



Rivington Community Development District

September 23, 2026

Revised Agenda Package

MEETING ID:256 595 127 550 2

TEAMS MEETING INFORMATION

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PASSCODE: 3b6pp6pH

Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 464508441#

2005 Pan Am Circle, Suite 300, Tampa, Florida 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Rivington Community Development District

Board of Supervisors

Jeff Reader, Chairman
Kimberly Locher, Vice Chairperson
Marlene DeMarco, Assistant Secretary
Robert Hasse, Assistant Secretary
George Bassen, Assistant Secretary

District Staff

Lee Graffius, District Manager
Mark Watts, District Counsel
Brent Lenzen, District Engineer
Justin Fisher, Field Inspection Coordinator
Fernand Thomas, District Accountant
Kareen Baker, District Admin

Revised Regular Meeting Agenda

Wednesday, September 23, 2026, at 11:30 a.m.

The Regular Meeting of the **Rivington Community Development District** will be held on **Wednesday, September 23, 2026, at 11:30 a.m. at the Rivington Recreation Center, 833 Terrapin Drive, DeBary, Florida 32713**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 256 595 127 550 2 **Passcode:** 3b6pp6pH
Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 464508441#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. CONSENT AGENDA

A. Consideration of the Minutes of the Regular Meeting held on August 26, 2026..... Page 3

5. BUSINESS ITEMS

A. Consideration of Resolution 2026-12, Designation of Officers..... Page 11

B. Consideration of Florida Insurance Alliance (FIA) Proposal - Insurance Renewal..... Page 12

6. STAFF REPORTS

A. District Field Inspection Coordinator

i. Review of Inframark September 2026 Field Inspection Report..... Page 23

ii. United Land Services July 2026 Irrigation Inspection Report and Ratification of Irrigation Repairs Proposal #243919..... Page 41

iii. Consideration of United Land Services Proposal #249029 – To Add Drainage Around 749 Costa and 650 Cheval..... Page 57

iv. Consideration of United Land Services Proposal #249012 – Phase 1 Walking Pond Tree Replacements Option 1..... Page 62

v. Consideration of United land Services Proposal #249022 – Phase 1 Walking Pond Tree Removals Option 2..... Page 72

B. District Counsel

C. District Engineer

D. District Manager

7. UPDATE FROM CARMEN ROSAMONDA, DEBARY CITY MANAGER REGARDING THE CITY, THE DEBARY LAND BANK PROPOSAL AND STREET OVERNIGHT PARKING

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

**MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held on Wednesday, August 26, 2026, 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
Marlene DeMarco	Assistant Secretary
George Bassen	Assistant Secretary

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

Samantha Harvey	District Manager
Mark Watts	District Counsel (via Teams)
Brent Lenzen	District Engineer (via Teams)
Natasha Sowani	Director of Accounting (via Teams)
Brenda Burgess	Finance Supervisor (via Teams)
Fernand Thomas	District Accountant (via Teams)
Justin Fisher	Field Inspection Coordinator
Omar Lopez	United Landscape
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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 Mr. Bassen, seconded by Ms. Locher, with all in favor, the agenda was approved as presented. 4-0

THIRD ORDER OF BUSINESS

Audience Comments

Catalina of 700 Arcadia Drive requested the use of the Community Center on August 29, 2026, after 5:00 p.m., which falls within an established blackout date, for a baptism event. The Board discussed the request and determined that the

existing blackout dates should remain in effect and therefore, did not approve the request.

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Minutes of the Regular Meeting held on July 21, 2026**

On MOTION by Mr. Bassen, seconded by Mr. Reader, with all in favor, the Minutes of the Regular Meeting held on July 21, 2026, were approved as presented. 4-0

FIFTH ORDER OF BUSINESS**Business Items**

The Board discussed establishing a separate Reserve Bank account with Valley Bank and reviewed the District's current operating and reserve funds. The Board also discussed the reserve account and the appropriate funding level for the new account. Mr. Bassen questioned the amount of reserve funds allocated to the District and why the reserve balance appeared low. The available accumulated balance was reported at \$314,392.94.

Ms. Sowani provided an explanation of the District's operating reserves and the funds necessary to maintain sufficient operating cash. The Truist account was reported to contain approximately \$37,900.

Ms. Locher requested an estimate of the amount necessary to carry the District through the remaining operating period, including September and October. Approximately \$120,000 was identified as the amount needed to maintain District operations during that period. Based on the review of the District's available funds and operating needs, approximately \$194,000 was identified as available to transfer to the Reserve bank account.

On MOTION by Ms. Locher, seconded by Ms. Demarco, with all in favor, to open the District's Reserve bank account with Valley Bank was approved. 4-0

On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, to transfer \$194,000 from unassigned fund balance to the new Reserve bank account with Valley Bank was approved. 4-0

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, to close the Truist Bank account and transfer the proceeds to a new Valley Bank operating account was approved. 4-0

A. Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget and Levying of Assessments

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the public hearing was opened. 4-0

i. Presentation of the Fiscal Year 2027 Approved Proposed Budget

A resident of 762 Terrapin Drive discussed the reserve fund and inquired why additional funds were available and the reason for the significant assessment increase. Interest income and its potential use towards offsetting District's expenses were also discussed. Mr. Bassen stated the response previously received from accounting did not specifically address the questions presented and requested a higher-level response from accounting. He also expressed his desire to continue identifying opportunities to reduce District expenses.

Natalie of 653 Solare Avenue inquired why assessments were increasing by approximately 11% and what the increase intended to cover. Mr. Bassen explained that approximately \$30,000 had been duplicated within Field Services for the pool attendant. Additional line-item increases were discussed and the Board advised that the individual items would be reviewed during the budget discussion. Ms. Sowani explained the timing of interest/investment income received at the end of month. The Board discussed incorporating anticipated interest/investment revenue into the annual budget.

Jerry of 699 Solare Avenue discussed the proposed budget and expressed opposition to adopting the budget as presented. He also expressed concerns regarding the level of service being received from Inframark compared to the management fees being paid and referenced the possibility of an RFP for new management services.

Lori of 711 Terrapin Drive inquired about miscellaneous contingency expenses, including bank fees and payroll-related fees.

A resident of 764 Terrapin Drive inquired about providing shade at the playground

102 due to excessive heat. The Board discussed the potential liability and costs
103 associated with installing playground shade.

104 Walter of 764 Terrapin Drive inquired about actual versus projected expenses and
105 how percentages for vendor increases were determined. He also inquired whether
106 the District conducts preliminary budget meetings. The Board explained the
107 proposed budget process and the Board's fiduciary responsibilities to the District.
108 The resident requested greater transparency regarding District reserves and
109 financial information for Fiscal Year 2027 Budget discussion.

