

**RIVINGTON
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Wednesday, August 23, 2023

Remote Participation:

Call in (audio only) (646) 838-1601, 562622539#



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

Rivington Community Development District

Board of Supervisors

Jeffrey Reader, Chairman
 Debra Ushkowitz, Vice Chairman
 Steven Costa, Assistant Secretary
 Marlene DeMarco, Assistant Secretary
 Kimberly Locher, Assistant Secretary

Staff

Angel Montagna, District Manager
 Mark Watts, District Counsel
 Brent Lenzen, District Engineer

Meeting Agenda

Wednesday, August 23, 2023 – 11:30 a.m.

1. **Call to Order and Roll Call**
2. **Public Comment Period**
3. **District Manager's Report**
 - A. Financial Statements
 - B. Check Register and Invoice Summary
 - C. Ratification of Funding Requests #52CP, #53CP, and #54CP
 - D. Purchase Orders, Change Orders, and Requisitions
 - E. Meeting Schedule for Fiscal Year 2024
 - F. Ratification of the Fiscal Year 2022 Audited Financial Statements
4. **Public Hearing to Adopt the Fiscal Year 2024 Budget**
 - A. Fiscal Year 2024 Budget
 - B. Public Comment
 - C. Resolution 2023-05, Adopting the Budget
 - D. Resolution 2023-06, Levying the Assessments
5. **Staff Reports**
 - A. Field Manager: Monthly Report
 - B. Attorney
 - C. Engineer
 - D. Developer
6. **Other Business**
7. **Supervisors' Requests**
8. **Adjournment**

The next meeting is scheduled for September 27, 2023, at 11:30 a.m.

District Office:

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

www.rivingtoncdd.org

Meeting Location:

Rivington Recreation Center
 In Person: 833 Terrapin Drive, DeBary, Florida 32713
 Or Call In: 646-838-1601, 562622539#

Section 3

District Manager

Subsection 3A

Financials

RIVINGTON
Community Development District

Financial Report

July 31, 2023

Prepared by



Rivington

Community Development District

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RIVINGTON
Community Development District

Financial Statements

(Unaudited)

July 31, 2023

RIVINGTON

Community Development District

Governmental Funds

Balance Sheet

July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 - DEBT SERVICE FUND	SERIES 2022 - DEBT SERVICE FUND	SERIES 2020 - CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ 160,695	\$ -	\$ -	\$ -	\$ -	\$ 160,695
Due From Other Funds	-	-	-	12,109	-	12,109
Investments:						
Construction Fund	-	-	-	7,083	-	7,083
Reserve Fund	-	205,033	321,470	-	-	526,503
Revenue Fund	-	148,667	228,588	-	-	377,255
Deposits	5,486	-	-	-	-	5,486
Amount Avail In Debt Services	-	-	-	-	970,211	970,211
Amount To Be Provided	-	-	-	-	17,249,114	17,249,114
TOTAL ASSETS	\$ 166,181	\$ 353,700	\$ 550,058	\$ 19,192	\$ 18,219,325	\$ 19,308,456
LIABILITIES						
Accounts Payable	\$ 25,252	\$ -	\$ -	\$ -	\$ -	\$ 25,252
Accrued Expenses	7,915	-	-	12,109	-	20,024
Accrued Interest Payable	-	-	-	-	421,424	421,424
Other Current Liabilities	1,000	-	-	-	-	1,000
Revenue Bonds Payable-Current	-	-	-	-	385,000	385,000
Bonds Payable	-	-	-	-	17,500,000	17,500,000
Due To Other Funds	12,109	-	-	-	-	12,109
Bond Prem/Discount	-	-	-	-	(88,862)	(88,862)
Acc Amort - Bond Prem/Disc	-	-	-	-	1,763	1,763
TOTAL LIABILITIES	46,276	-	-	12,109	18,219,325	18,277,710
FUND BALANCES						
Nonspendable:						
Deposits	5,486	-	-	-	-	5,486
Restricted for:						
Debt Service	-	353,700	550,058	-	-	903,758
Capital Projects	-	-	-	7,083	-	7,083
Unassigned:	114,419	-	-	-	-	114,419
TOTAL FUND BALANCES	\$ 119,905	\$ 353,700	\$ 550,058	\$ 7,083	\$ -	\$ 1,030,746
TOTAL LIABILITIES & FUND BALANCES	\$ 166,181	\$ 353,700	\$ 550,058	\$ 19,192	\$ 18,219,325	\$ 19,308,456

RIVINGTON

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	284,799	284,799	284,799	-
Special Assmnts- CDD Collected	414,851	414,851	103,663	(311,188)
Special Assmnts- Discounts	(11,392)	(11,392)	(9,971)	1,421
Access Cards	-	-	875	875
TOTAL REVENUES	688,258	688,258	379,366	(308,892)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	5,000	3,000	2,000
FICA Taxes	459	383	230	153
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	15,000	12,500	1,134	11,366
ProfServ-Mgmt Consulting	49,440	41,200	41,200	-
ProfServ-Property Appraiser	712	712	108	604
ProfServ-Tax Collector	712	712	77	635
ProfServ-Trustee Fees	10,000	10,000	8,081	1,919
Attorney Fees	20,000	16,667	9,545	7,122
Auditing Services	5,000	5,000	3,300	1,700
Travel and Per Diem	100	83	-	83
Communication - Telephone	200	167	-	167
Postage	600	500	78	422
Insurance	7,763	7,763	21,236	(13,473)
Printing and Binding	200	167	-	167
Legal Advertising	6,000	5,000	1,152	3,848
Misc-Contingency	1,500	1,250	1,989	(739)
Other Current Charges	500	417	138	279
Website Expense	3,500	2,917	1,553	1,364
Office Supplies	200	167	-	167
Dues, Licenses, Subscriptions	175	175	175	-
Capital Outlay	1,000	833	-	833
Total Administration	130,061	112,613	92,996	19,617
<u>Field</u>				
Field Operations	11,000	9,167	55,463	(46,296)
Electricity - Streetlights	85,000	70,833	37,820	33,013
R&M-Aquatic Weed Control	9,500	7,917	9,315	(1,398)
R&M-Emergency & Disaster Relief	-	-	10,179	(10,179)
Amenity Maintenance & Repairs	70,000	58,333	41,108	17,225
Landscape Maintenance	80,000	66,667	93,636	(26,969)
Total Field	255,500	212,917	247,521	(34,604)

RIVINGTON

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>				
1st Quarter Operating Reserves	97,000	97,000	-	97,000
Reserve-Assessment Stabilization	100,000	100,000	-	100,000
Reserve - CDD Amenity	25,400	25,400	-	25,400
Reserve - Landscaping	30,000	30,000	-	30,000
Reserve - Other	49,585	49,585	-	49,585
Total Reserves	301,985	301,985	-	301,985
TOTAL EXPENDITURES & RESERVES	687,546	627,515	340,517	286,998
Excess (deficiency) of revenues				
Over (under) expenditures	712	60,743	38,849	(21,894)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	712	-	-	-
TOTAL FINANCING SOURCES (USES)	712	-	-	-
Net change in fund balance	\$ 712	\$ 60,743	\$ 38,849	\$ (21,894)
FUND BALANCE, BEGINNING (OCT 1, 2022)	81,056	81,056	81,056	
FUND BALANCE, ENDING	\$ 81,768	\$ 141,799	\$ 119,905	

RIVINGTON

Community Development District

Series 2020 - Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 260	\$ 217	\$ 13,504	\$ 13,287
Special Assmnts- Tax Collector	392,628	392,628	383,228	(9,400)
Special Assmnts- Prepayment	-	-	54,912	54,912
Special Assmnts- Discounts	(15,706)	(15,706)	(13,417)	2,289
TOTAL REVENUES	377,182	377,139	438,227	61,088
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Tax Collector	1,963	1,963	248	1,715
Total Administration	1,963	1,963	248	1,715
<u>Debt Service</u>				
Principal Debt Retirement	135,000	135,000	135,000	-
Principal Prepayments	-	-	100,000	(100,000)
Interest Expense	238,850	238,850	233,350	5,500
Total Debt Service	373,850	373,850	468,350	(94,500)
TOTAL EXPENDITURES	375,813	375,813	468,598	(92,785)
Excess (deficiency) of revenues Over (under) expenditures	1,369	1,326	(30,371)	(31,697)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(6,305)	(6,305)
Contribution to (Use of) Fund Balance	1,369	-	-	-
TOTAL FINANCING SOURCES (USES)	1,369	-	(6,305)	(6,305)
Net change in fund balance	\$ 1,369	\$ 1,326	\$ (36,676)	\$ (38,002)
FUND BALANCE, BEGINNING (OCT 1, 2022)	390,376	390,376	390,376	
FUND BALANCE, ENDING	\$ 391,745	\$ 391,702	\$ 353,700	

RIVINGTON

Community Development District

Series 2022 - Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 17,353	\$ 17,353
Special Assmnts- Tax Collector	81,219	81,219	81,219	-
Special Assmnts- CDD Collected	565,377	565,377	565,377	-
Special Assmnts- Discounts	(22,615)	(22,615)	(2,844)	19,771
TOTAL REVENUES	623,981	623,981	661,105	37,124
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Tax Collector	2,827	2,827	53	2,774
Total Administration	2,827	2,827	53	2,774
<u>Debt Service</u>				
Principal Debt Retirement	205,000	205,000	205,000	-
Interest Expense	474,393	474,393	474,393	-
Total Debt Service	679,393	679,393	679,393	-
TOTAL EXPENDITURES	682,220	682,220	679,446	2,774
Excess (deficiency) of revenues Over (under) expenditures	(58,239)	(58,239)	(18,341)	39,898
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(9,886)	(9,886)
Contribution to (Use of) Fund Balance	(58,239)	-	-	-
TOTAL FINANCING SOURCES (USES)	(58,239)	-	(9,886)	(9,886)
Net change in fund balance	\$ (58,239)	\$ (58,239)	\$ (28,227)	\$ 30,012
FUND BALANCE, BEGINNING (OCT 1, 2022)	578,285	578,285	578,285	
FUND BALANCE, ENDING	\$ 520,046	\$ 520,046	\$ 550,058	

RIVINGTON

Community Development District

Series 2020 - Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 108	\$ 108
Developer Contribution	-	-	4,838,954	4,838,954
TOTAL REVENUES	-	-	4,839,062	4,839,062
<u>EXPENDITURES</u>				
<u>Other Physical Environment</u>				
Capital Improvements	-	-	3,514,173	(3,514,173)
Total Other Physical Environment	-	-	3,514,173	(3,514,173)
TOTAL EXPENDITURES	-	-	3,514,173	(3,514,173)
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,324,889	1,324,889
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	6,305	6,305
TOTAL FINANCING SOURCES (USES)	-	-	6,305	6,305
Net change in fund balance	\$ -	\$ -	\$ 1,331,194	\$ 1,331,194
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	(1,324,111)	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 7,083	

RIVINGTON

Community Development District

Series 2022 - Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 235	\$ 235
TOTAL REVENUES	-	-	235	235
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	-	77,102	(77,102)
Total Construction In Progress	-	-	77,102	(77,102)
TOTAL EXPENDITURES	-	-	77,102	(77,102)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(76,867)	(76,867)
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	-	9,886	9,886
TOTAL FINANCING SOURCES (USES)	-	-	9,886	9,886
Net change in fund balance	\$ -	\$ -	\$ (66,981)	\$ (66,981)
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	66,981	
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	

RIVINGTON
Community Development District

Supporting Schedules

July 31, 2023

Rivington

Community Development District

**Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost Tax Collector	Collection Cost Property Appraiser	Gross Amount Received	ALLOCATION BY FUND			
						General Fund	Series 2020 Debt Service Fund	Series 2022 Debt Service Fund	
Assessments Levied FY2023					\$ 749,246	\$ 284,799	\$ 383,228	\$ 81,219	(1)
Allocation %					100%	38%	51%	11%	
11/16/21	\$ 20,564	\$ 823	\$ 202	\$ 283	\$ 21,873	\$ 8,314	\$ 11,188	\$ 2,371	
11/21/22	\$ 29,956	\$ 1,198	\$ -	\$ -	\$ 31,154	\$ 11,842	\$ 15,935	\$ 3,377	
12/02/22	\$ 33,184	\$ 1,327	\$ -	\$ -	\$ 34,511	\$ 13,118	\$ 17,652	\$ 3,741	
12/09/22	\$ 70,666	\$ 2,827	\$ -	\$ -	\$ 73,493	\$ 27,936	\$ 37,590	\$ 7,967	
12/16/22	\$ 422,585	\$ 16,903	\$ -	\$ -	\$ 439,489	\$ 167,056	\$ 224,792	\$ 47,641	
01/06/23	\$ 70,595	\$ 2,118	\$ -	\$ -	\$ 72,713	\$ 27,639	\$ 37,191	\$ 7,882	
02/03/23	\$ 20,162	\$ 403	\$ -	\$ -	\$ 20,566	\$ 7,817	\$ 10,519	\$ 2,229	
02/17/23	\$ 2,316	\$ 46	\$ -	\$ -	\$ 2,362	\$ 898	\$ 1,208	\$ 256	
03/10/23	\$ 2,339	\$ 23	\$ -	\$ -	\$ 2,363	\$ 898	\$ 1,208	\$ 256	
04/06/23	\$ 1,547	\$ -	\$ -	\$ -	\$ 1,547	\$ 588	\$ 791	\$ 168	
04/20/23	\$ 4,726	\$ -	\$ -	\$ -	\$ 4,726	\$ 1,796	\$ 2,417	\$ 512	
06/16/23	\$ 40,295	\$ -	\$ -	\$ -	\$ 40,295	\$ 15,317	\$ 20,610	\$ 4,368	
06/23/23	\$ 3,593	\$ 563	\$ -	\$ -	\$ 4,156	\$ 1,580	\$ 2,126	\$ 450	
TOTAL	\$ 722,528	\$ 26,232	\$ 202	\$ 283	\$ 749,246	\$ 284,799	\$ 383,228	\$ 81,219	

% COLLECTED 100% 100% 100% 100%

TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -
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Note (1): Variance due to buydowns being received during budget process.

