



Rizzetta & Company

# **New Port Corners Community Development District**

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## **Board of Supervisors' Meeting**

### **August 12, 2025**

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

**[newportcornerscdd.org](http://newportcornerscdd.org)**

# **NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

<b>District Board of Supervisors</b>	Kelly Evans	Chair
	Lori Campagna	Vice-Chair
	Jacob Walsh	Assistant Secretary
	Sean Finotti	Assistant Secretary
	Bradley Gilley	Assistant Secretary
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley, Robin & Vericker
<b>District Engineer</b>	Brian Surak	Clearview Land Design

**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.newportcornerscdd.org](http://www.newportcornerscdd.org)

August 4, 2025

Board of Supervisors  
New Port Corners Community  
Development District

## AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the New Port Corners Community Development District will be held on **Tuesday, August 12, 2025 at 9:00 a.m.**, or immediately after the SageBrush CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

### BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes for July 8, 2025 .....Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for June 2025 .....Tab 2
4. **BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
    - i. Consideration of Resolution 2025-40; Approving Fiscal Year 2025-2026 Final Budget .....Tab 3
  - B. Public Hearing on Fiscal Year 2025-2026 Levying O&M Assessments
    - i. Consideration of Resolution 2025-41; Levying Fiscal Year 2025-2026 O&M Assessments .....Tab 4
  - C. Consideration of Resolution 2025-31; Setting Fiscal Year 2025-2026 Meeting Schedule .....Tab 5
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager .....Tab 6
    - i. Presentation of Website Compliance Report .....Tab 7
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Scott Brizendine*  
Scott Brizendine  
District Manager

## **Tab 1**

**MINUTES OF MEETING**

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

**NEW PORT CORNERS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of New Port Corners Community Development District was held on **Tuesday, July 8, 2025, at 10:10 a.m.** at the Hilton Garden Inn, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	<b>Chair</b>
Lori Campagna	<b>Vice Chair</b>
Bradley Gilley	<b>Assistant Secretary</b>
Sean Finotti	<b>Assistant Secretary</b>
Jacob Walsh	<b>Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company</b>
Angela Savinon	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker</b>
KC Hopkinson	<b>District Counsel, Straley Robin Vericker</b>
Brian Surak	<b>Interim Engineer, Clearview Land Design (via phone)</b>

Audience: **None**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine opened the meeting at 10:10 a.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Board of Supervisors**

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT**  
**July 8, 2025 - Minutes of Meeting**  
**Page 2**

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**Meeting Minutes for June 10, 2025**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors meeting on June 10, 2025, as amended, for the New Port Corners Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for May  
2025**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for May 2025 (\$25,576.47), as presented, for the New Port Corners Community Development District.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Paulo  
Beckert**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors accepted the resignation of Paulo Beckert (Seat 2 – Term 2025-2028), for New Port Corners Community Development District.

**SIXTH ORDER OF BUSINESS**

**Appointment of Board Supervisor**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors appointed Jacob Walsh (Seat 2 – Term 2025-2028), for New Port Corners Community Development District.

Mr. Brizendine swore in Mr. Walsh and he accepted compensation.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-39;  
Designating Officers**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors adopted Resolution 2025-39, Designating Kelly Evans as Chairman, Lori Campagna as Vice Chairman, Jacob Walsh. Bradley Gilley, Sean Finotti, and Angela Savinon as Assistant Secretaries, Scott Brizendine as Secretary and Treasurer, and Shawn Wildermuth as Asst. Treasurer, for New Port Corners Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT**  
**July 8, 2025 - Minutes of Meeting**  
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No report. Mr. Vericker is waiting for the updated ordinance \* and will need it for the UMC agreements.

\* The legal descriptions need to be corrected for Stearns Weaver to submit the correction to Pasco County.

**B. Interim District Engineer**

No. report.

**C. District Manager**

Mr. Brizendine noted the next meeting will be on August 12, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 10:15 a.m., for New Port Corners Community Development District.
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Assistant Secretary

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Chairman / Vice-Chairman



## **Tab 2**

# NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures Presented For Board Approval June 2025**

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

The total items being presented:                   **\$0.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**New Port Corners Community Development District**

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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Report Total

\$ -

## **Tab 3**

## RESOLUTION 2025-40

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the New

Port Corners Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

**Passed and Adopted on August 12, 2025.**

Attested By:

**New Port Corners  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**



Rizzetta & Company

# **New Port Corners Community Development District**

[newportcornerscdd.org](http://newportcornerscdd.org)