110 The Board conducted a detailed review of the Proposed Fiscal Year 2027 Budget
111 and discussed adjustments to several line items.

112 Budget adjustments included:

- 113 • Approximately \$10,000 added for interest/investment income.
- 114 • Approximately \$7,500 adjustment related to Engineering.
- 115 • Miscellaneous contingency was reduced from approximately \$4,000 to
116 \$2,000.
- 117 • Approximately \$1,000 for bank/payroll fees.
- 118 • A duplicate pool-attendant expense of approximately \$30,000 was identified
119 within Field Management and corrected, resulting in an adjusted amount of
120 approximately \$38,554.
- 121 • Electricity was reduced to approximately \$25,000.
- 122 • Amenity Maintenance/Repairs was reduced to approximately \$30,000.
- 123 • Holiday Decorations were reduced to approximately \$5,000.

124
125 The Board discussed the increase in auditing services. Ms. Harvey will research the
126 reason for the increase, review the applicable contract, and report back to the Board.

127 The Board also discussed the treatment of reserve funds, including how unused
128 funds are managed at the end of the fiscal year.

129 Following the adjustments, the Fiscal Year 2027 Budget reflected an approximate
130 \$860,883.43 in total expenditures and an approximate 3.43% assessment increase.

131 The Board also discussed Volusia County tax trends and Amendment 3 and the
132 potential effect on residents and assessments.

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the public hearing was closed. 4-0

**ii. Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027
Approved Budget**

The Board reviewed the proposed budget and incorporated the adjustments discussed during the public hearing.

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, Resolution 2026-08, Adopting the Fiscal Year 2027 Budget, was adopted as amended. 4-0

**iii. Consideration of Resolution 2026-09, Levying of Non-Ad Valorem
Maintenance Special Assessments**

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, Resolution 2026-09, Levying of Non-Ad Valorem Maintenance Special Assessments, was adopted. 4-0

**B. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Meeting
Schedule**

The Board reviewed the proposed Fiscal Year 2027 meeting schedule.

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, Resolution 2026-10, Adopting Fiscal Year 2027 Meeting Schedule with one minor addition to indicate that the April meeting is a Budget Workshop, was adopted. 4-0

**C. Consideration of Resolution 2026-11, Adopting Goals and Objectives for
Fiscal Year 2027**

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, Resolution 2026-11, Adopting Goals and Objectives for Fiscal Year 2027 was adopted. 4-0

D. Consideration of Reserve Advisors Reserve Study Proposal

E. Consideration of Capital Reserve Advisors Reserve Study Proposal

F. Consideration of Global Solution Partners Reserve Study Proposal

The Board reviewed the reserve study proposals.

On MOTION by Mr. Bassen, seconded by Mr. Reader, with all in favor, the Reserve Advisors proposal was selected to perform the District's reserves study in the amount of \$5,200 was approved. 4-0

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Field Inspection Coordinator****i. Review of Inframark August 2026 Field Inspection Report**

Mr. Fisher reviewed the August Field Inspection Reports.

Items discussed included:

- Turning electrical service on for lighting within the park for future lighting.
- Addition of dog stations, including two in Phase 4 and two in Phase 3. Mr. Fisher will coordinate installation.
- Trash cans were tabled at this time.
- Pool maintenance was reported as performing well with no current issues.
- Mr. Lopez is working on a drainage proposal with United Land Services.
- Mr. Fisher reviewed landscaping matters with Mr. Lopez and the Board. Mr. Fisher discussed options with the resident at 764 Terrapin Drive. The area may require backfilling.
- Item 16 Street Sign- Mr. Fisher will report the damaged street sign to the City.

A resident requested a stop sign at Rivington and Middleton. The Board explained that this is a City matter and advised the resident to contact the City.

Let the record reflect that Ms. Locher left the meeting at 1:41 p.m.

ii. Consideration of Safetouch Security Proposal – Rivington Amenity Center Access Control

The Board discussed changing the existing access system to a smart-lock solution, including a smart lock for the community room. This item was tabled.

iii. Consideration of Safetouch Security Proposal – Rivington Rest Room Access Control

On MOTION by Mr. Bassen, seconded by Mr. Reader, with all in favor, the Safetouch Security proposal for Rivington Rest Room Access Control in the amount of \$5,659 was approved. 3-0

191 **iv. Consideration of Hoag Land Services Quote #1100 – Installation of Fence**
192 **Around Pool Equipment**

193 This item was tabled pending additional information and quotes.

194
195 **B. District Counsel**

196 No report.

197
198 **C. District Engineer**

- 199 • Mr. Lenzen provided a handout for the Board's review regarding the park project and
200 discussed the potential grant of a landscape and maintenance easement to the City. It was
201 noted that the City would work with District Counsel and the District Engineer to develop
202 an appropriate agreement, The Board emphasized that the City must adequately maintain
203 the easement area. The Board also requested that future discussions include requesting the
204 City to maintain the First Florida Road area.

205
On MOTION by Ms. Locher, seconded by Mr. Reader, with all in favor, the Board
authorized the District Engineer to coordinate with District Counsel and the City
regarding the City landscape and maintenance easement. 3-0

206
207 **D. District Manager**

208 Ms. Harvey presented her report and operational updates.

209
210 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors Requests and**
211 **Comment**

212 Mr. Reader requested accounting provide information regarding the District's
213 reserve activity over the past several years for Board review.

214 The Board discussed the existing Community Room blackout date policy and
215 agreed that the policy should be revisited. The Board requested District Management
216 consider incorporating an amenity survey to obtain resident feedback regarding the
217 community room usage and other amenity-related matters. The Board also agreed to revisit
218 the current practice of blacking out community rentals during the summer season from
219 Memorial Day through Labor Day. The Board would like to evaluate whether the summer
220 blackout period continues to be necessary based upon community engagement, actual
221 community room usage, and resident feedback. District Management will bring the matter
222 back before the Board for further discussion and consideration of possible amendments to
223 the Community Room rental and blackout-date policy.

224 Ms. Bassen expressed his appreciation to Mr. Fisher and his willingness to remain
225 readily available and responsive to the District. Mr. Bassen also expressed his appreciation
226 to Ms. Harvey, recognizing her continued availability, responsiveness, problem-solving,
227 and support of the Board, residents, and the Rivington Community Development District.

228

229 **EIGHTH ORDER OF BUSINESS**

Adjournment

230

On MOTION by Mr. Reader, seconded by Mr. Bassen, with all in favor, the meeting was
adjourned at 1:54 p.m. 3-0

231

232

233

234 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR 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, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Jeff Reader</u>	Chair
<u>Kimberly Locher</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angela Montagna</u>	Assistant Treasurer
<u>Marlene Demarco</u>	Assistant Secretary
<u>George Bassen</u>	Assistant Secretary
<u>Robert Hasse</u>	Assistant Secretary
<u>Lee Graffius</u>	Assistant Secretary

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

PASSED AND ADOPTED this 23rd day of September 2026.