Rivington

Community Development District

Cash and Investments Report

July 31, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating	Truist	0.00%	\$ 160,695
		Subtotal GF	<u>\$ 160,695</u>
DEBT SERVICE FUNDS			
Series 2020 Acquisition & Construction Fund	US Bank	4.93%	\$ 7,083
Series 2020 Reserve Fund	US Bank	4.93%	\$ 205,033
Series 2022 Reserve Fund	US Bank	4.93%	\$ 549,669
Series 2020 Revenue Fund	US Bank	4.93%	\$ 146,830
		Subtotal DS & CF	<u>\$ 908,614</u> ⁽¹⁾
		Total	<u>\$ 1,069,309</u>

Note (1): Invested in First American Government

RIVINGTON CDD

Bank Reconciliation

Bank Account No. 1475 TRUIST (SunTrust) GF
 Statement No. 07-2023
 Statement Date 7/31/2023

G/L Balance (LCY)	160,694.61	Statement Balance	160,948.31
G/L Balance	160,694.61	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	160,948.31
Subtotal	160,694.61	Outstanding Checks	253.70
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	160,694.61	Ending Balance	160,694.61
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/19/2023	Payment	2306	DEBRA R. USHKOWITZ	184.70	0.00	184.70
7/6/2023	Payment	2316	DAVID G WILLIAMSON	69.00	0.00	69.00
Total Outstanding Checks.....				253.70		253.70

RIVINGTON
Community Development District

Check Register

7/1/2023 - 7/31/2023

RIVINGTON

Community Development District

**Payment Register by Fund
For the Period from 07/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2314	07/06/23	CEPRA LANDSCAPE	O-N755	LANDSCAPE MAINT JUNE 2023	Landscape Maintenance	546300-53901	\$2,430.00
001	2315	07/06/23	COBB & COLE, P.A.	37146	LEGAL FEES THRU MAY 2023	Professional Fees -- Attorney	531058-51401	\$545.00
001	2316	07/06/23	DAVID G WILLIAMSON	061523	PEST CONTROL 6/15/23	Amenity Maintenance & Repairs	546176-53901	\$69.00
001	2317	07/06/23	KIMLEY-HORN AND ASSOCIATES, INC	049025000-0523	ENGG SVCS THRU MAY 2023	Professional Fees -- Engineer	531013-51501	\$140.00
001	2320	07/06/23	WASTE PRO	0001305042	REFUSE REMOVAL 7/1-7/31/23	Miscellaneous Field Expenses	531140-53901	\$228.07
001	2323	07/17/23	INFRAMARK, LLC.	97024		Professional Fees -- Manager	531027-51201	\$4,120.00
001	2323	07/17/23	INFRAMARK, LLC.	97024		Postage	541010-51301	\$12.00
001	2323	07/17/23	INFRAMARK, LLC.	97024		Miscellaneous Field Expenses	531140-53901	\$2,083.33
001	2323	07/17/23	INFRAMARK, LLC.	97024		Miscellaneous Field Expenses	531140-53901	\$241.73
001	DD173	07/07/23	AT&T - ACH	061523-5056 ACH	6/16-7/15/23 INTERNET	Contingency	549900-51301	\$203.30
001	DD174	07/08/23	FPL - ACH	06272023-88312 ACH	BILL PRD 5/26-6/27/23	Street Lights	543013-53901	\$3,874.91
001	DD175	07/14/23	FPL - ACH	07032023-67280 ACH	BILL PRD 6/1-7/3/23	CLUBHOUSE	531140-53901	\$1,378.90
001	DD176	07/24/23	VOLUSIA COUNTY WATER - ACH	063023 ACH	BILL PRD 5/21-6/21/23	Miscellaneous Field Expenses	531140-53901	\$940.88
Fund Total								\$16,267.12
SERIES 2020 - DEBT SERVICE FUND - 201								
201	2318	07/06/23	RIVINGTON CDD C/O US BANK	062423-2	TRFR OF TAX RECEIPTS SERIES 2020	Due From Other Funds	131000	\$1,837.53
Fund Total								\$1,837.53
SERIES 2022 - DEBT SERVICE FUND - 202								
202	2319	07/06/23	RIVINGTON CDD C/O US BANK	062423-3	TRFR OF TAX RECEIPTS SERIES 2022	Due From Other Funds	131000	\$389.43
Fund Total								\$389.43
SERIES 2020 - CAPITAL PROJECTS FUND - 301								
301	2321	07/17/23	ASSOCIATED CONSTRUCTION PRODUCTS, INC.	23758.001A	Pay App 1 for Ph 4 Materials	Capital Improvements	563001-53900	\$25,518.80
301	2322	07/17/23	EDEN SITE DEVELOPMENT, INC.	6	RIVINGTON PH4 - PAY APP 6	Capital Improvements	563001-53900	\$15,775.01
301	2324	07/17/23	MACK INDUSTRIES, INC.	MCI000136281	MATERIALS - PHASE 4	Capital Improvements	563001-53900	\$8,418.00
301	2325	07/17/23	MACK INDUSTRIES, INC.	MCI000136120	MATERIALS - PHASE 4	Capital Improvements	563001-53900	\$30,673.00
301	2326	07/17/23	MACK INDUSTRIES, INC.	MCI000136303	MATERIALS - PHASE 4	Capital Improvements	563001-53900	\$6,050.00
301	2327	07/17/23	RINKER MATERIALS	26797815	MAINT SUPPLIES	Capital Improvements	563001-53900	\$33,066.00
301	2328	07/17/23	RINKER MATERIALS	26798134	REPAIRS PH4	Capital Improvements	563001-53900	\$11,040.00
301	2329	07/17/23	RINKER MATERIALS	26798135	REPAIRS PHS 4	Capital Improvements	563001-53900	\$11,040.00
301	2330	07/17/23	RINKER MATERIALS	26798136	REPAIRS PHS 4	Capital Improvements	563001-53900	\$12,260.00
301	2331	07/17/23	RINKER MATERIALS	26806761	REPAIRS PH 4	Capital Improvements	563001-53900	\$56,372.00
301	2332	07/17/23	RINKER MATERIALS	26815534	REPAIRS PH4	Capital Improvements	563001-53900	\$7,782.00
301	2333	07/17/23	RINKER MATERIALS	26824233	REPAIRS PH4	Capital Improvements	563001-53900	\$9,422.00
301	2334	07/17/23	RINKER MATERIALS	26833321	REPAIRS PH4	Capital Improvements	563001-53900	\$10,042.00
301	2335	07/17/23	RINKER MATERIALS	26918652	REPAIRS PH4	Capital Improvements	563001-53900	\$9,022.00
301	2336	07/17/23	THE BRIAR TEAM	5182	RIVINGTON PH2 - PAY APP 15 REVISED (PARTIAL PYMT)	Capital Improvements	563001-53900	\$216,507.57
Fund Total								\$462,988.38

Total Checks Paid	\$481,482.46
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Subsection 3B

Check Register and Invoice Summary

Cobb Cole, P.A.

Post Office Box 2491
 Daytona Beach, FL 32115-2491
 US
 Invoices@cobbcole.com
 www.cobbcole.com
 O: 3862558171

INVOICE

Number	35771
Issue Date	5/16/2023
Due Date	6/15/2023
Matter	46558 - General Work in Progress
Email	inframark@avidbill.com

Bill To:

46558 - Rivington Community Development District
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

Time Entries

Time Entries	Billed By	Hours	Sub
Billable 4/5/2023 Corresponded with J. Reader regarding audit.	Mark A Watts	0.50	\$195.00
		0.50	\$195.00

Total (USD)	\$195.00
Paid	\$0.00
Balance	\$195.00
Total Outstanding	\$195.00

Terms & Conditions

Your remaining prepaid credit: 0.00

Timekeeper Totals

Name	Rate	Hours	Total
Mark A Watts	\$390.00	0.50	\$195.00

Trust Account Balance

Date	Item	Amount	Balance
5/16/2023	Current Balance		\$0.00

Cobb Cole, P.A.

Post Office Box 2491
 Daytona Beach, FL 32115-2491
 US
 Invoices@cobbcole.com
 www.cobbcole.com
 O: 3862558171

INVOICE

Number	37146
Issue Date	6/20/2023
Due Date	7/20/2023
Matter	46558 - General Work in Progress
Email	inframark@avidbill.com

Bill To:

46558 - Rivington Community Development District
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

Time Entries

Time Entries	Billed By	Hours	Sub
Billable 5/24/2023 Corresponded with district.	Nika K Hosseini	0.20	\$51.00
Billable 5/25/2023 Drafted access license	Michael J Woods	1.30	\$494.00
		1.50	\$545.00

Total (USD)	\$545.00
Paid	\$0.00
Balance	\$545.00
Total Outstanding	\$545.00

Terms & Conditions

Your remaining prepaid credit: 0.00

Timekeeper Totals

Name	Rate	Hours	Total
Nika K Hosseini	\$255.00	0.20	\$51.00
Michael J Woods	\$380.00	1.30	\$494.00

Trust Account Balance

Date	Item	Amount	Balance
6/21/2023	Current Balance		\$0.00



Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 93677
 Invoice Date: 4/28/2023
 Due Date: 5/28/2023
 Terms: Net 30
 Project ID:
 PO #:

Bill To:
 Rivington Community Development District
 210 N University Dr Ste 702
 Coral Springs FL 33071-7320
 United States

Services provided for the Month of: April 2023

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: April 2023				
Administrative Fees	1	Ea	\$4,120.00	\$4,120.00
Postage	1	Ea	\$5.40	\$5.40
Freddy Blanco 2-6-2023-THE HOME DEPOT: Supplies for the recreation center and White shelf for install \$235.78	1	Ea	\$235.78	\$235.78
Field Operations	1	Ea	\$2,083.33	\$2,083.33
			Subtotal	\$6,444.51
			Tax (0%)	\$0.00
			Total Due	\$6,444.51



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice: 93677
Invoice Date: 4/28/2023
Due Date: 5/28/2023
Terms: Net 30
Project ID:
PO #:

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
Texas, 75373-3778**

*To pay by Credit Card, please contact us at
281-578-4299, 9:00am - 5:30pm EST, Monday –
Friday. A surcharge fee may
apply.*

*To pay via ACH or Wire, please refer to our banking
information below:*

*Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account
Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice
Number on your form of payment.*



Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 95181
 Invoice Date: 5/31/2023
 Due Date: 6/30/2023
 Terms: Net 30
 Project ID:
 PO #:

Bill To:
 Rivington Community Development District
 210 N University Dr Ste 702
 Coral Springs FL 33071-7320
 United States

Services provided for the Month of: May 2023

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: May 2023				
Administrative Fees	1	Ea	\$4,120.00	\$4,120.00
Postage	1	Ea	\$3.00	\$3.00
Field Operations	1	Ea	\$2,083.33	\$2,083.33
Billable Expenses				
Subtotal				\$0.00

Subtotal	\$6,206.33
Tax (0%)	\$0.00
Total Due	\$6,206.33



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice: 95181
Invoice Date: 5/31/2023
Due Date: 6/30/2023
Terms: Net 30
Project ID:
PO #:

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
Texas, 75373-3778**

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ACH - Bank Routing Number: 111000614 / Account
Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice
Number on your form of payment.*



Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 97024
 Invoice Date: 6/28/2023
 Due Date: 7/28/2023
 Terms: Net 30
 Project ID:
 PO #:

Bill To:
 Rivington Community Development District
 210 N University Dr Ste 702
 Coral Springs FL 33071-7320
 United States

Services provided for the Month of: June 2023

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: June 2023				
Administrative Fees	1	Ea	\$4,120.00	\$4,120.00
Postage	1	Ea	\$12.00	\$12.00
Freddy Blanco: 3-27-23 THE HOME DEPOT #6323 : Cleaning Supplies 126.86; 5-1-23 THE HOME DEPOT: Supplies \$24.70; 5-3-23 AMAZON.COM Supplies \$90.17	1	Ea	\$241.73	\$241.73
Field Operations	1	Ea	\$2,083.33	\$2,083.33
Billable Expenses				
Subtotal				\$0.00

Subtotal	\$6,457.06
Tax (0%)	\$0.00
Total Due	\$6,457.06



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice: 97024
Invoice Date: 6/28/2023
Due Date: 7/28/2023
Terms: Net 30
Project ID:
PO #:

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
Texas, 75373-3778**

*To pay by Credit Card, please contact us at
281-578-4299, 9:00am - 5:30pm EST, Monday –
Friday. A surcharge fee may
apply.*

*To pay via ACH or Wire, please refer to our banking
information below:*

*Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account
Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT
Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice
Number on your form of payment.*



<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163 Account Number: 2073089159554 ABA#: 121000248</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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RIVINGTON COMMUNITY DEVELOPMENT DISTRICT
 313 CAMPUS STREET
 CELEBRATION, FL 34747

Invoice No: 049025000-0323
 Invoice Date: Mar 31, 2023
 Invoice Amount: \$160.00

Federal Tax Id: 56-0885615
 For Services Rendered through Mar 31, 2023

Project No: 049025000
 Project Name: RIVINGTON CDD
 Project Manager: LENZEN, BRENT

Client Reference:

HOURLY

KHA Ref # 049025000.2-24478076

Description	Current Amount Due
DISTRICT ENGINEER SUPPORT	160.00
Subtotal	160.00
Total HOURLY	160.00

DESCRIPTION OF SERVICES PERFORMED:

- MARCH 29TH CDD MEETING ATTENDANCE

Total Invoice: \$160.00



RIVINGTON COMMUNITY DEVELOPMENT DISTRICT
 313 CAMPUS STREET
 CELEBRATION, FL 34747

Invoice No: 049025000-0323
 Invoice Date: Mar 31, 2023
 Project No: 049025000
 Project Name: RIVINGTON CDD
 Project Manager: LENZEN, BRENT

HOURLY

KHA Ref # 049025000.2-24478076

Task	Description	Hrs/Qty	Rate	Current Amount Due
DISTRICT ENGINEER SUPPORT	SENIOR PROFESSIONAL I	0.5	320.00	160.00
TOTAL DISTRICT ENGINEER SUPPORT		0.5		160.00
TOTAL LABOR AND EXPENSE DETAIL				160.00

This page is for informational purposes only. Please pay amount shown on cover page.