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**Proposed Budget for  
Fiscal Year 2025/2026**



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Rizzetta & Company

**Proposed Budget**

**New Port Corners Community Development District**

General Fund

Fiscal Year 2025/2026

**Comments**

Chart of Accounts Classification		Annual Budget for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1				
2	ASSESSMENT REVENUES			
3				
4	Special Assessments			
5	Tax Roll*	\$ -	\$ 391,844	\$ 391,844
6	Off Roll*	\$ -	\$ 438,781	\$ 438,781
7				
8	Assessment Revenue Subtotal	\$ -	\$ 830,625	\$ 830,625
9				
10	OTHER REVENUES			
11				
12	Contribution from Private Sources			
13	Developer Contributions	\$ 280,000	\$ -	\$ (280,000)
14	Miscellaneous Revenues			
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -
16				
17	Other Revenue Subtotal	\$ 280,000	\$ -	\$ (280,000)
18				
19	TOTAL REVENUES	\$ 280,000	\$ 830,625	\$ 550,625
20	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.			
21				
22	EXPENDITURES - ADMINISTRATIVE			
23				
24	Legislative			
25	Supervisor Fees	\$ 9,000	\$ 12,000	\$ 3,000
26	Financial & Administrative			
27	Accounting Services	\$ 12,300	\$ 19,200	\$ 6,900
28	Administrative Services	\$ 3,150	\$ 4,200	\$ 1,050
29	Arbitrage Rebate Calculation		\$ 450	\$ 450
30	Auditing Services	\$ 5,000	\$ 5,000	\$ -
31	Disclosure Report		\$ 6,500	\$ 6,500
32	District Engineer	\$ 10,000	\$ 10,000	\$ -
33	District Management	\$ 14,850	\$ 21,000	\$ 6,150

Proposed Budget New Port Corners Community Development District General Fund Fiscal Year 2025/2026					Comments
Chart of Accounts Classification		Annual Budget for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
34	Dues, Licenses & Fees	\$ 175	\$ 175	\$ -	
35	Financial & Revenue Collection		\$ 3,600	\$ 3,600	
36	Legal Advertising	\$ 8,000	\$ 5,000	\$ (3,000)	
37	Miscellaneous Fees		\$ 2,500	\$ 2,500	
38	Public Officials Liability Insurance	\$ 5,000	\$ 3,500	\$ (1,500)	
39	Trustee Fees		\$ 5,000	\$ 5,000	
40	Website Hosting, Maintenance, Backup	\$ 2,525	\$ 3,000	\$ 475	
41	<b>Legal Counsel</b>				
42	District Counsel	\$ 15,000	\$ 30,000	\$ 15,000	Annual Special District Administrative Fee
43					
44	<b>Administrative Subtotal</b>	<b>\$ 85,000</b>	<b>\$ 131,125</b>	<b>\$ 46,125</b>	
45					
46	<b>EXPENDITURES - FIELD OPERATIONS</b>				690 Units - Phase 1
47					
48	<b>Eletric Utility Services</b>				
49	Utility - Irrigation		\$ 10,000	\$ 10,000	
50	Utility - Street Lights	50000	\$ 138,000	\$ 88,000	Solar Lights - 230 s/l x \$50 x 12 = \$138,000
51	Utility Services		\$ 6,000	\$ 6,000	
52	<b>Stormwater Control</b>			\$ -	
53	Aquatic Maintenance	40000	\$ 10,000	\$ (30,000)	Sitex estimate for phases 1- 5 ponds \$750x12
54	Wetland Monitoring & Maintenance		\$ 5,000	\$ 5,000	
55	Wetland Nuisance/Exotic Species Control		\$ 5,000	\$ 5,000	
56	<b>Other Physical Environment</b>			\$ -	
57	Entry & Wall Maintenance & Repair		\$ 5,000	\$ 5,000	
58	Fence Repairs		\$ 5,000	\$ 5,000	
59	General Liability Insurance	\$ 5,000	\$ 4,000	\$ (1,000)	
60	Irrigation Repair		\$ 10,000	\$ 10,000	
61	Landscape - Mulch		\$ 10,000	\$ 10,000	
62	Landscape Inspection Services		\$ 9,000	\$ 9,000	
63	Landscape and Irrigation Maintenance	\$ 75,000	\$ 377,500	\$ 302,500	Steadfast estimate for phase 1
64	Landscape Replacement Plants, Shrubs, Trees		\$ 10,000	\$ 10,000	
65	Property Insurance		\$ 30,000	\$ 30,000	
66	Water Management (Irrigation and Wells)		\$ 15,000	\$ 15,000	
67	<b>Contingency</b>			\$ -	
68	Miscellaneous Contingency	\$ 25,000	\$ 50,000	\$ 25,000	

