264	4.3.1 Pruning
6	4	Annual Installation/Maintenance	\$2.05/Plant	No Plant Total	4.2.4 Pest and Disease Control
7	12	Irrigation System Inspection	\$861.33	\$10,336.00	4.4 Irrigation System Irrigation Hourly Rate \$75/HR
GRAND TOTALS			\$ 6,823.51	\$ 204,000.00	

Rivington Community Development District

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: BrightView Landscape Services

In accordance with the solicitation of proposals issued by the Rivington Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer’s proposal:

1. Turf Maintenance	\$ <u>101,890.38</u>
2. Shrub And Groundcover Maintenance	\$ <u>30,050.61</u>
3. Tree Maintenance	\$ <u>20,059.93</u>
4. General Site Maintenance: Trash And Debris Disposal	\$ <u>9,055.86</u>
5. Irrigation System	\$ <u>6,885.93</u>

Total Yearly Cost for the first year of the above items \$ 168,473.71

6. Annuals Maintenance/Installation	\$ <u>2,059.20</u>
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ <u>26,325.00</u>

Estimate of total cubic yards proposed to service the property: 450.00

Cost of Mulch Per Cubic Yard \$ 58.50

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 60.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Michael K. Trinidad

Title of Authorized Signatory of Proposer: Business Development Executive

Signature of Authorized Signatory of Proposer: Michael K. Trinidad

based on our following takeoff map, we captured 99.9% of the CDD property and feel comfortable knowing our proposal will allow us the revenue dollars to deliver a great finished product for the CDD

Additionally we are providing the CDD a \$7,500 reinvestment credit to be used at their discretion for renovations, enhancements and/or tree work.

Activity	Frequency		Cost per Service	Year One Cost	Notes
1	41	Turf Maintenance	\$2,485.13	\$101,890.38	
2	41	Turf (Litter, Trash, and Debris prior to mow removal)	\$220.87	\$9,055.86	
3	As Needed	Spread Pine Straw/Mulch	\$58.50	\$26,325.00	4.2.5 Mulching
4	52	Shrub Bed Maintenance (Weed Control, Litter, Trash, and Debris Removal, Pruning, Etc.)	\$577.90	\$30,051	
5	3	Tree Maintenance	\$6,686.67	\$20,061	4.3.1 Pruning
6	4	Annual Installation/Maintenance	\$2,059	\$8,236	4.2.4 Pest and Disease Control
7	12	Irrigation System Inspection	\$573.83	\$6,885.93	4.4 Irrigation System Irrigation Hourly Rate \$60/HR
GRAND TOTALS			\$ 12,662.10	\$202,504.71	

Vendor	Turf Maintenance	Trash Removal	Mulch	Shrub Bed Maintenance	Tree Maintenance	Annual Installation	Irrigation System Inspection	Total
Brightview	\$101,890.38	\$9,055.86	\$26,325.00	\$30,051.61	\$20,060.93	\$8,236	\$6,885.93	\$202,505.71
United Land Services	\$139,032.00	\$1,935.00	\$12,025.00	\$26,221	\$8,470	\$10,320	\$31,325.00	\$229,328.00
Yellowstone	\$150,000.00	\$8,000.00	\$12,000.00	\$18,400.00	\$5,264.00	\$2.05/Plant	\$10,336.00	\$204,000.00



WFLI-JAX,INC
11491 COLUMBIA PARK DR W
Jacksonville FL 32258
Phone: (904) 332-9038

From: Taylor Michael
Quoter Ph:
Email: taylor@wflijax.com

Project Rivington CDD
Location
Quote WFLI/JAXINC25-15632-1

To: Kyle Goldberg

For
Bid Date Aug 7, 2025
Expires Sep 6, 2025

QTY	Type	MFG	Part	
1	POLE	LSI	5RP T S11G16 N BLK	
1		LSI	ABKIT 5RP S11G STL PL 3/4X24 11BC / KIT BCVR 5SRBC BLK ANCHOR BOLTS / BASE COVER	
SUBTOTAL				\$1,225.07
Note			<i>4-6 WEEKS LEAD TIME</i>	
Note			<i>PLUS FREIGHT</i>	
			Total:	\$1,225.07

Terms and conditions of sale:

*** Please reference quote number on all purchase orders ***

Manufacturer's published terms & conditions of sale apply.
 All items are quoted as standard production items and do not include additional parts, fittings, stems, spares or other accessories unless otherwise noted.
 Unless specifically noted, luminaires do not include lamps and are shipped with standard finishes.
 Add freight for preshipment of anchorbolts.
 Price is based on quantities & B.O.M. as shown. Items not specifically listed on quotation are not included.
 Unless specifically noted on customer provided bid request, WFLI-Jax, Inc. is not responsible for verification of ceiling types (i.e. grid vs. flange), voltages or determining multiple ballasts required for switching.
 This B.O.M. must ship within the North Florida territory of WFLI-Jax, Inc.
 Unless specified, quotation does not meet "Buy America Act"
 Sales tax is not included
 Freight charges for items not included in factory pricing are estimates.