<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163 Account Number: 2073089159554 ABA#: 121000248</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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RIVINGTON COMMUNITY DEVELOPMENT DISTRICT
 313 CAMPUS STREET
 CELEBRATION, FL 34747

Invoice No: 049025000-0523
 Invoice Date: May 31, 2023
 Invoice Amount: \$140.00

Federal Tax Id: 56-0885615
 For Services Rendered through May 31, 2023

Project No: 049025000
 Project Name: RIVINGTON CDD
 Project Manager: LENZEN, BRENT

Client Reference:

HOURLY

KHA Ref # 049025000.2-24957191

Description	Current Amount Due
DISTRICT ENGINEER SUPPORT	140.00
Subtotal	140.00
Total HOURLY	140.00

DESCRIPTION OF SERVICES PERFORMED:

- CHANGE ORDER APPROVAL LETTERS TO THE BOARD.

Total Invoice: \$140.00



RIVINGTON COMMUNITY DEVELOPMENT DISTRICT
 313 CAMPUS STREET
 CELEBRATION, FL 34747

Invoice No: 049025000-0523
 Invoice Date: May 31, 2023

Project No: 049025000
 Project Name: RIVINGTON CDD
 Project Manager: LENZEN, BRENT

HOURLY

KHA Ref # 049025000.2-24957191

Task	Description	Hrs/Qty	Rate	Current Amount Due
DISTRICT ENGINEER SUPPORT	SUPPORT STAFF	1.0	140.00	140.00
TOTAL DISTRICT ENGINEER SUPPORT		1.0		140.00
TOTAL LABOR AND EXPENSE DETAIL				140.00

This page is for informational purposes only. Please pay amount shown on cover page.

RIVINGTON

Community Development District

**Payment Register by Fund
For the Period from 05/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2278	05/03/23	CEPRA LANDSCAPE	O-N481	APRIL LANDSCAPE MAINT	APRIL LAND MAINT	546300-53901	\$8,621.00
001	2278	05/03/23	CEPRA LANDSCAPE	O-N526	REPAIR FALLEN STAKES FOR LIVE OAK	IRR REPAIRS	546300-53901	\$65.00
001	2279	05/03/23	COBB & COLE, P.A.	34591	GEN COUNSEL THRU MAR 2023	Professional Fees -- Attorney	531058-51401	\$203.75
001	2280	05/03/23	DAVID G WILLIAMSON	41323	PEST CONTROL SVCS APRIL 2023	Miscellaneous Field Expenses	531140-53901	\$69.00
001	2281	05/03/23	KIMLEY-HORN AND ASSOCIATES, INC	049025000-0323	ENGG SVCS THRU MARCH 2023	Professional Fees -- Engineer	531013-51501	\$160.00
001	2283	05/03/23	US BANK	6870257	TRUSTEE FEES 3/1/23-2/29/24	Professional Fees -- Trustee	531045-51301	\$4,040.63
001	2287	05/10/23	CEPRA LANDSCAPE	O-N539	REPLACE 2 LIVE OAKS	TREE REPLACEMENT	546300-53901	\$2,134.00
001	2288	05/10/23	INFRAMARK, LLC.	93677	APRIL MNGT SRVCS	Professional Fees -- Manager	531027-51201	\$4,120.00
001	2288	05/10/23	INFRAMARK, LLC.	93677	APRIL MNGT SRVCS	Postage	541010-51301	\$5.40
001	2288	05/10/23	INFRAMARK, LLC.	93677	APRIL MNGT SRVCS	Amenity Maintenance & Repairs	546176-53901	\$235.78
001	2288	05/10/23	INFRAMARK, LLC.	93677	APRIL MNGT SRVCS	Miscellaneous Field Expenses	531140-53901	\$2,083.33
001	2289	05/10/23	SOUTHEAST POOLS LLC	5074	MAY POOL CLEANING SRVC	CHEMICALS	546176-53901	\$299.00
001	2289	05/10/23	SOUTHEAST POOLS LLC	5074	MAY POOL CLEANING SRVC	MAY POOL SERVICE	546176-53901	\$1,785.00
001	2290	05/10/23	US BANK	6903034	SERIES 2022 TRUSTEE FEES 4/1/23-3/31/24	Professional Fees -- Trustee	531045-51301	\$4,040.63
001	2291	05/10/23	VOLUSIA COUNTY WATER - ACH	050123-CHK	BILL PRD 2/7-4/21/23	Miscellaneous Field Expenses	531140-53901	\$100.06
001	2292	05/10/23	WASTE PRO	0001291147	MAY 2023 WASTE PICKUP	Miscellaneous Field Expenses	531140-53901	\$232.38
001	2293	05/18/23	FLORIDA DEPARTMENT OF HEALTH	64-BID-6479168	POOL PERMIT 64-60-2277910	Amenity Maintenance & Repairs	546176-53901	\$250.00
001	2294	05/18/23	SOUTHEAST POOLS LLC	5099	INSTALL NEW CHLORINATOR	INSTALL CHLORINATOR	546176-53901	\$436.90
001	2295	05/23/23	CEPRA LANDSCAPE	O-N623	MAY LANDSCAPE MAINT	TREE REPLACEMENT	546300-53901	\$8,621.00
001	2296	05/23/23	SOUTHEAST POOLS LLC	5100	ALGAE CHEMICAL TREATMENT	CHEMICALS	546176-53901	\$174.00
001	2297	05/31/23	COBB & COLE, P.A.	35771	LEGAL SVCS THRU APRIL 2023	Professional Fees -- Attorney	531058-51401	\$195.00
001	2298	05/31/23	DAVID G WILLIAMSON	051723-59841	PEST CONTROL SVCS	Amenity Maintenance & Repairs	546176-53901	\$69.00
001	2301	06/08/23	INFRAMARK, LLC.	95181	MAY MNGT SRVCS	Professional Fees -- Manager	531027-51201	\$4,120.00
001	2301	06/08/23	INFRAMARK, LLC.	95181	MAY MNGT SRVCS	Postage	541010-51301	\$3.00
001	2301	06/08/23	INFRAMARK, LLC.	95181	MAY MNGT SRVCS	Miscellaneous Field Expenses	531140-53901	\$2,083.33
001	2302	06/08/23	SOUTHEAST POOLS LLC	5118	JUNE POOL CLEANING SRVC	Monthly Maint	546176-53901	\$1,785.00
001	2302	06/08/23	SOUTHEAST POOLS LLC	5118	JUNE POOL CLEANING SRVC	Chemicals	546176-53901	\$299.00
001	2303	06/08/23	WASTE PRO	0001298537	JUNE 2023 WASTE PICKUP	Miscellaneous Field Expenses	531140-53901	\$228.86
001	2309	06/20/23	AQUATIC WEED CONTROL INC	83123	MAY 2023 WATER WAY SVCS	R&M-Aquatic Weed Control	546007-53901	\$915.00
001	2309	06/20/23	AQUATIC WEED CONTROL INC	84185	JUNE 2023 WATERWAY SVCS	R&M-Aquatic Weed Control	546007-53901	\$915.00
001	2310	06/20/23	CEPRA LANDSCAPE	O-N742	JUNE 2023 LANDSCAPE MAINT	TREE REPLACEMENT	546300-53901	\$8,621.00
001	2314	07/06/23	CEPRA LANDSCAPE	O-N755	LANDSCAPE MAINT JUNE 2023	Landscape Maintenance	546300-53901	\$2,430.00
001	2315	07/06/23	COBB & COLE, P.A.	37146	LEGAL FEES THRU MAY 2023	Professional Fees -- Attorney	531058-51401	\$545.00
001	2316	07/06/23	DAVID G WILLIAMSON	061523	PEST CONTROL 6/15/23	Amenity Maintenance & Repairs	546176-53901	\$69.00
001	2317	07/06/23	KIMLEY-HORN AND ASSOCIATES, INC	049025000-0523	ENGG SVCS THRU MAY 2023	Professional Fees -- Engineer	531013-51501	\$140.00
001	2320	07/06/23	WASTE PRO	0001305042	REFUSE REMOVAL 7/1-7/31/23	Miscellaneous Field Expenses	531140-53901	\$228.07
001	2323	07/17/23	INFRAMARK, LLC.	97024		Professional Fees -- Manager	531027-51201	\$4,120.00
001	2323	07/17/23	INFRAMARK, LLC.	97024		Postage	541010-51301	\$12.00
001	2323	07/17/23	INFRAMARK, LLC.	97024		Miscellaneous Field Expenses	531140-53901	\$2,083.33
001	2323	07/17/23	INFRAMARK, LLC.	97024		Miscellaneous Field Expenses	531140-53901	\$241.73
001	DD164	05/08/23	AT&T - ACH	04152023-5056 ACH	BILL PRD 4/16-5/15/23	Contingency	549900-51301	\$187.25
001	DD166	05/08/23	FPL - ACH	04272023-88312 ACH	BILL PRD 3/28-4/27/23	Street Lights	543013-53901	\$3,949.45
001	DD167	05/22/23	VOLUSIA COUNTY WATER - ACH	050123 ACH	3/21/23-4/21/23 UTILITIES	Miscellaneous Field Expenses	531140-53901	\$1,440.08
001	DD168	05/12/23	FPL - ACH	05012023-67280 ACH	BILL PRD 4/3-5/1/23 CLUBHOUSE	CLUBHOUSE	531140-53901	\$1,303.61
001	DD169	06/06/23	AT&T - ACH	05152023-5056 ACH	BILL PRD 5/16-6/15/23	Contingency	549900-51301	\$203.30
001	DD170	06/06/23	FPL - ACH	05262023-88312 ACH	BILL PRD 4/27-5/26/23	Street Lights	543013-53901	\$3,934.09

RIVINGTON

Community Development District

**Payment Register by Fund
For the Period from 05/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD171	06/22/23	VOLUSIA COUNTY WATER - ACH	060123 ACH	BILL PRD 4/21-5/21/23	Miscellaneous Field Expenses	531140-53901	\$1,452.51
001	DD172	06/12/23	FPL - ACH	060123-0204267280	BILL PRD 5/1-6/1/23 CLUBHOUSE	CLUBHOUSE	531140-53901	\$1,359.22
001	DD173	07/07/23	AT&T - ACH	061523-5056 ACH	6/16-7/15/23 INTERNET	Contingency	549900-51301	\$203.30
001	DD174	07/08/23	FPL - ACH	06272023-88312 ACH	BILL PRD 5/26-6/27/23	Street Lights	543013-53901	\$3,874.91
001	DD175	07/14/23	FPL - ACH	07032023-67280 ACH	BILL PRD 6/1-7/3/23	CLUBHOUSE	531140-53901	\$1,378.90
001	DD176	07/24/23	VOLUSIA COUNTY WATER - ACH	063023 ACH	BILL PRD 5/21-6/21/23	Miscellaneous Field Expenses	531140-53901	\$940.88
001	2305	06/19/23	JEFFREY M. READER	PAYROLL	June 19, 2023 Payroll Posting			\$184.70
001	2306	06/19/23	DEBRA R. USHKOWITZ	PAYROLL	June 19, 2023 Payroll Posting			\$184.70
001	2307	06/19/23	RICHARD S. COSTA	PAYROLL	June 19, 2023 Payroll Posting			\$184.70
001	2308	06/19/23	MARLENE DEMARCO	PAYROLL	June 19, 2023 Payroll Posting			\$184.70
Fund Total								\$88,246.48

SERIES 2020 - DEBT SERVICE FUND - 201

201	2284	05/03/23	RIVINGTON CDD C/O US BANK	050123-1	TRFR OF TAX RECEIPTS SERIES 2020	Due From Other Funds	131000	\$2,417.09
201	2312	06/23/23	RIVINGTON CDD C/O US BANK	061623-1	TRFR TAX RECEIPTS SERIES 2020	Due From Other Funds	131000	\$20,610.40
201	2318	07/06/23	RIVINGTON CDD C/O US BANK	062423-2	TRFR OF TAX RECEIPTS SERIES 2020	Due From Other Funds	131000	\$1,837.53
Fund Total								\$24,865.02