ATTEST:

**RIVINGTON
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Rivington Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126485

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,636,545
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$22,873

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126485

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$22,873
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,860
Public Officials and Employment Practices Liability	\$3,159
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$29,892

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Rivington Community Development District

 (Name of Local Governmental Entity)

By: _____
 Signature

 Print Name

Witness By: _____
 Signature

 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$3,636,545	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Rivington Community Development District**

Policy No.: 100126485
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
1	Amenity Center		2022	10/01/2026	\$1,904,573		\$1,904,573	
	833 Terrapin Dr. Debary FL 32713		Joisted masonry	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
2	Pool, pumps, and equipment		2022	10/01/2026	\$833,251		\$833,251	
	833 Terrapin Dr. Debary FL 32713		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
3	Perimeter 3 Rail PVC Fence in Phase 1b and Phase 2a (1800LF)		2022	10/01/2026	\$148,795		\$148,795	
	Leisure World Dr. Debary FL 32713		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
4	Playground		2022	10/01/2026	\$154,746		\$154,746	
	833 Terrapin Dr. Debary FL 32713		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
5	Pool and Outdoor Amenity Center Furniture		2022	10/01/2026	\$238,072		\$238,072	
	833 Terrapin Dr. Debary FL 32713		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
6	Entry Features (2) w/4 Columns & attached fencing		2022	10/01/2026	\$357,108		\$357,108	
	Fort Florida Road and Rivington Avenue Debary FL 32713		Non combustible	10/01/2027				
			Total:	Building Value \$3,636,545		Contents Value \$0		Insured Value \$3,636,545

Sign: _____

Print Name: _____

Date: _____



Rivington CDD September 2026 Field Inspection

Thursday, September 3, 2026

Prepared For Board of Supervisors

34 Items Identified

Justin Fisher

Inframark

General Info

Recent rains have left the property extremely saturated. The vendor has made the correct decision to keep the mowers away from these areas, as not to damage the turf.

Numerous projects have been completed. There are multiple projects in process and moving forward.

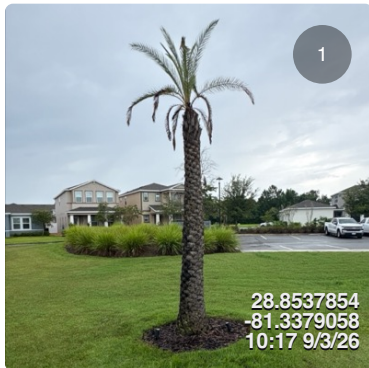
Waiting for responses from FPL and The City of Debary for multiple issues.

Item 1 - OTC Injections

Assigned To: Board Updates

Item Completed: Yes

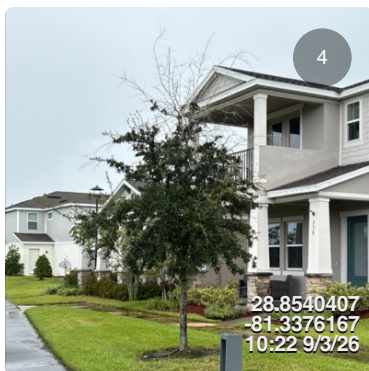
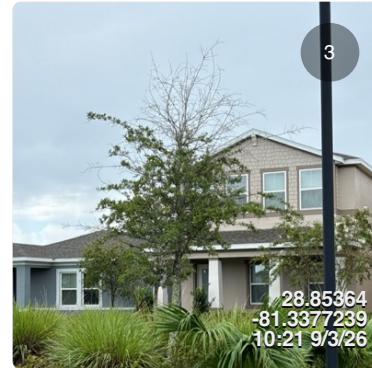
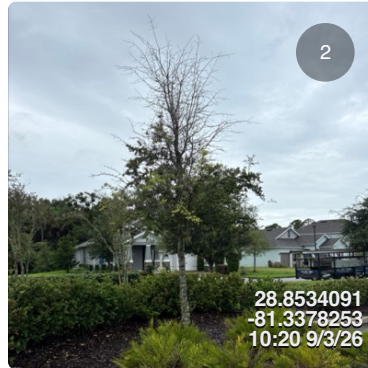
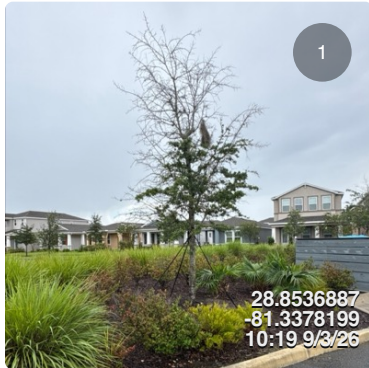
The initial rounds of OTC injections were completed on all Date Palms surrounding the amenity center/pool. This will hopefully help with new growth, chlorosis and general health.



Item 2 - Proposal To Replace Oaks

Assigned To: United Land Services

There are 5 Live Oaks around the amenity center that are in poor health. It looks as if some of them can be pruned/topped and fertilized. There are 2 that could be replaced with Crepe Myrtle. ULS to draw up a proposal.

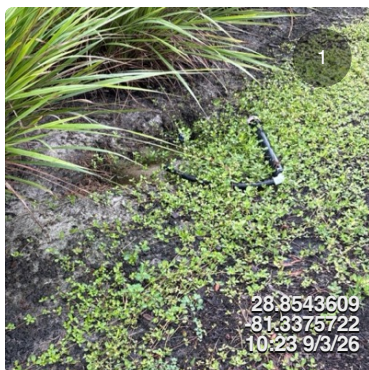


Item 3 - Irrigation Repair

Immediate

Assigned To: United Land Services

There is a 12" mist head near the pond in need of repair. ULS has been notified.



Item 4 - Irrigation Repair

Assigned To: United Land Services

There is another 12" mist head to be repaired.