Re: FPL OUTDOOR LIGHTING REQUEST FORM

Dear Customer:

Thank you for your recent inquiry about the installation of an outdoor light. Generally, FPL can provide you with this lighting if your home or property is presently being served from a utility pole(s) on or adjacent to your property. The light's illumination pattern must be oriented toward the structure or property and not toward the street or alley. Please secure your neighbors' approval for the installation of the light.

To install the requested light(s), please complete the following steps:

- 1) Please complete the attached Outdoor Lighting Information Form. Enter the customer information, select the light type and quantity that you want installed, and sketch the position of the light. Please note the example poles shown on the form. A secondary voltage source must be located on the pole or within one pole from the pole where the light will be installed. The location of the light must be accessible to a truck at all times.
- 2) Please read and complete the enclosed "Outdoor Security Light Agreement".
- 3) If possible, attach a picture of the pole you would like to have the light installed on, along with this document.
- 4) There are two options for returning the completed documents depending where you receive electrical service (See map below):

 <p>FPL</p>	 <p>FPL Northwest FL</p>
<p>Please visit FPL's Project Portal, where you can login or create a user account and upload the documents and track your project. The website address is FPL.com/construction or Click Here</p>	<p>Please visit the online outdoor light request form, where you can upload the documents. The website address is FPL.com/lights or Click Here</p>

The outdoor light(s) will be billed on a monthly basis. There are no up-front costs collected for installation. Please be certain of your selection. The agreement for a light(s) is a minimum of one year. If we are required or requested to change or relocate the light(s) before the term of service, a labor charge must be paid. The term of the agreement will begin on the date of installation, and monthly billing will begin thereafter.

You will be notified if FPL determines that the requested installation is not feasible. Please allow a minimum of four to six weeks from FPL's receipt of the executed agreement for installation of FPL facilities.

Regards,

Florida Power & Light Company

OUTDOOR LIGHT AGREEMENT

Outdoor lights are for year-round outdoor security lighting of yards, walkways, and other similar areas. Lights to be served hereunder shall be at locations which are easily and economically accessible to Company equipment and personnel for construction and maintenance. Company-owned luminaries will be mounted on Company's existing distribution poles and served from existing overhead wires.

The Company hereby agrees to supply and the customer hereby agrees to receive and pay for all power, energy, and service required for the Outdoor Security Lights as listed on the request form and located at the address shown, in accordance with the Company's applicable Rate Schedule LT-1 and General Rules and Regulations for Electric Service, or any effective superseding and applicable rate schedules and rules and regulations in effect according to the Company's approved tariff for the terms of service specified below, and thereafter until canceled by either party.

The Customer hereby grants the Company the right to enter upon, occupy, and use such areas of the Customer's premises as are necessary to enable the Company to construct, install, operate, maintain, and repair said electric facilities which are Company-owned.

The Company, while exercising reasonable diligence at all times to furnish service hereunder, does not guarantee continuous lighting and will not be liable for damages for any interruption, deficiency or failure of service and reserves the right to interrupt service at any time for necessary repairs to lines or equipment.

If the Customer terminates service before the expiration of the initial term of the agreement, the Company may require reimbursement for the total expenditures made to provide such service, plus the cost of removal of the facilities installed less the salvage value thereof, and less credit for all monthly payments made for Company-owned facilities.

At the Customer's request, the Company will upgrade to a higher level of illumination without a service charge when the changes are consistent with good engineering practices. The Customer will pay the Company the net costs incurred in making other lamp size changes. In all cases where luminaries are replaced, the Customer will sign a new service agreement. Billing on the rate for the new luminaire or lamp size will begin as of the next regular billing date. A luminaire may be relocated at the Customer's request upon payment by the customer of the cost of removal and reinstallation.

The Company will not be required to install equipment at any location where the service may be objectionable to others. If it is found after installation that the light is objectionable, the Company may terminate the service without obligation or liability.

When the Company relocates or removes its facilities to comply with governmental requirements, or for any other reason, either the Company or the Customer shall have the right, upon written notice, to discontinue or remove service hereunder without obligation or liability.

TERM SERVICE: 1 Year

I (WE) agree to the term and condition above. I understand that the listed prices do not include tax, franchise, fuel capacity, conservation, and environmental changes.

CUSTOMER SIGNATURE: _____

DATE: _____