SERIES 2022 - DEBT SERVICE FUND - 202

202	2285	05/03/23	RIVINGTON CDD C/O US BANK	050123-2	TRFR OF TAX RECEIPTS SERIES 2022	Due From Other Funds	131000	\$512.27
202	2311	06/20/23	RIVINGTON CDD C/O US BANK	061323-1	REIMB SER 2022 ACQ/CONST ACCT FY22 OPYMT	Due From Other Funds	131000	\$66,102.45
202	2313	06/23/23	RIVINGTON CDD C/O US BANK	061623-2	TRFR TAX RECEIPTS SERIES 2022	Due From Other Funds	131000	\$4,368.05
202	2319	07/06/23	RIVINGTON CDD C/O US BANK	062423-3	TRFR OF TAX RECEIPTS SERIES 2022	Due From Other Funds	131000	\$389.43
Fund Total								\$71,372.20

SERIES 2020 - CAPITAL PROJECTS FUND - 301

301	2282	05/03/23	THE BRIAR TEAM	4732	PH1 FINAL RETAINAGE - FR#50 CP	Capital Improvements	563001-53900	\$4,796.20
301	2299	05/31/23	EDEN SITE DEVELOPMENT, INC.	4	RIVINGTON PH4 - EDEN PAY APP 4 THRU 4/30/23	Capital Improvements	563001-53900	\$1,058,744.69
301	2300	05/31/23	THE BRIAR TEAM	5180	RIVINGTON PHASE 2 - BRIAR TEAM PAY APP 14 THRU 3	Capital Improvements	563001-53900	\$292,844.72
301	2304	06/14/23	EDEN SITE DEVELOPMENT, INC.	5	EDEN PH4 PAY APP 5 THRU 5/31/23	Capital Improvements	563001-53900	\$581,193.42
301	2321	07/17/23	ASSOCIATED CONSTRUCTION PRODUCTS, INC.	23758.001A	Pay App 1 for Ph 4 Materials	Capital Improvements	563001-53900	\$25,518.80
301	2322	07/17/23	EDEN SITE DEVELOPMENT, INC.	6	RIVINGTON PH4 - PAY APP 6	Capital Improvements	563001-53900	\$15,775.01
301	2324	07/17/23	MACK INDUSTRIES, INC.	MCI000136281	MATERIALS - PHASE 4	Capital Improvements	563001-53900	\$8,418.00
301	2325	07/17/23	MACK INDUSTRIES, INC.	MCI000136120	MATERIALS - PHASE 4	Capital Improvements	563001-53900	\$30,673.00
301	2326	07/17/23	MACK INDUSTRIES, INC.	MCI000136303	MATERIALS - PHASE 4	Capital Improvements	563001-53900	\$6,050.00
301	2327	07/17/23	RINKER MATERIALS	26797815	MAINT SUPPLIES	Capital Improvements	563001-53900	\$33,066.00
301	2328	07/17/23	RINKER MATERIALS	26798134	REPAIRS PH4	Capital Improvements	563001-53900	\$11,040.00
301	2329	07/17/23	RINKER MATERIALS	26798135	REPAIRS PHS 4	Capital Improvements	563001-53900	\$11,040.00
301	2330	07/17/23	RINKER MATERIALS	26798136	REPAIRS PHS 4	Capital Improvements	563001-53900	\$12,260.00
301	2331	07/17/23	RINKER MATERIALS	26806761	REPAIRS PH 4	Capital Improvements	563001-53900	\$56,372.00

RIVINGTON

Community Development District

**Payment Register by Fund
For the Period from 05/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
301	2332	07/17/23	RINKER MATERIALS	26815534	REPAIRS PH4	Capital Improvements	563001-53900	\$7,782.00
301	2333	07/17/23	RINKER MATERIALS	26824233	REPAIRS PH4	Capital Improvements	563001-53900	\$9,422.00
301	2334	07/17/23	RINKER MATERIALS	26833321	REPAIRS PH4	Capital Improvements	563001-53900	\$10,042.00
301	2335	07/17/23	RINKER MATERIALS	26918652	REPAIRS PH4	Capital Improvements	563001-53900	\$9,022.00
301	2336	07/17/23	THE BRIAR TEAM	5182	RIVINGTON PH2 - PAY APP 15 REVISED (PARTIAL PYMT	Capital Improvements	563001-53900	\$216,507.57
Fund Total								\$2,400,567.41

Total Checks Paid	\$2,585,051.11
--------------------------	-----------------------

Subsection 3C

Funding Requests

**Rivington CDD
Funding Request #52
Capital Projects
05/31/23**

Description	Amount		Ratification or Approval	Comments
Eden Site Development, Inc Pay Application #5 for May	<u>\$581,193.42</u>	<u>\$581,193.42</u>	R	for ratification
Total Funding Request		<u><u>\$581,193.42</u></u>		

**Rivington CDD
Funding Request #53
Capital Projects
06/30/23**

Description	Amount	Amount	Ratification or Approval	Comments
Eden Site Development, Inc				
Pay Application #6 for June	\$15,775.01	\$15,775.01	R	for ratification
The Briar Team LLC				
Pay Application #15-Revised for March	\$293,610.00	\$293,610.00	R	for ratification
Credit (Series 2022 Req #13 Partial Credit)	(77,102.43)	(77,102.43)	R	for ratification
Associated Construction Products				
Pay Application #1 for May	\$25,518.80	\$25,518.80	R	for ratification
Tremron				
Invoice #27146057	\$3,974.80	\$3,974.80	R	for ratification
Invoice #27146058	\$4,067.20	\$4,067.20	R	for ratification
Invoice #27146059	\$4,067.20	\$4,067.20	R	for ratification
Mack Industries				
Invoice #MCI000136120	\$30,673.00	\$30,673.00	R	for ratification
Invoice #MCI000136281	\$8,418.00	\$8,418.00	R	for ratification
Invoice #MCI000136303	\$6,050.00	\$6,050.00	R	for ratification
Rinker Materials				
Invoice #26797815	\$33,066.00	\$33,066.00	R	for ratification
Invoice #26798134	\$11,040.00	\$11,040.00	R	for ratification
Invoice #26798135	\$11,040.00	\$11,040.00	R	for ratification
Invoice #26798136	\$12,260.00	\$12,260.00	R	for ratification
Invoice #26806761	\$56,372.00	\$56,372.00	R	for ratification
Invoice #26815534	\$7,782.00	\$7,782.00	R	for ratification
Invoice #26824233	\$9,422.00	\$9,422.00	R	for ratification
Invoice #26833321	\$10,042.00	\$10,042.00	R	for ratification
Invoice #26918652	\$9,022.00	\$9,022.00	R	for ratification
Total Funding Request		\$475,097.58		

**Rivington CDD
Funding Request #54
Capital Projects
07/31/23**

<u>Description</u>	<u>Amount</u>	<u>Ratification or Approval</u>	<u>Comments</u>
Eden Site Development			
Pay Application #7	\$24,595.15	R	for ratification
Pay Application #8	<u>\$221,698.37</u>	R	for ratification
Total Funding Request	<u><u>\$246,293.52</u></u>		

Subsection 3D

Purchase Orders, Change Orders, and Requisitions

RIVINGTON CDD
Contract with The Briar Team - Phase 2

Contract/Change Order/ Construction Pay App	Date	Description	Amount	Balance (Cumulative)	Pay Applications	Change Orders
Original	December 11, 2019	Assignment of Contract to District	\$8,632,852.98	\$8,632,852.98		
change order #1	September 10, 2021	Phase 2 public improvements	\$75,604.72	\$8,708,457.70		\$75,604.72
change order #2	September 24, 2021	Phase 2 public improvements	(\$10,022.43)	\$8,698,435.27		(\$10,022.43)
change order #4	October 20, 2021	Phase 2 public improvements	(\$890,460.51)	\$7,807,974.76		(\$890,460.51)
change order #3	October 25, 2021	Phase 2 public improvements	\$152,894.23	\$7,960,868.99		\$152,894.23
change order #5	November 8, 2021	Phase 2 public improvements	(\$141,073.32)	\$7,819,795.67		(\$141,073.32)
change order #6	November 18, 2021	Phase 2 public improvements	(\$10,010.79)	\$7,809,784.88		(\$10,010.79)
change order #7	November 23, 2021	Phase 2 public improvements	\$84,449.55	\$7,894,234.43		\$84,449.55
pay app #1	November 30, 2021	Phase 2 public improvements, through November	(\$588,963.13)	\$7,305,271.30	(\$588,963.13)	
pay app #2	December 31, 2021	Phase 2 public improvements, through December	(\$366,471.87)	\$6,938,799.43	(\$366,471.87)	
pay app #3	January 31, 2022	Phase 2 public improvements, through January	(\$507,969.98)	\$6,430,829.45	(\$507,969.98)	
change order #8	January 31, 2022	Phase 2 public improvements	\$310,775.78	\$6,741,605.23		\$310,775.78
change order #9	February 17, 2022	Phase 2 public improvements	(\$20,509.54)	\$6,721,095.69		(\$20,509.54)
change order #10	February 17, 2022	Phase 2 public improvements	(\$5,499.90)	\$6,715,595.79		(\$5,499.90)
change order #11	February 17, 2022	Phase 2 public improvements	(\$647.53)	\$6,714,948.26		(\$647.53)
change order #12	February 25, 2022	Phase 2 public improvements	\$184,000.00	\$6,898,948.26		\$184,000.00
pay app #4	February 28, 2022	Phase 2 public improvements, through February	(\$47,811.84)	\$6,851,136.42	(\$47,811.84)	
change order #13	March 21, 2022	Phase 2 public improvements	\$7,520.96	\$6,858,657.38		\$7,520.96
pay app #5	March 31, 2022	Phase 2 public improvements, through March	(\$894,599.14)	\$5,964,058.24	(\$894,599.14)	
pay app #6	April 30, 2022	Phase 2 public improvements, through April	(\$499,013.40)	\$5,465,044.84	(\$499,013.40)	
change order #14	May 10, 2022	Phase 2 public improvements	\$1,980.00	\$5,467,024.84		\$1,980.00
pay app #7	May 31, 2022	Phase 2 public improvements, through May	(\$506,274.28)	\$4,960,750.56	(\$506,274.28)	
pay app #8	June 30, 2022	Phase 2 public improvements, through June	(\$902,535.31)	\$4,058,215.25	(\$902,535.31)	
pay app #9	July 31, 2022	Phase 2 public improvements, through July	(\$1,257,118.81)	\$2,801,096.44	(\$1,257,118.81)	
change order #16	August 11, 2022	Phase 2 public improvements	\$7,405.00	\$2,808,501.44		\$7,405.00
change order #15	August 16, 2022	Phase 2 public improvements	(\$1,032.90)	\$2,807,468.54		(\$1,032.90)
pay app #10	August 31, 2022	Phase 2 public improvements, through August	(\$857,222.09)	\$1,950,246.45	(\$857,222.09)	
change order #17	September 2, 2022	Phase 2 public improvements	\$21,457.00	\$1,971,703.45		\$21,457.00
change order #18	September 8, 2022	Phase 2 public improvements	\$13,744.96	\$1,985,448.41		\$13,744.96
change order #19	September 14, 2022	Phase 2 public improvements	\$82,718.00	\$2,068,166.41		\$82,718.00
pay app #11	September 30, 2022	Phase 2 public improvements, through September	(\$653,020.74)	\$1,415,145.67	(\$653,020.74)	
pay app #12	October 31, 2022	Phase 2 public improvements, through October	(\$498,288.77)	\$916,856.90	(\$498,288.77)	
change order #20	November 18, 2022	Phase 2 public improvements	\$49,072.60	\$965,929.50		\$49,072.60
change order #21	January 13, 2023	Phase 2 public improvements	\$8,586.52	\$974,516.02		\$8,586.52
change order #22	January 31, 2023	Phase 2 public improvements	\$18,021.51	\$992,537.53		\$18,021.51
change order #23	January 31, 2023	Phase 2 public improvements	\$45,416.10	\$1,037,953.63		\$45,416.10
change order #24	February 7, 2023	Phase 2 public improvements	\$5,632.00	\$1,043,585.63		\$5,632.00
pay app #13	February 28, 2023	Phase 2 public improvements, through February	(\$421,071.71)	\$622,513.92	(\$421,071.71)	
change order #25	March 30, 2023	Phase 2 public improvements	\$123,940.80	\$746,454.72		\$123,940.80
pay app #14	March 31, 2023	Phase 2 public improvements, through March	(\$292,844.72)	\$453,610.00	(\$292,844.72)	
pay app #15	March 31, 2023	Phase 2 public improvements, through March	(\$293,610.00)	\$160,000.00	(\$293,610.00)	
				Totals	(\$8,586,815.79)	\$113,962.81

Net Contract Balance (original less change orders)

\$8,746,815.79

RIVINGTON CDD
Contract with Eden Site Development, Inc. - Phase 4

Contract/Change Order/ Construction Pay App	Date	Description	Amount	Balance (Cumulative)	Pay Applications	Change Orders
Original	December 11, 2019	Assignment of Contract to District	\$915,982.45	\$915,982.45		
pay app #1	January 31, 2023	Phase 4 public improvements, through January	(\$33,242.06)	\$882,740.39	(\$33,242.06)	
pay app #2	February 28, 2023	Phase 4 public improvements, through February	(\$112,153.85)	\$770,586.54	(\$112,153.85)	
pay app #3	March 31, 2023	Phase 4 public improvements, through March	(\$169,580.93)	\$601,005.61	(\$169,580.93)	
pay app #4	April 30, 2023	Phase 4 public improvements, through April	(\$1,058,744.69)	(\$457,739.08)	(\$1,058,744.69)	
pay app #5	May 31, 2023	Phase 4 public improvements, through May	(\$581,193.42)	(\$1,038,932.50)	(\$581,193.42)	
pay app #6	June 30, 2023	Phase 4 public improvements, through June	(\$15,775.01)	(\$1,054,707.51)	(\$15,775.01)	
				Totals	(\$1,970,689.96)	\$0.00
Net Contract Balance (original less change orders)						\$915,982.45