Location:

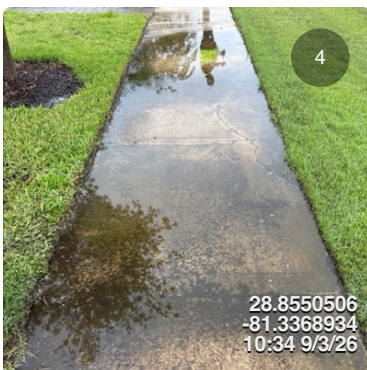
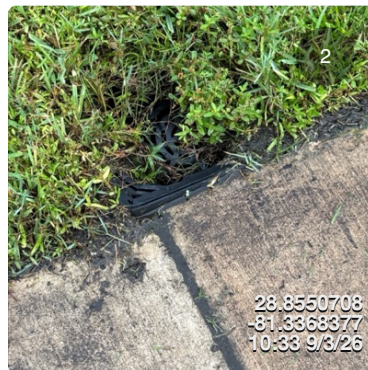
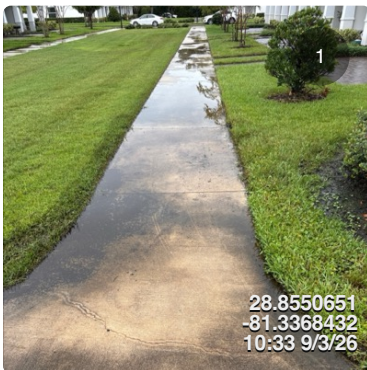
Side yard or 650 Cheval Ln.



Item 5 - Proposal For French Drains

Assigned To: United Land Services

ULS has submitted a proposal to install French drains in this area to alleviate the standing water.



Item 6 - Proposal To Install A Rock Border

Assigned To: United Land Services

In an effort to alleviate the water in this area ULS will submit a proposal to install a rock border in this area.



Item 7 - Irrigation Repair

Assigned To: United Land Services

Immediate

There is a washout that was previously repaired. ULS to investigate further.

Location:
736 Rivington

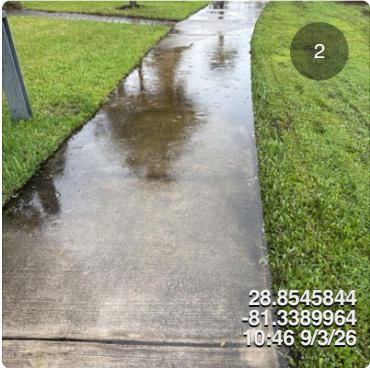
Item 8 - Proposal For French Drains

Assigned To: United Land Services

Along the walkway between the Firerock Ln homes and the amenity center pond, there is a tremendous amount of water retention.

Location:

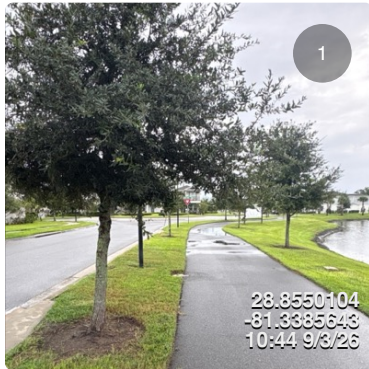
743 Firerock Ln



Item 9 - FDOT Lifting

Assigned To: United Land Services

Property-wide, continue to lift all trees to FDOT standards for safe pedestrian and vehicle passage along walkways and roads.



Item 10 - Prune Out Dead Plant Material

Assigned To: United Land Services

This is the 2nd unit to struggle/suffer in this area. ULS will prune out the dead plant material and continue to monitor.



Item 11 - Sign Replacement

Assigned To: Inframark Maintenance

This reclaimed water sign has seen better days. I would suggest replacing it.



Item 12 - Washout/Hole

Assigned To: United Land Services

I have asked ULS to investigate this washout.

Location:

779 Firerock



Item 13 - Overflow Structure

Assigned To: Aquatic Weed Control

The overflow structure is inundated with trash. This should be addressed during routine maintenance.

Location:

Amenity Center Pond



Item 14 - Downed Frond

Assigned To: United Land Services

ULS to prune the downed frond.

Location:

Between 809 Firerock Ln and the pond.



Item 15 - Project Completed

Assigned To: Board Updates

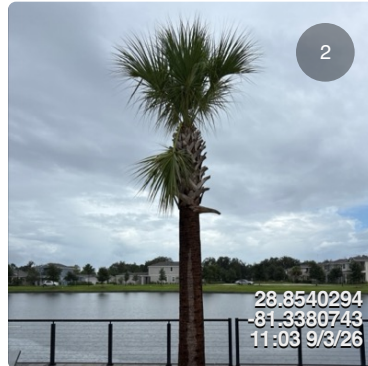
Item Completed: Yes

Vendor completed the fence replacement near the amenity center.

Item 16 - Downed Fronds

Assigned To: United Land Services

ULS to prune the downed fronds surrounding the pool.



Item 17 - Extra Storage

Assigned To: Inframark Maintenance

I would like to purchase a bin or chest to place supplies for the Inframark Porter duties. I would suggest this space for placement.



Item 18 - Bollard Repair

Assigned To: Board Updates

Item Completed: Yes

Inframark repaired the downed bollard along the walking path.



Item 19 - Missed Edging/Mowing

Assigned To: United Land Services

There are some areas of the property that were skipped due to heavy saturation. These areas were discussed with ULS and will be serviced ASAP.



Item 20 - Pond Maintenance/Erosion

Assigned To: Aquatic Weed Control

Area looks well maintained. Erosion is still a factor in this holding pond. There is no storm water feeding into this area.

Location:

775 Porter Rye Ave

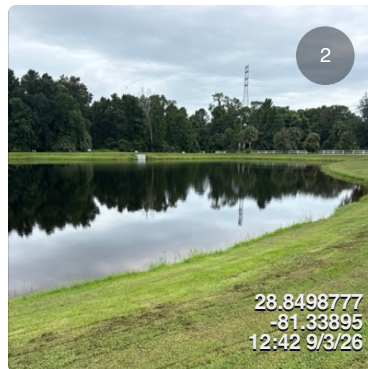
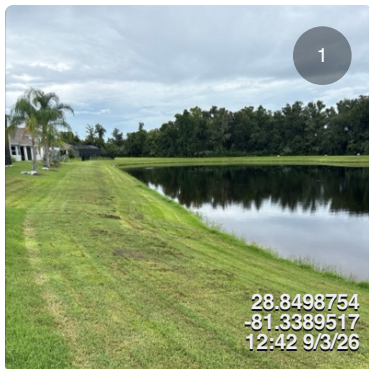
Item 21 - Pond Maintenance

Assigned To: Aquatic Weed Control

This area looks well maintained.

Location:

889 Terrapin Dr



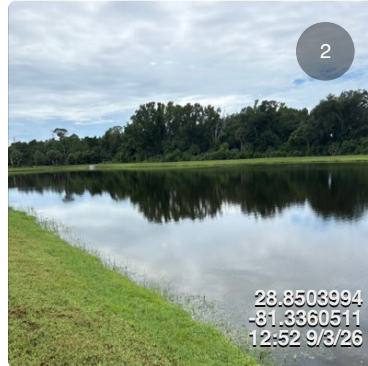
Item 22 - Pond Maintenance

Assigned To: Aquatic Weed Control

Minimal algae present. This will be addressed during routine maintenance.