**Proposed Budget**

**New Port Corners Community Development District**

General Fund

Fiscal Year 2025/2026

**Comments**

Chart of Accounts Classification		Annual Budget for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
69				
70	Field Operations Subtotal	\$ 195,000	\$ 699,500	\$ 504,500
71				
72	TOTAL EXPENDITURES	\$ 280,000	\$ 830,625	\$ 550,625
73				
74	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -
75				

# New Port Corners Community Development District

## Debt Service

Fiscal Year 2025/2026

**PRELIM**

Chart of Accounts Classification	Series 2025	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$1,014,552.34	\$1,014,552.34
<b>TOTAL REVENUES</b>	<b>\$1,014,552.34</b>	<b>\$1,014,552.34</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$1,014,552.34	\$1,014,552.34
<b>Administrative Subtotal</b>	<b>\$1,014,552.34</b>	<b>\$1,014,552.34</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,014,552.34</b>	<b>\$1,014,552.34</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

### GROSS ASSESSMENTS

**\$1,079,311.00**

#### Notes:

Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Estimated Maximum Annual Debt Service.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$438,781.00		2024/2025 O&M Budget:	\$280,000.00
Collection Costs:	2%	\$9,335.77		2025/2026 O&M Budget:	\$438,781.00
Early Payment Discounts:	4%	\$18,671.53			
2025/2026 Total:		<div>\$466,788.30</div>		Total Difference:	<div>\$158,781.00</div>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Phase 1A					
Alley Townhomes 25'	Preliminary Series 2025 Debt Service	\$0.00	\$864.00	\$864.00	(1)
	Operations/Maintenance	\$0.00	\$373.84	\$373.84	(2)
	Total	\$0.00	\$1,237.84	\$1,237.84	(1)(2)
Single Family 32'	Preliminary Series 2025 Debt Service	\$0.00	\$1,106.00	\$1,106.00	(1)
	Operations/Maintenance	\$0.00	\$478.51	\$478.51	(2)
	Total	\$0.00	\$1,584.51	\$1,584.51	(1)(2)
Single Family 40'	Preliminary Series 2025 Debt Service	\$0.00	\$1,383.00	\$1,383.00	(1)
	Operations/Maintenance	\$0.00	\$598.14	\$598.14	(2)
	Total	\$0.00	\$1,981.14	\$1,981.14	(1)(2)
Single Family 50'	Preliminary Series 2025 Debt Service	\$0.00	\$1,729.00	\$1,729.00	(1)
	Operations/Maintenance	\$0.00	\$747.67	\$747.67	(2)
	Total	\$0.00	\$2,476.67	\$2,476.67	(1)(2)
Phase 1B					
Villa (Active Adult)	Preliminary Series 2025 Debt Service	\$0.00	\$951.00	\$951.00	(1)
	Operations/Maintenance	\$0.00	\$411.22	\$411.22	(2)
	Total	\$0.00	\$1,362.22	\$1,362.22	(1)(2)
Single Family 50' (Active Adult)	Preliminary Series 2025 Debt Service	\$0.00	\$1,729.00	\$1,729.00	(1)
	Operations/Maintenance	\$0.00	\$747.67	\$747.67	(2)
	Total	\$0.00	\$2,476.67	\$2,476.67	(1)(2)
Single Family 60' (Active Adult)	Preliminary Series 2025 Debt Service	\$0.00	\$2,074.00	\$2,074.00	(1)
	Operations/Maintenance	\$0.00	\$897.21	\$897.21	(2)
	Total	\$0.00	\$2,971.21	\$2,971.21	(1)(2)

<sup>(1)</sup> The Series 2025 Bonds are anticipated to be issued in May 2025. Therefore, the Series 2025 Assessments are expected to be levied beginning FY 2025-2026.