RIVINGTON CDD
Vendor: Mack Concrete
Phase 4 - District Direct Purchase

Purchase Order/Change Order	Date	Purpose	Amount	Direct Purchase Balance (Cumulative)
#23-02-14-1	February 14, 2023	Phase 4 - Materials	\$39,091.00	\$39,091.00
Change Order #1	March 27, 2023	Phase 4 - Add On Materials	\$6,050.00	\$45,141.00
Invoice #MCI000136120	April 10, 2023	Phase 4 - Materials	-\$30,673.00	\$14,468.00
Invoice #MCI000136281	April 19, 2023	Phase 4 - Materials	-\$8,418.00	\$6,050.00
Invoice #MCI000136303	April 20, 2023	Phase 4 - Materials	-\$6,050.00	\$0.00

RIVINGTON CDD
Vendor: Rinker Materials
Phase 4 - District Direct Purchase

Purchase Order/Change Order/Inv	Date	Purpose	Amount	Direct Purchase Balance (Cumulative)
#23-02-14-2	February 14, 2023	Phase 4 - Materials	\$125,024.00	\$125,024.00
change order #1	March 30, 2023	Phase 4 - Materials	\$35,077.00	\$160,101.00
Invoice #26797815	April 6, 2023	Phase 4 - Materials	-\$33,066.00	\$127,035.00
Invoice #26798134	April 6, 2023	Phase 4 - Materials	-\$11,040.00	\$115,995.00
Invoice #26798135	April 6, 2023	Phase 4 - Materials	-\$11,040.00	\$104,955.00
Invoice #26798136	April 6, 2023	Phase 4 - Materials	-\$12,260.00	\$92,695.00
Invoice #26806761	April 7, 2023	Phase 4 - Materials	-\$56,372.00	\$36,323.00
Invoice #26815534	April 10, 2023	Phase 4 - Materials	-\$7,782.00	\$28,541.00
Invoice #26824233	April 7, 2023	Phase 4 - Materials	-\$9,422.00	\$19,119.00
Invoice #26833321	April 12, 2023	Phase 4 - Materials	-\$10,042.00	\$9,077.00

RIVINGTON CDD
Vendor: Associated Construction Products, Inc.
Phase 4 - District Direct Purchase

Purchase Order/Change Order	Date	Purpose	Amount	Direct Purchase Balance (Cumulative)
#23-03-23-1	March 23, 2023	Phase 4 - Materials	\$77,013.00	\$77,013.00
pay app 1	May 31, 2023	Phase 4 - Materials	-\$25,518.80	\$51,494.20

Note: Invoices from Tremron reduced balance. Invoice # 27146057, 27146058, 27146059

Subsection 3E

Meeting Schedule

**RIVINGTON COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING SCHEDULE**

The regular meeting schedule of the Board of Supervisors of the Rivington Community Development District for fiscal year 2024 shall be held generally on the last Wednesday of every other month on the following dates at 11:30 a.m., at Rivington recreation center 833 Terrapin Drive, DeBary, Florida 32713, unless noted otherwise. Additional meetings may be scheduled as items of business dictate, and meetings may be rescheduled or canceled.

November 29, 2023
January 31, 2024
March 27, 2024
May 29, 2024
July 31, 2024
September 25, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Meetings may be continued to a date, time, and location to be specified on the record at the meetings.

Anyone wishing to participate in such meetings via communications media technology should contact the District Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.RivingtonCDD.org.

There may be occasions when Supervisors or staff will participate via telephone or other communication media technology. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 566-1935 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angel Montagna, District Manager

Publication Date: October 5, 2023

Subsection 3F

Fiscal Year 2022 Audit

**Rivington
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Rivington Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Rivington Community Development District
City of DeBary, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Rivington Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rivington Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Rivington Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Rivington Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 22, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Rivington Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 22, 2023

**Rivington Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Rivington Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components: 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Rivington Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including construction in progress, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022:

- ◆ The District's total assets exceeded total liabilities by \$3,367,496 (net position). The District's net investment in capital assets was \$4,676,531. Restricted net position was \$518,431 and unrestricted net position was \$(1,827,466).
- ◆ Governmental activities revenues totaled \$3,544,872 while governmental activities expenses totaled \$1,118,620.

**Rivington Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

	Net Position	
	Governmental Activities	
	2022	2021
Current assets	\$ 168,873	\$ 987,652
Restricted assets	970,211	740,490
Capital assets	22,813,519	11,385,250
Total Assets	<u>23,952,603</u>	<u>13,113,392</u>
Current liabilities	2,694,049	2,426,067 *
Non-current liabilities	17,891,058	9,746,081 *
Total Liabilities	<u>20,585,107</u>	<u>12,172,148</u> *
Net Position		
Net investment in capital assets	4,676,531	1,106,291 *
Restricted net position	518,431	443,103
Unrestricted net position	<u>(1,827,466)</u>	<u>(608,150)</u> *
Total Net Position	<u>\$ 3,367,496</u>	<u>\$ 941,244</u>

*Restated

The decrease in current assets is the result of the decrease in amounts due from the developer.

The increase in restricted assets and restricted net position is related to special assessment prepayments received in the current year.

The increase in capital assets and net investment in capital assets is related to the increase in construction in progress in the current year.

The increase in non-current liabilities is due to the increase in bonds payable and notes payable in the current year.

**Rivington Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 1,004,171	\$ 968,533
Operating grants and contributions	-	18,103
Capital grants and contributions	2,533,233	- *
General Revenues		
Miscellaneous revenues	450	-
Investment earnings	7,018	14
Total Revenues	<u>3,544,872</u>	<u>986,650</u>
Expenses		
General government	161,927	109,275
Physical environment	62,736	-
Culture/recreation	21,669	-
Interest and other charges	872,288	268,135
Total Expenses	<u>1,118,620</u>	<u>377,410</u>
Change in Net Position	2,426,252	609,240
Net Position - Beginning of Year	<u>941,244</u>	<u>332,004</u> *
Net Position - End of Year	<u>\$ 3,367,496</u>	<u>\$ 941,244</u> *

*Restated

The increase in charges for services is due to the collection of special assessments in the current year.

The increase in capital grants and contributions is related to an increase in developer funded capital projects in the current year.

The increase in general government is the result of increased electricity and field operation costs in the current year.

**Rivington Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The increase in interest and other charges is primarily due to the cost of issuance of long-term debt in the current year.

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

	Governmental Activities	
	2022	2021
Land	\$ 500,000	\$ -
Construction in progress	19,731,966	11,385,250
Buildings and improvements	1,442,208	-
Improvements other than buildings	900,000	-
Infrastructure	125,000	-
Equipment	130,000	-
Accumulated depreciation	(15,655)	-
Totals	\$ 22,813,519	\$ 11,385,250

Current year activity consisted of additions to land of \$500,000, construction in progress of \$10,943,924 and transfers from construction in progress of \$2,597,208, to improvements other than buildings of \$900,000, buildings and improvements of \$1,442,208, infrastructure of \$125,000 and equipment of \$130,000 and depreciation of \$15,655.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less amenity maintenance and supervisor fees than anticipated.

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2020, the District issued \$7,250,000 Series 2020 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition and construction of the 2020 Project. As of September 30, 2022, the balance outstanding was \$6,250,000.

**Rivington Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- ◆ In March 2022, the District issued \$11,250,000 Series 2022 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition and construction of the 2022 Project. As of September 30, 2022, the balance outstanding was \$11,250,000.
- ◆ The District entered into an agreement with the Developer to provide funding advances for certain capital projects to be repaid in the future, to the extent funds are available. As of September 30, 2022, the District received Developer advances totaling \$6,824,313 and repaid the Developer \$5,959,393. The Developer advance balance as of September 30, 2022 was \$864,920.

Economic Factors and Next Year's Budget

Rivington Community Development District is in the process of construction within the District. The District does not expect any other economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Rivington Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Rivington Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Rivington Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 88,934
Due from developer	74,453
Deposits	5,486
Total Current Assets	<u>168,873</u>
Non-Current Assets	
Restricted Assets	
Investments	970,211
Capital Assets, Not Being Depreciated	
Land	500,000
Construction in progress	19,731,966
Capital Assets, Being Depreciated	
Buildings and improvements	1,442,208
Improvements other than buildings	900,000
Infrastructure	125,000
Equipment	130,000
Accumulated depreciation	(15,655)
Total Non-Current Assets	<u>23,783,730</u>
Total Assets	<u>23,952,603</u>
LIABILITIES	
Current Liabilities	
Accounts payable	43,068
Contracts payable	653,021
Retainage payable	1,300,797
Due to developer	1,002
Accrued interest	311,161
Bonds payable, current	385,000
Total Current Liabilities	<u>2,694,049</u>
Non-Current Liabilities	
Developer advance	864,920
Bonds payable, net	17,026,138
Total Non-Current Liabilities	<u>17,891,058</u>
Total Liabilities	<u>20,585,107</u>
NET POSITION	
Net investment in capital assets	4,676,531
Restricted for debt service	518,431
Unrestricted	(1,827,466)
Total Net Position	<u>\$ 3,367,496</u>

See accompanying notes to financial statements.

**Rivington Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities				
General government	\$ (161,927)	\$ 187,887	\$ -	\$ 25,960
Physical environment	(62,736)	72,909	2,533,233	2,543,406
Culture/recreation	(21,669)	6,989	-	(14,680)
Interest and other charges	(872,288)	736,386	-	(135,902)
Total Governmental Activities	<u>\$ (1,118,620)</u>	<u>\$ 1,004,171</u>	<u>\$ 2,533,233</u>	<u>2,418,784</u>
		General Revenues:		
			Miscellaneous revenues	450
			Investment earnings	7,018
			Total General Revenues	<u>7,468</u>
			Change in Net Position	2,426,252
			Net Position - October 1, 2021, Restated	<u>941,244</u>
			Net Position - September 30, 2022	<u>\$ 3,367,496</u>

See accompanying notes to financial statements.

**Rivington Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022**

	General	Debt Service 201	Debt Service 202	Capital Projects 301	Capital Projects 302	Total Governmental Funds
ASSETS						
Cash	\$ 88,934	\$ -	\$ -	\$ -	\$ -	\$ 88,934
Due from developer	-	-	-	8,351	66,102	74,453
Deposits	5,486	-	-	-	-	5,486
Restricted assets						
Investments, at fair value	-	390,377	578,285	670	879	970,211
Total Assets	<u>\$ 94,420</u>	<u>\$ 390,377</u>	<u>\$ 578,285</u>	<u>\$ 9,021</u>	<u>\$ 66,981</u>	<u>\$ 1,139,084</u>
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 12,363	\$ -	\$ -	\$ 30,705	\$ -	\$ 43,068
Contracts payable	-	-	-	653,021	-	653,021
Retainage payable	-	-	-	1,300,797	-	1,300,797
Due to developer	1,002	-	-	-	-	1,002
Total Liabilities	<u>13,365</u>	<u>-</u>	<u>-</u>	<u>1,984,523</u>	<u>-</u>	<u>1,997,888</u>
FUND BALANCES						
Nonspendable-deposits	5,486	-	-	-	-	5,486
Restricted:						
Debt service	-	390,377	578,285	-	-	968,662
Capital projects	-	-	-	-	66,981	66,981
Unassigned	75,569	-	-	(1,975,502)	-	(1,899,933)
Total Fund Balances	<u>81,055</u>	<u>390,377</u>	<u>578,285</u>	<u>(1,975,502)</u>	<u>66,981</u>	<u>(858,804)</u>
Total Liabilities and Fund Balances	<u>\$ 94,420</u>	<u>\$ 390,377</u>	<u>\$ 578,285</u>	<u>\$ 9,021</u>	<u>\$ 66,981</u>	<u>\$ 1,139,084</u>

See accompanying notes to financial statements.

**Rivington Community Development District
 RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
 TO NET POSITION OF GOVERNMENTAL ACTIVITIES
 September 30, 2022**

Total Governmental Fund Balances	\$ (858,804)
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p>	
Capital assets, Land, \$500,000, construction in progress, \$19,731,966, buildings and improvements, \$1,442,208, improvements other than buildings, \$900,000, infrastructure, \$125,000 and equipment, \$130,000, net of accumulated depreciation, \$(15,655), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	22,813,519
Long-term liabilities, including bonds payable, \$(17,500,000), net of bond discount, net, \$88,862, and developer advance, \$(864,920), are not due and payable in the current period and therefore, are not reported at the fund level.	(18,276,058)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(311,161)</u>
Net Position of Governmental Activities	<u><u>\$ 3,367,496</u></u>

See accompanying notes to financial statements.