Location:

764 Hyperion



Item 23 - Bollard Lighting

Assigned To: Board Updates

The Ballard lighting project has been approved. In the meantime, all electricity has been turned off to the 24 balled lights. The fixtures are expected to come in October 2.

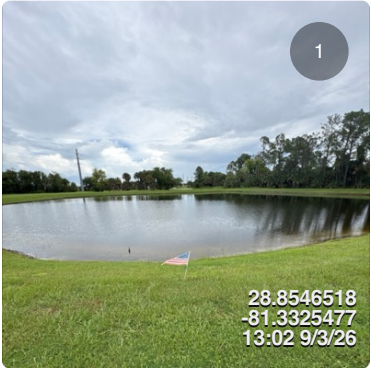
Item 24 - Pond Maintenance

Assigned To: Aquatic Weed Control

Both ponds look well maintained.

Location:

Solaire and Barwick



Item 25 - Pressure Washing

Assigned To: Board Updates

Item Completed: Yes

Inframark completed the pressure washing in this area.

Location:

Solaire and Brackenberry



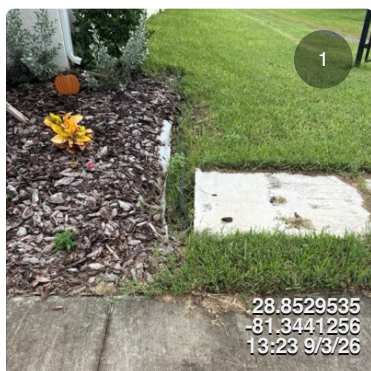
Item 26 - FPL Electrical Vault

Assigned To: Board Updates

We have a call into FPL to address the situation regarding the depression/void beneath the electrical vault. Awaiting reply. We've also asked the resident to try and divert water flow from their roof/gutter away from the area.

Location:

764 Terrapin Dr.



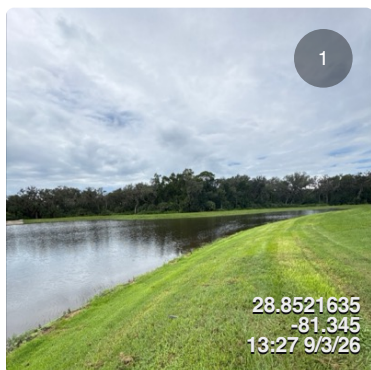
Item 27 - Pond Maintenance

Assigned To: Aquatic Weed Control

This area looks well maintained no algae and minimal aquatic grasses.

Location:

754 Terrapin Dr.



Item 28 - Construction Debris

Assigned To: Inframark Maintenance

Item Completed: Yes

Construction debris left in easement was picked up. There is still an old cement bag that is infested with fire ants. I have asked ULS to pick that up on their next service.

Location:

754 Terrapin Dr.



Item 29 - Downed Street Sign

High

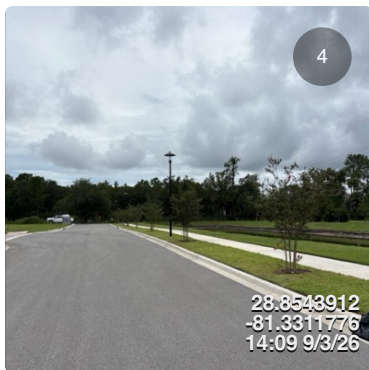
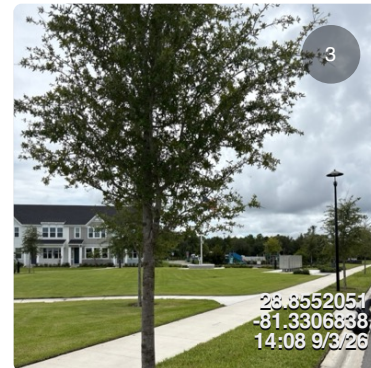
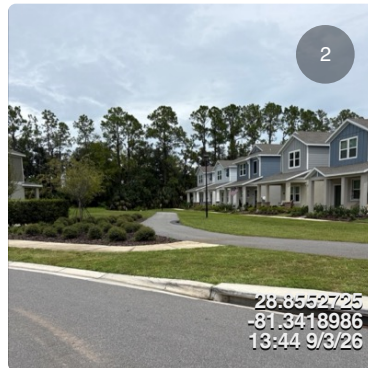
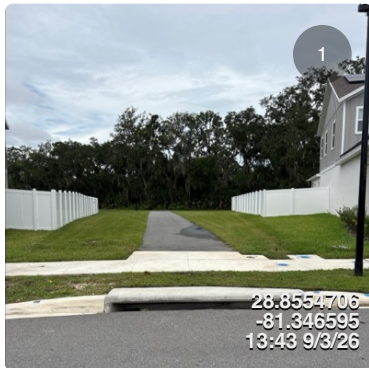
Assigned To: City of Debary

We have a call into The City of Debary regarding this issue.

Item 30 - New Dog Stations

Assigned To: Inframark Maintenance

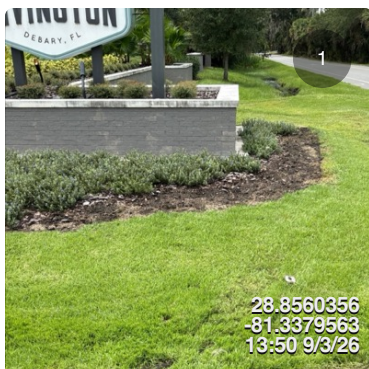
New dog stations will be going in at Phase 3 and Phase 4. A total of 4.



Item 31 - Blue Daze Proposal

Assigned To: United Land Services

ULS has submitted a proposal to fill in the Blue Daze where Baby's Breath failed at the Main Monuments off of Ft. Florida.





Item 32 - Electrical

Assigned To: Inframark Maintenance

Inframark Maintenance will diagnose why the lights remain on during the day.

Location:

Ft. Florida and Rivington

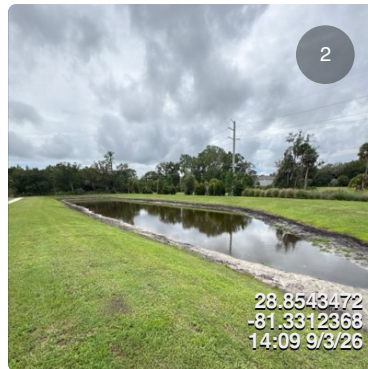
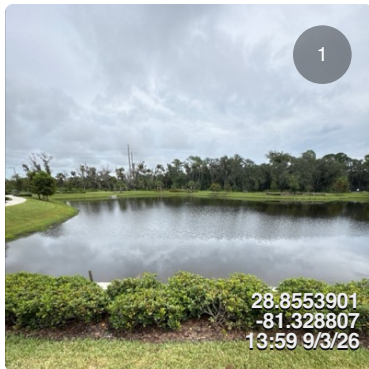
Item 33 - Pond Maintenance

Assigned To: Aquatic Weed Control

Phase 4 Ponds look well maintained.