<sup>(2)</sup> The District's FY 2024-2025 Budget was funded by the developer in lieu of levying O&M assessments.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$438,781.00
COLLECTION COSTS @	2%	\$9,335.77
EARLY PAYMENT DISCOUNT @	4%	\$18,671.53
TOTAL O&M ASSESSMENT		\$466,788.30

UNITS ASSESSED		
LOT SIZE	O&M	PRELIMINARY SERIES 2025 DEBT SERVICE <sup>(1)</sup>
<b>Phase 1A</b>		
Alley Townhomes 25'	16	16
Single Family 32'	13	13
Single Family 40'	139	139
Single Family 50'	43	43
<b>Phase 1B</b>		
Villa (Active Adult)	112	112
Single Family 50' (Active Adult)	241	241
Single Family 60' (Active Adult)	126	126
<b>Total Community</b>	<b>690</b>	<b>690</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M ASSESSMENT
0.50	8.00	1.28%	\$5,981.40
0.64	8.32	1.33%	\$6,220.65
0.80	111.20	17.81%	\$83,141.43
1.00	43.00	6.89%	\$32,150.01
0.55	61.60	9.87%	\$46,056.76
1.00	241.00	38.60%	\$180,189.61
1.20	151.20	24.22%	\$113,048.42
	624.32	100.00%	\$466,788.30

PER LOT ANNUAL ASSESSMENT		
O&M	PRELIM SERIES 2025 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
\$373.84	\$864.00	\$1,237.84
\$478.51	\$1,106.00	\$1,584.51
\$598.14	\$1,383.00	\$1,981.14
\$747.67	\$1,729.00	\$2,476.67
\$411.22	\$951.00	\$1,362.22
\$747.67	\$1,729.00	\$2,476.67
\$897.21	\$2,074.00	\$2,971.21

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$28,007.30)

Net Revenue to be Collected: \$438,781.00

<sup>(1)</sup> Reflects the number of total lots expected to be encumbered by the Series 2025 Bonds. Series 2025 numbers are preliminary and subject to change upon final pricing of the bonds.

<sup>(2)</sup> Annual estimated debt service assessment per lot to be adopted in connection with the anticipated Series 2025 bond issuance. Preliminary annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>(3)</sup> It is anticipated that the FY 2025-2026 assessments may be billed directly by the District due to timing constraints imposed by Pasco County. However, county collection costs and early payment discounts have been included for illustrative purposes. Assessments billed directly by the District will be net of those costs.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Funding/Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.



**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

---

## **EXPENDITURES - FIELD OPERATIONS:**

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance/Dry Pond Mowing:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Wall and Fence Maintenance:** The District will incur expenditures to maintain the wall and the fencing.

**Entry Maintenance:** The District will incur expenditures to maintain the entry monuments.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Landscape Mulch:** Expenditures related to mulch replacement.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

## **DEBT SERVICE FUND BUDGET**

### **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

## **Tab 4**

## RESOLUTION 2025-41

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than May 1, 2026

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2025
  2. 25% due no later than February 1, 2026
  3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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



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

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

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

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

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

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

**Passed and Adopted on August 12, 2025.**

Attested By:

**New Port Corners Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐Secretary/☐Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

## **Tab 5**

## RESOLUTION 2025-42

### A RESOLUTION OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, (“**FY 25-26 Meeting Schedule**”); and

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

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

1. **Adoption of Meeting Schedule** The FY 25-26 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 25-26 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED ON AUGUST 12, 2025.**

**ATTEST:**

**NEW PORT CORNERS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

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

**EXHIBIT A**  
**Notice of FY 2025/2026 Meeting Schedule**  
**New Port Corners Community Development District**

October 14, 2025 \*  
November 11, 2025  
December 9, 2025\*  
January 13, 2026  
February 10, 2026 \*  
March 10, 2026  
April 25, 2026  
May 12, 2026  
June 9, 2026  
July 14, 2026  
August 11, 2026  
September 8, 2026 \*

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

## **Tab 6**



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 9, 2025

# District Manager's Report

August 12, 2025

# 2025

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### FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment  
Balance:

\$8,346

**Total Cash and Investment  
Balances:**

**\$8,346**

**General Fund Expense Variance:**

**\$116,042**

**Under Budget**

## **Tab 7**



# Quarterly Compliance Audit Report

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## New Port Corners

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

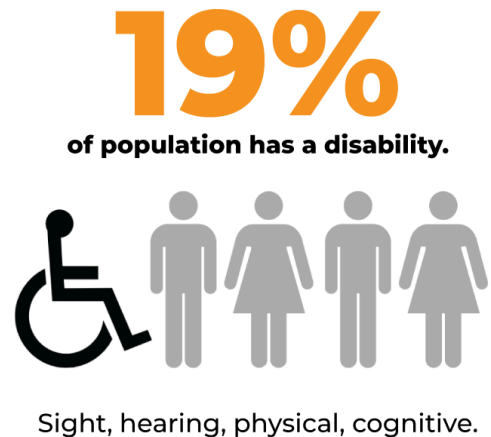
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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





## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

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



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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

# Web Accessibility Glossary

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