**Rivington Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022**

	General	Debt Service 201	Debt Service 202	Capital Projects 301	Capital Projects 302	Total Governmental Funds
Revenues						
Special assessments	\$ 267,785	\$ 736,386	\$ -	\$ -	\$ -	\$ 1,004,171
Developer contributions	-	-	-	2,033,233	-	2,033,233
Investment earnings	-	1,308	1,831	1	3,878	7,018
Miscellaneous revenues	450	-	-	-	-	450
Total Revenues	<u>268,235</u>	<u>737,694</u>	<u>1,831</u>	<u>2,033,234</u>	<u>3,878</u>	<u>3,044,872</u>
Expenditures						
Current						
General government	161,671	256	-	-	-	161,927
Physical environment	62,736	-	-	-	-	62,736
Culture/recreation	6,014	-	-	-	-	6,014
Capital outlay	-	-	-	6,782,265	4,161,659	10,943,924
Debt service						
Principal	-	830,000	-	-	5,959,393	6,789,393
Interest	-	256,880	-	-	-	256,880
Other	-	-	-	-	412,747	412,747
Total Expenditures	<u>230,421</u>	<u>1,087,136</u>	<u>-</u>	<u>6,782,265</u>	<u>10,533,799</u>	<u>18,633,621</u>
Excess of revenues over/(under) expenditures	<u>37,814</u>	<u>(349,442)</u>	<u>1,831</u>	<u>(4,749,031)</u>	<u>(10,529,921)</u>	<u>(15,588,749)</u>
Other Financing Sources/(Uses)						
Issuance of long-term debt	-	-	654,117	3,424,251	10,595,883	14,674,251
Bond discount	-	-	(76,644)	-	-	(76,644)
Transfer in	-	-	-	669	1,019	1,688
Transfer out	-	(669)	(1,019)	-	-	(1,688)
Total Other financing Sources/(Uses)	<u>-</u>	<u>(669)</u>	<u>576,454</u>	<u>3,424,920</u>	<u>10,596,902</u>	<u>14,597,607</u>
Net Change in Fund Balances	37,814	(350,111)	578,285	(1,324,111)	66,981	(991,142)
Fund Balances - October 1, 2021	<u>43,241</u>	<u>740,488</u>	<u>-</u>	<u>(651,391) *</u>	<u>-</u>	<u>132,338</u>
Fund Balances - September 30, 2022	<u>\$ 81,055</u>	<u>\$ 390,377</u>	<u>\$ 578,285</u>	<u>\$ (1,975,502)</u>	<u>\$ 66,981</u>	<u>\$ (858,804)</u>

*Restated

See accompanying notes to financial statements.

**Rivington Community Development District
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
 TO THE STATEMENT OF ACTIVITIES
 For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$ (991,142)
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$10,943,924 and land contribution, \$500,000, exceeded depreciation, \$(15,655), in the current period.	11,428,269
The issuance of new long-term debt, \$(14,674,251), net of bond discount, \$76,644, is recognized as an other financing source at the fund level, however, at the government-wide level it increases liabilities.	(14,597,607)
Repayments of long-term debt are expenditures in the governmental funds, but the repayments reduce long-term liabilities at the government-wide level.	6,789,393
Bond discount does not use current resources and therefore, is amortized over the life of the bonds as interest expense at the government-wide level. This is the current year amortization.	(1,763)
At the fund level, interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrual.	<u>(200,898)</u>
Change in Net Position of Governmental Activities	<u><u>\$ 2,426,252</u></u>

See accompanying notes to financial statements.

Rivington Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 267,106	\$ 267,106	\$ 267,785	\$ 679
Miscellaneous revenues	-	-	450	450
Total Revenues	<u>267,106</u>	<u>267,106</u>	<u>268,235</u>	<u>1,129</u>
Expenditures				
Current				
General government	133,986	133,986	161,671	(27,685)
Physical environment	63,120	63,120	62,736	384
Culture Recreation	70,000	70,000	6,014	63,986
Total Expenditures	<u>267,106</u>	<u>267,106</u>	<u>230,421</u>	<u>36,685</u>
Net Change in Fund Balances	<u>-</u>	<u>-</u>	<u>37,814</u>	<u>37,814</u>
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>43,241</u>	<u>43,241</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 81,055</u>	<u>\$ 81,055</u>

See accompanying notes to financial statements.

Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Rivington Community Development District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District’s more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 3, 2018, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 12-18 of the City Council of the City of DeBary, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Rivington Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Rivington Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions and investment earnings. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Funds – The Debt Service Funds 201 and 202 account for debt service requirements to retire Special Assessment Revenue Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Funds 301 and 302 account for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Rivington Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, construction in progress, buildings and improvements, improvements other buildings, infrastructure equipment are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	20-50 years
Improvements other than buildings	10-30 years
Infrastructure	20 years
Equipment	20 years

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Bond Discounts

Bond discounts associated with the issuance of bonds are amortized over the life of the bonds using the straight-line method.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$(858,804), differs from “net position” of governmental activities, \$3,367,496, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 500,000
Construction in progress	19,731,966
Buildings and improvements	1,442,208
Improvements other than buildings	900,000
Infrastructure	125,000
Equipment	130,000
Accumulated depreciation	<u>(15,655)</u>
Total	<u>\$ 22,813,519</u>

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (17,500,000)
Bond discount, net	88,862
Notes payable	<u>(864,920)</u>
Bonds payable, net	<u>\$ (18,276,058)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (311,161)</u>
------------------	---------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(991,142), differs from the “change in net position” for governmental activities, \$2,426,252, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 10,943,924
Contribution of land	500,000
Depreciation	<u>(15,655)</u>
Total	<u>\$ 11,428,269</u>

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of principal are reported as an expenditure and debt issuance as an other financing source in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Issuance of new long-term debt	\$ (14,674,251)
Bond discount	76,644
Bond principal payments	<u>6,789,393</u>
Total	<u>\$ (7,808,214)</u>

Amortization expense of the bond discount does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of bond discount	<u>\$ (1,763)</u>
-------------------------------	-------------------

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (200,898)</u>
------------------	---------------------

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$107,453 and the District's carrying value was \$88,934. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturity	Fair Value
First American Government Obligation Fund	18 days*	\$ 970,211

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District’s own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District’s investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The investment in First American Government Obligation Fund is rated AAAM by Standards and Poor’s.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligations Fund represent 100% of the District’s investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental activities:</u>				
Capital assets, not depreciated:				
Land	\$ -	\$ 500,000	\$ -	\$ 500,000
Construction in progress	11,385,250	10,943,924	(2,597,208)	19,731,966
Total capital assets, not depreciated	<u>11,385,250</u>	<u>11,443,924</u>	<u>(2,597,208)</u>	<u>20,231,966</u>
Capital assets, depreciated:				
Buildings and improvements	-	1,442,208	-	1,442,208
Improvements other than buildings	-	900,000	-	900,000
Infrastructure	-	125,000	-	125,000
Equipment	-	130,000	-	130,000
Accumulated depreciation	-	(15,655)	-	(15,655)
Total capital assets, depreciated	<u>-</u>	<u>2,581,553</u>	<u>-</u>	<u>2,581,553</u>
Total capital assets, net	<u>\$ 11,385,250</u>	<u>\$ 14,025,477</u>	<u>\$ (2,597,208)</u>	<u>\$ 22,813,519</u>

Depreciation of \$15,655 was charged to culture/recreation.

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the period ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 10,480,062
Issuance of long-term debt	14,674,251
Principal payments	<u>(6,789,393)</u>
Long-term debt at September 30, 2022	18,364,920
Bond discount, net	<u>(88,862)</u>
Long-term Debt, Net at September 30, 2022	<u>\$ 18,276,058</u>

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

District bonded debt is comprised of the following at September 30, 2022:

Special Assessment Revenue Bonds

\$7,250,000 Series 2020 Special Assessment Revenue Bonds maturing through 2050, at various interest rates between 2.875% and 4.000%, payable May 1 and November 1. Current portion is \$180,000 \$ 6,250,000

\$11,250,000 Series 2022 Special Assessment Revenue Bonds maturing through 2052, at various interest rates between 3.25% and 4%, payable May 1 and November 1. Current portion is \$205,000. \$ 11,250,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 385,000	\$ 708,324	\$ 1,093,324
2024	350,000	659,282	1,009,282
2025	360,000	648,412	1,008,412
2026	375,000	637,237	1,012,237
2027	385,000	624,869	1,009,869
2028-2032	2,140,000	2,914,590	5,054,590
2033-2037	2,585,000	2,485,964	5,070,964
2038-2042	3,150,000	1,938,500	5,088,500
2043-2047	3,840,000	1,259,000	5,099,000
2048-2052	3,930,000	441,200	4,371,200
Totals	<u>\$ 17,500,000</u>	<u>\$ 12,317,378</u>	<u>\$ 29,817,378</u>

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Revenue Bonds

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030, at the redemption price of 100% of the principal amount to be rendered plus accrued interest to the date of redemption. The Series 2020 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2032, at the redemption price of 100% of the principal amount to be rendered plus accrued interest to the date of redemption. The Series 2022 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2020 Bonds. The Series 2022 Reserve Account was funded from the proceeds of the Series 2022 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2022 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2020	\$ 205,033	\$ 182,400
Special Assessment Revenue Bonds, Series 2022	\$ 321,470	\$ 321,470

**Rivington Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

Developer Advance

The District entered into an agreement with the Developer to provide funding advances for certain capital projects to be repaid in the future, to the extent funds are available. As of September 30, 2022, the District received Developer advances totaling \$6,824,313 and repaid the Developer \$5,959,393. The Developer advance balance as of September 30, 2022 was \$864,920.

NOTE F – ECONOMIC DEPENDENCY

The Developers own a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2022, all board members are affiliated with the Developers.

NOTE G – SUBSEQUENT EVENT

The District made prepayments on the Series 2020 Bonds in November 2022 and February 2023 in the amounts of \$50,000 and \$50,000, respectively. The prepayment in November 2022 is included in the current portion of bonds payable as of September 30, 2022.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage.

NOTE I – RESTATEMENT OF NET POSITION/FUND BALANCE

Fund balance for the Capital Projects Fund and net position for Governmental Activities were restated to properly reflect developer advances and certain related balances.

Governmental Activities

Net Position, October 1, 2021, as previously reported	\$ 4,992,697
Due from Developer	(651,391)
Developer advance	<u>(3,400,062)</u>
Net Position, October 1, 2021, Restated	<u>\$ 941,244</u>

Capital Projects Fund

Fund Balance, October 1, 2021, as previously reported	\$ -
Due from Developer	(651,391)
Fund Balance, October 1, 2021, Restated	<u>\$ (651,391)</u>



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rivington Community Development District
City of DeBary, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Rivington Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 22, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Rivington Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rivington Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Rivington Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
Rivington Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Rivington Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 22, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Rivington Community Development District
City of DeBary, Florida

Report on the Financial Statements

We have audited the financial statements of the Rivington Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated June 22, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Rivington Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Rivington Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
Rivington Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Rivington Community Development District. It is management's responsibility to monitor the Rivington Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Rivington Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 9
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$15,109,337
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: Total additions to capital improvements were \$6,135,661, and construction in progress were \$10,187,154.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Rivington Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$800, Debt Service Fund, \$688 - \$1,784.
- 2) The amount of special assessments collected by or on behalf of the District: \$1,004,171
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2020 Bonds, \$6,250,000, matures May 1, 2050 and Series 2022 Bonds, \$11,250,000, matures May 2052.



To the Board of Supervisors
Rivington Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank".

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 22, 2023



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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Rivington Community Development District
City of DeBary, Florida

We have examined Rivington Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Rivington Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Rivington Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Rivington Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Rivington Community Development District's compliance with the specified requirements.

In our opinion, Rivington Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 22, 2023

Section 4

Budget Hearing

Subsection 4A

Proposed Budget

Rivington
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year Budget 2024

Version 4 - Modified Tentative Budget:
(Printed on 8/15/2023 at 10:05am)

Prepared by:



RIVINGTON

Community Development District

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Rivington
Community Development District

Operating Budget
Fiscal Year Budget 2024

RIVINGTON

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUL 2023	AUG- SEP 2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES						
Special Assmnts- Tax Collector	243,200	\$ 284,799	\$ 284,799	\$ -	\$ 284,799	\$ 388,416
Special Assmnts- CDD Collected	33,634	414,851	103,663	-	103,663	170,297
Special Assmnts- Discounts	(9,049)	(11,392)	(9,971)	-	(9,971)	(15,537)
Access Cards	450	-	875	-	875	225
TOTAL REVENUES	268,235	688,258	379,366	-	379,366	543,401
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	4,200	6,000	3,000	3,000	6,000	6,000
FICA Taxes	321	459	230	230	460	459
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	9,096	15,000	1,134	10,000	11,134	15,000
ProfServ-Mgmt Consulting	48,000	49,440	41,200	8,240	49,440	50,923
ProfServ-Property Appraiser	91	712	108	-	108	291
ProfServ-Tax Collector	65	712	77	-	77	291
ProfServ-Trustee Fees	4,041	10,000	8,081	-	8,081	10,000
Attorney Fees	19,506	20,000	9,545	7,500	17,045	20,000
Auditing Services	3,350	5,000	3,300	-	3,300	3,300
Travel and Per Diem	-	100	-	-	-	100
Communication - Telephone	-	200	-	-	-	-
Telephone, Cable & Internet Service	-	-	-	-	-	2,247
Postage	239	600	78	30	108	600
Insurance	5,175	7,763	21,236	-	21,236	30,000
Printing and Binding	-	200	-	100	100	200
Legal Advertising	7,037	6,000	1,152	500	1,652	6,000
Misc-Contingency	955	1,500	1,989	400	2,389	1,500
Other Current Charges	-	500	138	-	138	500
Website Expense	3,064	3,500	1,553	100	1,653	3,500
Office Supplies	-	200	-	100	100	200
Dues, Licenses, Subscriptions	175	175	175	-	175	175
Capital Outlay	-	1,000	-	100	100	1,000
Total Administrative	106,315	130,061	92,996	31,300	124,296	153,287
<i>Field</i>						
ProfServ-Field Management	-	-	-	-	-	25,750
Field Operations	22,563	11,000	55,463	11,093	66,556	-
Electricity - General	-	-	-	-	-	19,200
Electricity - Streetlights	33,322	85,000	37,820	7,564	45,384	100,000
Utility - Water & Sewer	-	-	-	-	-	11,160
Waste Removal	-	-	-	-	-	4,000
R&M-Aquatic Weed Control	5,060	9,500	9,315	1,830	11,145	10,980
R&M-Emergency & Disaster Relief	-	-	10,179	-	10,179	-
Amenity Maintenance & Repairs	14,365	70,000	41,108	30,000	71,108	35,000
Contracts-Pools	-	-	-	-	-	21,420
R&M-Pools	-	-	-	-	-	6,000