Location:

Ryan Homes Project



Item 34 - Tree Proposal

Assigned To: United Land Services

ULS has submitted 2 proposals regarding dead plant life in phase 4. I don't know if these would be warranted by the builder or not.

Removal/Replacemebt of 5 Sabal Palms and 1 Maple around the walking pond in phase 4.



Job Name: Rivington
 Controller: A
 Location: _____
 Date: 7-27-26



Page: 1 of 3

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B	9:00 PM		M ~~W~~ T H ~~F~~ S ~~S~~
C	9:00 PM		~~M~~ T W ~~T~~ H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: ICC2
 Controller Status: Two Wire Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Working Not Working
 Well & Pump Type: Potable Reclaim Well Lake
Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	MP	MP	S	R	R	S	S	S	D	S	MP	MP	S	R	R
Turf - Shrub - Annuals	T	T	T	S	T	T	S/T	T	T	S	T	S	S	S/T	T	T
Run Time (Program <u>B</u>)	30	30	30	15	45	45	15	30	30	30	30	15	15	15	45	45
Run Time (Program <u>E</u>)												15				
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Billy

Job Name: Rivington
 Controller: A
 Location: _____



Page: 2 of 3

Date: 7-27-26

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: _____ Controller Model: _____
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP		MP	MP	MP	R	R	MP	MP	MP/B	MP/B	MP	S/B	R	MP	MP	MP	MP
Turf - Shrub - Annuals		S	T	S	T	T	T	S	S/T	S/T	S/T	S/T	T	T	S	S/T	T
Run Time (Program <u>B</u>)		15	30	15	45	45	30	15				30					30
Run Time (Program <u>E</u>)				20				15	30	30	30	30	45	30	30	30	30
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: _____

Tech Name: Bill

Job Name: Rivington
 Controller: A
 Location: _____



Page: 3 of 3

Date: 7-27-26

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: _____ Two Wire _____ Conventional _____
 Controller Status: Working _____ Not Working _____
 Weather / Rain Sensor: Working _____ Not Working _____
 Point of Connection Type: Potable Reclaim Well Lake _____
 Well & Pump Type: Pressurized Centrifugal _____
 Pump Start Submersible _____

ZONE INFORMATION		33	34	35	36	37	38	39	40	41	42	43	44				
Spray - Rotor - Drip - Bubbler - MP		R	MP/B	MP/B	MP/B	R	B	R	R	R	R	B	R				
Turf - Shrub - Annuals		T	S/T	S/T	S/T	T	S	T	T	T	T	S	T				
Run Time (Program <u>B</u>)			30									15					
Run Time (Program <u>C</u>)		45	30	30	30	15	45	15	15	15	15	15	15				
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
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Lateral Line Clogged																	
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Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: _____

Tech Name: Billy

Job Name: Rivington
 Controller: L
 Location: _____

Page: 1 of 3



Date: 7-27-26

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B	9:00PM		M <u>W</u> T H <u>F</u> S S
C	9:00PM		<u>M</u> T W <u>T</u> H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: 1CC2
 Controller Status: Two Wire Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Working Not Working
 Well & Pump Type: Potable Reclaim Well Lake
Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	S	S	S	S/B		S/B	R/B	S	MP		MP	R	MP/B	MP
Turf - Shrub - Annuals	T	T	S	S	S/T	S/T		S/T	S/T	T	T		S	T	S/T	S
Run Time (Program <u>B</u>)	15	45	15	15	15	15	15	15	15	30	30	15	30	15	30	30
Run Time (Program <u>C</u>)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
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Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: Multiple Zones not functioning. Need to trouble shoot issues for six zones

Tech Name: Billy

Job Name: Rivington
 Controller: L
 Location: L

Page: 2 of 3

Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: _____
 Controller Status: _____
 Weather / Rain Sensor: _____
 Point of Connection Type: _____
 Well & Pump Type: _____

Two Wire
Working
Working
Potable Reclaim Well Lake
Pressurized Centrifugal
Pump Start Submersible

Controller Model: _____
 Conventional
Not Working
Not Working

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	MP	S	MPB	R	R		MP	S/B		MP	S	MP	MP	S/B	S/B	S
Turf - Shrub - Annuals	T	S	S/T	T	T		S	S/T		T	S	T	S	S/T	S/T	S
Run Time (Program A)	30	30	30	45	45	10	15	15	15		45					30
Run Time (Program B)						15	15	45	15	30	30	30	15	30		30
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Billy

Job Name: Rivington
 Controller: L
 Location: L
 Date: 7-27-26



Page: 3 of 3

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: _____
 Controller Status: _____
 Weather / Rain Sensor: _____
 Point of Connection Type: _____
 Well & Pump Type: _____

Two Wire
Working
Working
Potable Reclaim Well Lake
Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	33	34	35	36	37	38	39
Spray - Rotor - Drip - Bubbler - MP			R	S	S	S	MP
Turf - Shrub - Annuals			T	S	S	T	T
Run Time (Program B)			35				30
Run Time (Program C)	15	30	45	15	15	30	60
Battery Pack - Add a Zone - Doubler							
Zone Fault or Alarm							

CONTRACT/MAINT. REPAIRS

Maintenance Repairs							
Partially Clogged Nozzle							
Cut Drip Line							
Head Straightened / Adjusted							

BILLABLE REPAIR

Head Broken 6" Spray							
Head Broken 12" Spray							
Head Broken 4" Rotor							
Head Broken 6" Rotor							
Broken Riser							
Nozzle Fixed							
Nozzle MP Rotator							
Lateral Line Clogged							
Drip Line Clogged							
Drip Line Repair							
Lateral Line Break .5-1"							
Lateral Line 1.5"+							
Main Line Repair							
Valve Repair / Replacement							
Broken Valve Box							
Decoder							
Solenoid							
Valve Inoperable							

NEEDED UPGRADES

Spray Head 4 to 6"							
Spray Head 6 to 12"							
Rotor 4 to 6"							
Raise / Lower Head Turf							
Raise / Lower Head Shrub							
Relocate Head or Lateral							

Comments: _____

Tech Name: Billy

Job Name: Rivington
 Controller: X
 Location: X
 Date: 7-27-26



Page: 1 of 2

Program	Start Time	Seasonal Adjust %	Run Days
A	9:00PM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: ACC2
 Controller Status: Working Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray - Rotor - Drip - Bubbler - MP	D	R	S/B	S/B	S	R	R	R	R	R	S/B	S/B	S	R	S	S	S	S	S	S	S	S	S	S
Turf - Shrub - Annuals	S	T	S/T	S/T	S	T	T	T	T	T	S/T	S/T	S	T	T	T	T	T	T	T	T	T	T	T
Run Time (Program A)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Run Time (Program B)																								
Battery Pack - Add a Zone - Doubler																								
Zone Fault or Alarm																								

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																								
Partially Clogged Nozzle																								
Cut Drip Line																								
Head Straightened / Adjusted																								

BILLABLE REPAIR

Head Broken 6" Spray																								
Head Broken 12" Spray																								
Head Broken 4" Rotor																								
Head Broken 6" Rotor																								
Broken Riser																								
Nozzle Fixed																								
Nozzle MP Rotator																								
Lateral Line Clogged																								
Drip Line Clogged																								
Drip Line Repair																								
Lateral Line Break .5-1"																								
Lateral Line 1.5"+																								
Main Line Repair																								
Valve Repair / Replacement																								
Broken Valve Box																								
Decoder																								
Solenoid																								
Valve Inoperable																								

NEEDED UPGRADES

Spray Head 4 to 6"																								
Spray Head 6 to 12"																								
Rotor 4 to 6"																								
Raise / Lower Head Turf																								
Raise / Lower Head Shrub																								
Relocate Head or Lateral																								

Comments: _____

Tech Name: Billy

Job Name: Rivington
 Controller: X
 Location: _____
 Date: 7-27-26



Page: 2 of 2

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: _____ Controller Model: _____
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	25	26	27	28	31	32	33	35	36	37	38				
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	R	S	S	S	S	S	S				
Turf - Shrub - Annuals	T	S	S	S	T	T	S	S	T	S	T				
Run Time (Program A)	15	15	15	15	20	15	15	15	15	15	15				
Run Time (Program B)															
Battery Pack - Add a Zone - Doubler															
Zone Fault or Alarm															

CONTRACT/MAINT. REPAIRS

Maintenance Repairs															
Partially Clogged Nozzle															
Cut Drip Line															
Head Straightened / Adjusted						(2)									

BILLABLE REPAIR

Head Broken 6" Spray															
Head Broken 12" Spray		1													
Head Broken 4" Rotor															
Head Broken 6" Rotor															
Broken Riser															
Nozzle Fixed															
Nozzle MP Rotator															
Lateral Line Clogged															
Drip Line Clogged															
Drip Line Repair															
Lateral Line Break .5-1"		1													
Lateral Line 1.5"+															
Main Line Repair															
Valve Repair / Replacement															
Broken Valve Box															
Decoder															
Solenoid															
Valve Inoperable															

NEEDED UPGRADES

Spray Head 4 to 6"															
Spray Head 6 to 12"															
Rotor 4 to 6"															
Raise / Lower Head Turf															
Raise / Lower Head Shrub															
Relocate Head or Lateral															

Comments: _____

Tech Name: Billy

Job Name: Rivington
 Controller: B
 Location:
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	10:00PM		(M) T W TH (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working Conventional Not Working
 Weather / Rain Sensor: Working Not Working 22-1 Nozzle V
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible
 Pump Start

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S												
Turf - Shrub - Anuals	T	S	S	T												
Run Time (Program A)	30	20	20	20												

Job Name: Rivington
 Controller: C
 Location:
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	2:00AM		M T W TH (F) (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Pro-C
 Two Wire Working Conventional Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible
 Pump Start

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP							S				R					
Turf - Shrub - Anuals							T				T					
Run Time (Program A)							30				45					

Job Name: Rivington
 Controller: D
 Location:
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	12:00AM		M T W TH (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: X-Core
 Two Wire Working Conventional Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible
 Pump Start

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		S	B													
Turf - Shrub - Anuals		T	S													
Run Time (Program A)		30	30													

Job Name: Rivington
 Controller: E
 Location:
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	10:00PM		M T W TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: X-Core
 Two Wire Working Conventional Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible
 Pump Start

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	R		B		S											
Turf - Shrub - Anuals	T		S		T											
Run Time (Program A)	30		30		10											

Tech Name: Billy

Job Name: Rivington
 Controller: F
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	1:30 AM		M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working ~~Conventional~~
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	D													
Turf - Shrub - Annuals	T	T	S													
Run Time (Program A)	15	15	30													

Job Name: Rivington
 Controller: G
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	12:00 AM		M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working ~~Conventional~~
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	D													
Turf - Shrub - Annuals	T	T	S													
Run Time (Program A)	10	10	10													

Job Name: Rivington
 Controller: H
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	1:00 AM		M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: ESPTM2
 Two Wire Working ~~Conventional~~
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S				R											
Turf - Shrub - Annuals	T				T											
Run Time (Program A)	20				20											

Job Name: Rivington
 Controller: I
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	12:00 AM		M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: NODE
 Two Wire Working ~~Conventional~~
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP				R												
Turf - Shrub - Annuals				T												
Run Time (Program A)				30												

Tech Name: Billy

Recommending timer be replaced with Hunter Hybrid to eliminate 2-4 station NODES for clock ~~NODES~~ I.

Job Name: Rivington
 Controller: 5
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	1:00AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: ESP-TM2
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	5				5					10						
Turf - Shrub - Annuals	1				1											
Run Time (Program A)	15				15					30						

Job Name: Rivington
 Controller: K
 Location: 7-27-26
 Date: 7-27-26

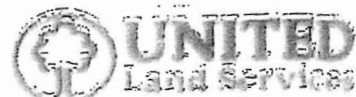


Program	Start Time	Seasonal Adjust %	Run Days
A	3:00AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: ESP-TM2
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	5				10											
Turf - Shrub - Annuals	1				1											
Run Time (Program A)	10				20											

Job Name: Rivington
 Controller: M
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	4:30AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: NODE
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	MP														
Turf - Shrub - Annuals	1	1														
Run Time (Program A)	20	20														

Job Name: Rivington
 Controller: N
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	1:00AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	1	2	MP	MP												
Turf - Shrub - Annuals	5	5	1	1												
Run Time (Program A)	45	45	25	25												

Tech Name: Billy

Job Name: Rivington
 Controller: O
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	2:00 AM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	D														
Turf - Shrub - Annuals	T	S														
Run Time (Program A)	15	20														

Job Name: Rivington
 Controller: P
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	3:00 AM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	P														
Turf - Shrub - Annuals	T	S														
Run Time (Program A)	10	20														

Job Name: Rivington
 Controller: Q
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	3:00 AM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

Zone 2 stuck.
Needs to be replaced.