RIVINGTON

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUL 2023	AUG- SEP 2023	PROJECTED FY 2023	BUDGET FY2024
Amenity Center Pest Control	-	-	-	-	-	828
Landscape Maintenance	57,676	80,000	93,636	17,242	110,878	-
Contracts-Landscape	-	-	-	-	-	103,452
R&M-Other Landscape	-	-	-	-	-	10,000
R&M-Irrigation	-	-	-	-	-	10,000
Total Field	132,986	255,500	247,521	67,729	315,250	357,790
Reserves						
First-Quarter Operating Expenses		97,000	-	-	-	-
Assessment Stabilization		100,000	-	-	-	-
Amenity Center Facilities		25,400	-	-	-	-
Landscape Enhancements or Replacements		30,000	-	-	-	-
Miscellaneous Projects	-	49,585	-	-	-	32,324
Total Reserves	-	301,985	-	-	-	32,324
TOTAL EXPENDITURES & RESERVES	239,301	687,546	340,517	99,028	439,545	543,401
Excess (deficiency) of revenues						
Over (under) expenditures	28,934	712	38,849	(99,028)	(60,179)	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	712	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	712	-	-	-	-
Net change in fund balance	28,934	712	38,849	(99,028)	(60,179)	-
FUND BALANCE, BEGINNING	52,122	81,056	81,056	-	81,056	20,877
FUND BALANCE, ENDING	\$ 81,056	\$ 81,768	\$ 119,905	\$ (99,028)	\$ 20,877	\$ 20,877

Budget Narrative
Fiscal Year 2024

REVENUES

Special Assessments-Tax Collector

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

Special Assessments-CDD Collected

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

Special Assessments-Discounts

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

Access Cards

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

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

FICA Taxes

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

Professional Services-Dissemination Agent

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

Professional Services-Engineering

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

Professional Services-Management Consulting

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

Professional Services-Property Appraiser

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

Professional Services-Tax Collector

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

Budget Narrative
Fiscal Year 2024

Administrative (continued)

Professional Services-Trustee Fees

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

Attorney Fees

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

Auditing Services

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

Travel and Per Diem

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

Telephone, Cable & Internet Service

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

Postage

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

Insurance

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

Printing and Binding

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

Legal Advertising

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

Misc-Contingency

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

Other Current Charges

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

Website Expense

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

Office Supplies

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

Dues, Licenses, Subscriptions

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

Budget Narrative
Fiscal Year 2024

Administrative (continued)

Capital Outlay

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

Field

Professional Services-Field Management

Manager will provide the following field services for the District:

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

Electricity - General

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

Electricity - Streetlights

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

Utility – Water & Sewer

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

Waste Removal

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

R&M-Aquatic Weed Control

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

Amenity Maintenance & Repairs

Costs associated with maintenance and repairs for the amenity center.

Contracts-Pools

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

Budget Narrative
Fiscal Year 2024**Field (continued)****R&M-Pools**

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

Amenity Center Pest Control

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

Contracts-Landscape

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

R&M-Other Landscape

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

R&M-Irrigation

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

Rivington
Community Development District

Debt Service Budgets
Fiscal Year Budget 2024

RIVINGTON

Community Development District

Series 2020 - Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES						
Interest - Investments	\$ 1,308	\$ 260	\$ 13,504	\$ 2,701	\$ 16,205	\$ 260
Special Assmnts- Tax Collector	401,806	392,628	383,228	-	383,228	392,628
Special Assmnts- Prepayment	349,529	-	54,912	-	54,912	-
Special Assmnts- Discounts	(14,949)	(15,706)	(13,417)	-	(13,417)	(15,705)
TOTAL REVENUES	737,694	377,182	438,227	2,701	440,928	377,182
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Tax Collector	257	1,963	248	-	248	1,963
Total Administrative	257	1,963	248	-	248	1,963
<i>Debt Service</i>						
Principal Debt Retirement	130,000	135,000	135,000	-	135,000	135,000
Principal Prepayments	700,000	-	100,000	-	100,000	-
Interest Expense	256,880	238,850	233,350	-	233,350	229,163
Total Debt Service	1,086,880	373,850	468,350	-	468,350	364,163
TOTAL EXPENDITURES	1,087,137	375,813	468,598	-	468,598	366,126
Excess (deficiency) of revenues Over (under) expenditures	(349,443)	1,369	(30,371)	2,701	(27,670)	11,057
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(669)	-	(6,305)	-	(6,305)	-
Contribution to (Use of) Fund Balance	-	1,369	-	-	-	11,057
TOTAL OTHER SOURCES (USES)	(669)	1,369	(6,305)	-	(6,305)	11,057
Net change in fund balance	(350,112)	1,369	(36,676)	2,701	(33,975)	11,057
FUND BALANCE, BEGINNING	740,489	390,376	390,376	-	390,376	356,401
FUND BALANCE, ENDING	\$ 390,376	\$ 391,745	\$ 353,700	\$ 2,701	\$ 356,401	\$ 367,458

RIVINGTON

Community Development District

Series 2020 Debt Service Fund

**Amortization Schedule
Series 2020 Special Assessment Bonds**

Date	Outstanding Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual
11/1/2023	6,070,000				114,581	117,484	371,909
5/1/2024	6,070,000	135,000		2.875%	114,581	257,484	
11/1/2024	5,935,000				112,641	115,472	372,956
5/1/2025	5,935,000	140,000		2.875%	112,641	260,472	
11/1/2025	5,795,000				110,628	113,388	373,859
5/1/2026	5,795,000	145,000		3.375%	110,628	263,388	
11/1/2026	5,650,000				108,181	110,856	374,244
5/1/2027	5,650,000	150,000		3.375%	108,181	260,856	
11/1/2027	5,500,000				105,650	108,325	369,181
5/1/2028	5,500,000	155,000		3.375%	105,650	268,325	
11/1/2028	5,345,000				103,034	105,625	373,950
5/1/2029	5,345,000	160,000		3.375%	103,034	270,625	
11/1/2029	5,185,000				100,334	102,841	373,466
5/1/2030	5,185,000	165,000		3.375%	100,334	272,841	
11/1/2030	5,020,000				97,550	99,972	372,813
5/1/2031	5,020,000	170,000		3.375%	97,550	274,972	
11/1/2031	4,850,000				94,681	97,019	371,991
5/1/2032	4,850,000	175,000		3.750%	94,681	277,019	
11/1/2032	4,675,000				91,400	93,644	370,663
5/1/2033	4,675,000	185,000		3.750%	91,400	283,644	
11/1/2033	4,490,000				87,931	90,081	373,725
5/1/2034	4,490,000	190,000		3.750%	87,931	285,081	
11/1/2034	4,300,000				84,369	86,425	371,506
5/1/2035	4,300,000	195,000		3.750%	84,369	291,425	
11/1/2035	4,105,000				80,713	82,581	374,006
5/1/2036	4,105,000	205,000		3.750%	80,713	292,581	
11/1/2036	3,900,000				76,869	78,644	371,225
5/1/2037	3,900,000	215,000		3.750%	76,869	298,644	
11/1/2037	3,685,000				72,838	74,519	373,163
5/1/2038	3,685,000	220,000		3.750%	72,838	299,519	
11/1/2038	3,465,000				68,713	70,300	369,819
5/1/2039	3,465,000	230,000		3.750%	68,713	305,300	
11/1/2039	3,235,000				64,400	65,894	371,194
5/1/2040	3,235,000	240,000		3.750%	64,400	310,894	
11/1/2040	2,995,000				59,900	61,300	372,194
5/1/2041	2,995,000	250,000		4.000%	59,900	316,300	
11/1/2041	2,745,000				54,900	56,200	372,500
5/1/2042	2,745,000	260,000		4.000%	54,900	321,200	
11/1/2042	2,485,000				49,700	50,900	372,100
5/1/2043	2,485,000	270,000		4.000%	49,700	325,900	
11/1/2043	2,215,000				44,300	45,400	371,300
5/1/2044	2,215,000	280,000		4.000%	44,300	330,400	
11/1/2044	1,935,000				38,700	39,700	370,100
5/1/2045	1,935,000	290,000		4.000%	38,700	339,700	
11/1/2045	1,645,000				32,900	33,700	373,400
5/1/2046	1,645,000	305,000		4.000%	32,900	343,700	
11/1/2046	1,340,000				26,800	27,500	371,200
5/1/2047	1,340,000	315,000		4.000%	26,800	352,500	
11/1/2047	1,025,000				20,500	21,000	373,500
5/1/2048	1,025,000	330,000		4.000%	20,500	356,000	
11/1/2048	695,000				13,900	14,300	370,300
5/1/2049	695,000	340,000		4.000%	13,900	364,300	
11/1/2049	355,000				7,100	7,300	371,600
5/1/2050	355,000	355,000		4.000%	7,100	372,300	
		6,070,000			3,846,425	10,165,738	

RIVINGTON

Community Development District

Series 2022 - Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES						
Interest - Investments	\$ 1,831	\$ -	\$ 17,353	\$ 3,471	\$ 20,824	\$ -
Special Assmnts- Tax Collector	-	81,219	81,219	-	81,219	118,705
Special Assmnts- CDD Collected	-	565,377	565,377	-	565,377	142,618
Special Assmnts- Discounts	-	(22,615)	(2,844)	-	(2,844)	(4,748)
TOTAL REVENUES	1,831	623,981	661,105	3,471	664,576	256,575
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Tax Collector	-	2,827	53	-	53	594
Total Administrative	-	2,827	53	-	53	594
<i>Debt Service</i>						
Principal Debt Retirement	-	205,000	205,000	-	205,000	215,000
Interest Expense	-	474,393	474,393	-	474,393	430,119
Total Debt Service	-	679,393	679,393	-	679,393	645,119
TOTAL EXPENDITURES	-	682,220	679,446	-	679,446	645,712
Excess (deficiency) of revenues Over (under) expenditures	1,831	(58,239)	(18,341)	3,471	(14,870)	(389,137)
OTHER FINANCING SOURCES (USES)						
Bond Proceeds	577,473	-	-	-	-	-
Operating Transfers-Out	(1,019)	-	(9,886)	-	(9,886)	-
Contribution to (Use of) Fund Balance	1,831	(58,239)	-	-	-	(389,137)
TOTAL OTHER SOURCES (USES)	578,285	(58,239)	(9,886)	-	(9,886)	(389,137)
Net change in fund balance	578,285	(58,239)	(28,227)	3,471	(24,756)	(389,137)
FUND BALANCE, BEGINNING	-	578,285	578,285	-	578,285	553,529
FUND BALANCE, ENDING	\$ 578,285	\$ 520,046	\$ 550,058	\$ 3,471	\$ 553,529	\$ 164,391