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP		MP													
Turf - Shrub - Annuals	T		T													
Run Time (Program A)	60	60	45													

Job Name: Rivington
 Controller: R
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	5:00 AM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	S	S										
Turf - Shrub - Annuals	T	T	T	T	T	S										
Run Time (Program A)	30	30	30	30	30	30										

Tech Name: Billy

Job Name: Rivington
 Controller: S
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	11:45 PM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: Hybrid
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible
24-1/2" lateral brace ✓

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	R	R	R	R	R											
Turf - Shrub - Annuals	T	T	T	T	T											
Run Time (Program A)	10	10	10	10	10											

Job Name: Rivington
 Controller: T (R)
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	10:00 PM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Rainbird Controller Model: CSP-FM2
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP			S		R	R	S	S								
Turf - Shrub - Annuals			T		T	T	T	T								
Run Time (Program A)			20		20	20	20	20								

Job Name: Rivington
 Controller: T (H)
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	3:00 AM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: X-Core
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	R													
Turf - Shrub - Annuals	S/T	T	T													
Run Time (Program A)	20	35	35													

Job Name: Rivington
 Controller: U
 Location: 7-27-26
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	2:00 AM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: X-Core
 Two Wire Working Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	S/T													
Turf - Shrub - Annuals	S	T	S/T													
Run Time (Program A)	10	15	25													

Tech Name: Bill

Job Name: Rivington
 Controller: V
 Location:
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	12:00 AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: NODE
 Two Wire Working Conventional Not Working
 Controller Status: Working Weather / Rain Sensor: Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S/D	R	R	S/B												
Turf - Shrub - Annuals	S	T	T	S/T												
Run Time (Program A)	30	30	30	30												

Job Name: Rivington
 Controller: W
 Location:
 Date: 7-27-26



Program	Start Time	Seasonal Adjust %	Run Days
A	3:00 AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACCZ
 Two Wire Working Conventional Not Working
 Controller Status: Working Weather / Rain Sensor: Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	R	R	S									
Turf - Shrub - Annuals	S	T	T	S	T	T	S									
Run Time (Program A)	10	20	20	15	20	20	15									

Job Name:
 Controller:
 Location:
 Date:



Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Controller Model:
 Two Wire Working Conventional Not Working
 Controller Status: Working Weather / Rain Sensor: Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Annuals																
Run Time (Program A)																

Job Name:
 Controller:
 Location:
 Date:



Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Controller Model:
 Two Wire Working Conventional Not Working
 Controller Status: Working Weather / Rain Sensor: Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Annuals																
Run Time (Program A)																

Tech Name: Billy



Proposal #243919

Date: 8/3/2026

PO #

Omar Lopez

Customer:

Samantha Harvey

Property:

Rivington CDD
313 Campus Street
Celebration, FL 34747

July MII Repairs 2026

July 2026 MII Repairs. All labor and material included.

Clock A

Nozzle Fixed (3)

Clock L

6 hours - Troubleshoot 6 zones

Nozzle Fixed (1)

Clock X

3 - drip line

1 - 12" spray head

Clock B

Nozzle repair (2)

Clock F

Nozzle repair (1)

Clock Q

Valve replace (1)

Irrigation options				\$1,217.13
Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$1,217.13
12" Spray	1.00	ea	\$52.75	\$52.75
Nozzles-MPR	7.00	ea	\$7.60	\$53.20
Drip line repair	3.00	ea	\$16.00	\$48.00
Valve - In -operative/Replace (2" PESB)	1.00	ea	\$673.18	\$673.18
Troubleshoot 6 zones	6.00	Hr	\$65.00	\$390.00
PROJECT TOTAL:				\$1,217.13

Terms & Conditions

By _____
Omar Lopez
Date 8/3/2026
United Land Services

By _____
Date _____
Rivington CDD



Proposal #249029

Date: 9/2/2026

PO #

Omar Lopez

Customer:

Samantha Harvey

Property:

Rivington CDD
313 Campus Street
Celebration, FL 34747

Add Drainage around 749 Costa & 650 Cheval (see map)

Provide labor and materials to add drainage around 749 Costa Lane and 650 Cheval. This is to help alleviate puddling after rains.



Site Prep \$2,949.87

Items	Quantity	Unit	Price/Unit	Price
Site Prep				\$2,949.87
12x12 Catch Basin W/Kit - installed	5.00	ea	\$280.00	\$1,400.00
Pop up emitter 3" w/elbow & adapter	3.00	ea	\$141.00	\$423.00
Wye adapter	2.00	ea	\$72.00	\$144.00
Solid Single Wall Pipe 4"	200.00	LF	\$4.91	\$982.87

PROJECT TOTAL: \$2,949.87

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year

from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF

TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within

thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____

Omar Lopez

Date 9/2/2026

United Land Services

By _____

Date _____

Rivington CDD



Proposal #249012

Date: 9/2/2026

PO #

Omar Lopez

Customer:

Samantha Harvey

Property:

Rivington CDD
313 Campus Street
Celebration, FL 34747

Phase 1 Walking Pond Tree replacements

Provide labor and materials to remove 1 dead maple tree, and 5 dead sabal palms, and replace with new.













Site Prep				\$6,004.80
Items	Quantity	Unit	Price/Unit	Price
Site Prep				\$6,004.80
Removal of tree and palms / Debris removal	19.00	Hr	\$65.00	\$1,235.00
Equipment Fee	1.00	ea	\$400.00	\$400.00
Sabal Palm 8-10' regenerated slick	5.00	B&B	\$770.96	\$3,854.80
Indian Hawthorne (replaces where tree will be removed, will fill in bed)	3.00	7 gal	\$55.00	\$165.00
Irrigation Tech T & M	5.00	Hr	\$70.00	\$350.00
PROJECT TOTAL:				\$6,004.80

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The

design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place

supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same

terms as the underlying services.

LIEN LAW NOTICE

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By _____
Omar Lopez
Date 9/2/2026
United Land Services

By _____
Date _____
Rivington CDD



Proposal #249022

Date: 9/2/2026

PO #

Omar Lopez

Customer:

Samantha Harvey

Property:

Rivington CDD
313 Campus Street
Celebration, FL 34747

Phase 1 Walking Pond Tree removals (option 2)

Provide labor and materials to remove 1 dead maple tree, and 5 dead sabal palms, and replace with new.













Site Prep				\$1,235.00
Items	Quantity	Unit	Price/Unit	Price
Site Prep				\$1,235.00
Removal of tree and palms / Debris removal	19.00	Hr	\$65.00	\$1,235.00
PROJECT TOTAL:				\$1,235.00

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed

upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to

homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any

person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

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By _____
Omar Lopez
Date 9/2/2026

United Land Services

By _____
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Rivington CDD