RIVINGTON

Community Development District

Series 2022 Debt Service Fund

**Amortization Schedule
Series 2022 Special Assessment Bonds**

Date	Outstanding Balance	Principal	Rate	Interest	Total	Annual
11/1/2023	11,045,000			215,059	215,059	
5/1/2024	11,045,000	215,000	2.875%	215,059	430,059	645,119
11/1/2024	10,830,000			211,566	211,566	
5/1/2025	10,830,000	220,000	2.875%	211,566	431,566	643,131
11/1/2025	10,610,000			207,991	207,991	
5/1/2026	10,610,000	230,000	3.375%	207,991	437,991	645,981
11/1/2026	10,380,000			204,253	204,253	
5/1/2027	10,380,000	235,000	3.375%	204,253	439,253	643,506
11/1/2027	10,145,000			200,434	200,434	
5/1/2028	10,145,000	245,000	3.375%	200,434	445,434	645,869
11/1/2028	9,900,000			195,994	195,994	
5/1/2029	9,900,000	255,000	3.375%	195,994	450,994	646,988
11/1/2029	9,645,000			191,372	191,372	
5/1/2030	9,645,000	265,000	3.375%	191,372	456,372	647,744
11/1/2030	9,380,000			186,569	186,569	
5/1/2031	9,380,000	270,000	3.375%	186,569	456,569	643,138
11/1/2031	9,110,000			181,675	181,675	
5/1/2032	9,110,000	280,000	3.750%	181,675	461,675	643,350
11/1/2032	8,830,000			176,600	176,600	
5/1/2033	8,830,000	295,000	3.750%	176,600	471,600	648,200
11/1/2033	8,535,000			170,700	170,700	
5/1/2034	8,535,000	305,000	3.750%	170,700	475,700	646,400
11/1/2034	8,230,000			164,600	164,600	
5/1/2035	8,230,000	320,000	3.750%	164,600	484,600	649,200
11/1/2035	7,910,000			158,200	158,200	
5/1/2036	7,910,000	330,000	3.750%	158,200	488,200	646,400
11/1/2036	7,580,000			151,600	151,600	
5/1/2037	7,580,000	345,000	3.750%	151,600	496,600	648,200
11/1/2037	7,235,000			144,700	144,700	
5/1/2038	7,235,000	360,000	3.750%	144,700	504,700	649,400
11/1/2038	6,875,000			137,500	137,500	
5/1/2039	6,875,000	375,000	3.750%	137,500	512,500	650,000
11/1/2039	6,500,000			130,000	130,000	
5/1/2040	6,500,000	390,000	3.750%	130,000	520,000	650,000
11/1/2040	6,110,000			122,200	122,200	
5/1/2041	6,110,000	405,000	4.000%	122,200	527,200	649,400
11/1/2041	5,705,000			114,100	114,100	
5/1/2042	5,705,000	420,000	4.000%	114,100	534,100	648,200
11/1/2042	5,285,000			105,700	105,700	
5/1/2043	5,285,000	440,000	4.000%	105,700	545,700	651,400
11/1/2043	4,845,000			96,900	96,900	
5/1/2044	4,845,000	455,000	4.000%	96,900	551,900	648,800
11/1/2044	4,390,000			87,800	87,800	
5/1/2045	4,390,000	475,000	4.000%	87,800	562,800	650,600
11/1/2045	3,915,000			78,300	78,300	
5/1/2046	3,915,000	495,000	4.000%	78,300	573,300	651,600
11/1/2046	3,420,000			68,400	68,400	
5/1/2047	3,420,000	515,000	4.000%	68,400	583,400	651,800
11/1/2047	2,905,000			58,100	58,100	
5/1/2048	2,905,000	535,000	4.000%	58,100	593,100	651,200
11/1/2048	2,370,000			47,400	47,400	
5/1/2049	2,370,000	555,000	4.000%	47,400	602,400	649,800
11/1/2049	1,815,000			36,300	36,300	
5/1/2050	1,815,000	580,000	4.000%	36,300	616,300	652,600
11/1/2050	1,235,000			24,700	24,700	
5/1/2051	1,235,000	605,000	4.000%	24,700	629,700	654,400
11/1/2051	630,000			12,600	12,600	
5/1/2052	630,000	630,000	4.000%	12,600	642,600	655,200
		11,045,000		7,762,625	18,807,625	

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

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

Special Assessments-Tax Collector

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

Special Assessments-CDD Collected

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

Special Assessments-Discounts

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

EXPENDITURES

Administrative

ProfServ-Tax Collector

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

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Rivington
Community Development District

Supporting Budget Schedules
Fiscal Year Budget 2024

RIVINGTON

Community Development District

All Funds

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Product	O&M Units	2020 DS Units	2022 DS Units	O&M			Series 2020 DS			Series 2022 DS			Total Per Unit			
				FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
Platted Phase 1																
Townhome 20'	6	6		\$ 816.00	\$ 800.00	2%	\$ 713.51	\$ 713.51	0%	\$ -	\$ -	n/a	\$ 1,529.51	\$ 1,513.51	1%	
Townhome 20'	30	30		\$ 816.00	\$ 800.00	2%	\$ 687.64	\$ 687.64	0%	\$ -	\$ -	n/a	\$ 1,503.64	\$ 1,487.64	1%	
Townhome 24'	6	6		\$ 816.00	\$ 800.00	2%	\$ 856.21	\$ 856.21	0%	\$ -	\$ -	n/a	\$ 1,672.21	\$ 1,656.21	1%	
Townhome 24'	18	18		\$ 816.00	\$ 800.00	2%	\$ 825.17	\$ 825.17	0%	\$ -	\$ -	n/a	\$ 1,641.17	\$ 1,625.17	1%	
Single Family 34'	34	34		\$ 816.00	\$ 800.00	2%	\$ 1,212.96	\$ 1,212.96	0%	\$ -	\$ -	n/a	\$ 2,028.96	\$ 2,012.96	1%	
Single Family 34'	57	57		\$ 816.00	\$ 800.00	2%	\$ 1,062.72	\$ 1,062.72	0%	\$ -	\$ -	n/a	\$ 1,878.72	\$ 1,862.72	1%	
Single Family 40'	2	2		\$ 816.00	\$ 800.00	2%	\$ 1,427.01	\$ 1,427.01	0%	\$ -	\$ -	n/a	\$ 2,243.01	\$ 2,227.01	1%	
Single Family 50'	32	32		\$ 816.00	\$ 800.00	2%	\$ 1,783.77	\$ 1,783.77	0%	\$ -	\$ -	n/a	\$ 2,599.77	\$ 2,583.77	1%	
Single Family 50'	119	119		\$ 816.00	\$ 800.00	2%	\$ 1,562.83	\$ 1,562.83	0%	\$ -	\$ -	n/a	\$ 2,378.83	\$ 2,362.83	1%	
Phase 2																
Townhome 20'	38		38	\$ 816.00	\$ 800.00	2%										
Single Family 34'	58		58	\$ 816.00	\$ 800.00	2%										
Single Family 50'	76		76	\$ 816.00	\$ 800.00	2%	\$ -	\$ -	n/a	\$ 1,561.90	\$ 1,561.90	0%	\$ 2,377.90	\$ 2,361.90	1%	
Sub-Total	476	304	172													
UnPlatted Phases 3 and 5 (27.3 + 10)																
Acreage	37.3		37.3	\$ 345.36	\$ 338.59	2%	\$ -	\$ -	n/a	\$ 739.30	\$ 739.30	0%	\$ 1,084.66	\$ 1,077.89	1%	
Sub-Total	37.3	0	37.3													
Phase 4																
Townhome 20'	202		202	\$ 816.00		n/a	\$ -	\$ -	n/a	\$ 739.30	\$ 739.30	0%	\$ 1,555.30	\$ 739.30		
Sub-Total	202	0	202													
Total	715.3	304	374													

Subsection 4C

Resolution 2023-05

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR FISCAL YEAR 2024 BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“Board”) of the District the proposed budget (“Proposed Budget”) for the upcoming budget year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2024”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as Exhibit A, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida*

Statutes (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024 (“Adopted Budget”).

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivington Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
CAPITAL PROJECT FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024 or within 60 days following the end of the Fiscal Year 2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 23rd DAY OF AUGUST, 2023.

ATTEST:

**RIVINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2024

Subsection 4D

Resolution 2023-06

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2024**”), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT, PENALTIES, INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023; 25% due no later than February 1, 2024; and 25% due no later than April 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

PASSED AND ADOPTED this 23rd day of August, 2023.

ATTEST:

Rivington Community Development District

Secretary/Assistant Secretary

Chairman

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
- Assessment Roll (Direct Collect)

Section 5

Staff Reports

Subsection 5A

Field Manager: Monthly Report

AUGUST 2023 FIELD INSPECTION

Rivington CDD

Wednesday, August 16, 2023

Prepared For Board Of Supervisors

24 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Inframark
Install hinges cover in the gates to access to the pool.



Item 2

Assigned To Inframark
Adjust self locking hinges in the gates to access to the pool to prevent the door from being left open.



Item 3

Assigned To Inframark
keep clean all the bathrooms extrac-
tor fans.



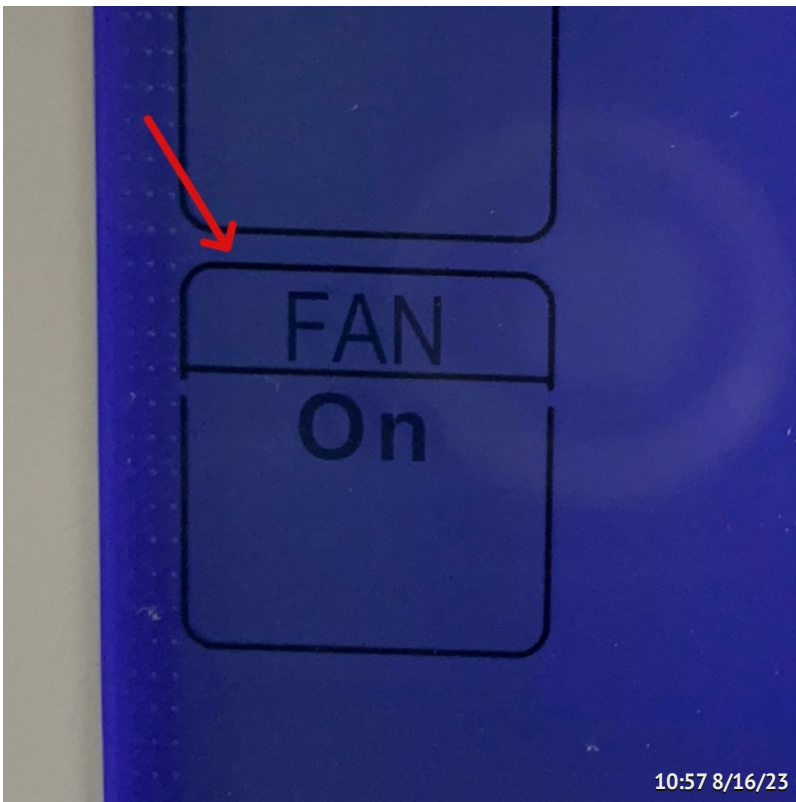
Item 4

Assigned To Inframark
Repair or replace exit sign that is
hanging at the recreation center.



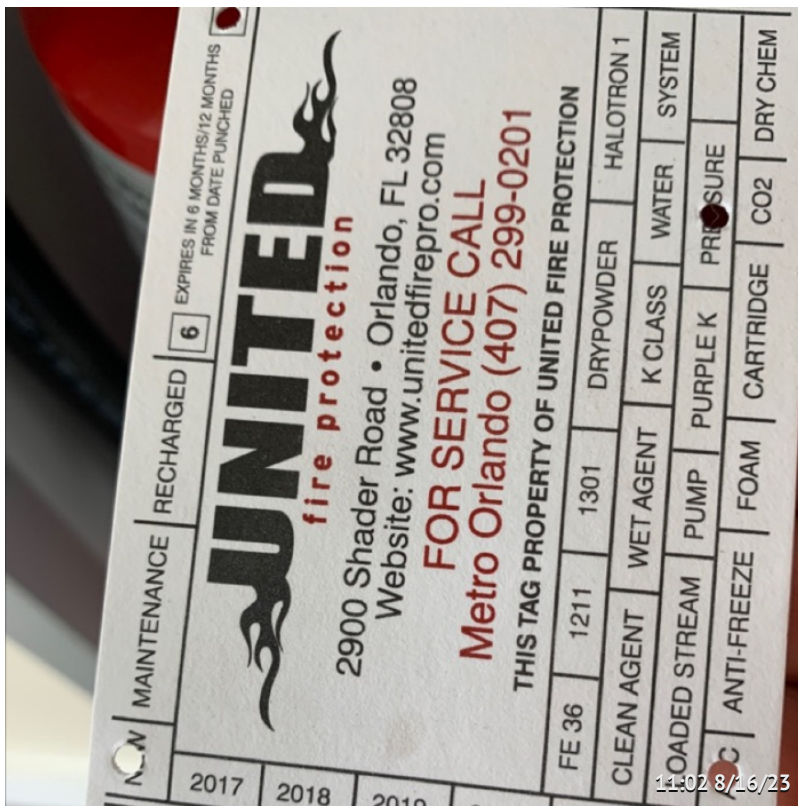
Item 5

Assigned To Inframark
Provide Proposal for ceiling repair
around the AC vents



Item 6

Assigned To Inframark
Recommendation : keep the AC fan
just in auto to avoid excessive con-
densation in the system. Note: follow
up this instruction with the club
house attendant.



Item 7

Assigned To Inframark

Contact vendor to inspect the extinguishers located at meeting room.



Item 8

Assigned To Inframark

Inspect and adjust all the toilets seats.



Item 9

Assigned To Cepra Landscaping

The ligustrums at the pool area still are pending for removal. This has been approved.



Item 10

Assigned To Cepra Landscaping

Ligustrum need trimming service.



Item 11

Assigned To Cepra Landscaping
Zoysia turf is showing improvement
and not mowers machine mark are
visible.



Item 12

Assigned To Cepra Landscaping
The palm tree installed at Rivington
Av. is dead, provide a report regard-
ing the warranty of this job.



Item 13

Assigned To Cepra Landscaping
Another palm tree appears to be in decline at Rivington Av.



Item 14

Assigned To Cepra Landscaping
Provide schedule for repair irrigation leak located at Rivington Av.



Item 15

Assigned To Cepra Landscaping
Edging service at Rivington Av. Is not completed at all.



Item 16

Assigned To Cepra Landscaping
Mowing, edging and trimming service is completed at Rivington Dr.



Item 17

Assigned To Cepra Landscaping
Mowing service along the Rivington
Av. Is completed.



Item 18

Assigned To Cepra Landscaping
Mowing and edging service at Ter-
rapin Dr is ongoing.



Item 19

Assigned To Cepra Landscaping
Another dead palm tree is located at
the end of Terrapin Dr.



Item 20

Assigned To Cepra Landscaping
Mowing service complete at Albyon
Ct. easement.



Item 21

Assigned To Cepra Landscaping
Mowing service complete at Albyon
Ct. easement.



Item 22

Assigned To Cepra Landscaping
Mowing service at Terrapin Dr is
completed.



Item 23

Assigned To Cepra Landscaping
Mowing service at Hyperion Dr is completed according to the schedule. I



Item 24

Assigned To Cepra Landscaping
Mowing service around the ponds at Trillium Ct is completed.