



Rizzetta & Company

Covington Park Community Development District

**Board of Supervisors' Meeting
July 26, 2021**

**District Office:
9428 Camden Field Parkway
Riverview, FL 33578**

www.covingtonparkcdd.org

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

Covington Park Clubhouse, 6806 Covington Garden Drive, Apollo Beach, FL 33572

Board of Supervisors	Stephen Brown	Chairman
	Scott Harrison	Vice Chairman Assistant
	Tarlese Allen	Secretary Assistant
	Rick Reidt	Secretary Assistant
	Dr. Ronald Blue	Secretary Assistant
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	David Jackson	Persson, Cohen & Mooney
District Engineer	Richard Ellis	Dewberry Engineers

All cellular phones must be placed on mute while in the meeting room.

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

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

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

July 21, 2021

**Board of Supervisors
Covington Park Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Monday, July 26, 2021 at 6:00 p.m.** in person at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572. The following is the advanced agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** District Engineer
 - B.** Community Coordinator Report.....Tab 1
 - C.** Field Manager Report.....Tab 2
 - i.** Consideration of LMP Proposals.....Tab 3
 - D.** Presentation of Aquatics Report.....USC
 - E.** District Counsel
 - i.** Consideration of Resolution 2021-05.....Tab 4
 - F.** District Manager
 - i.** Presentation of Current Financial Statements.....Tab 5
- 4. BUSINESS ITEMS**
 - A.** Review of General Contractor Proposals.....USC
- 5. SUPERVISOR REQUESTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 933-5571.

Respectfully,

Taylor Nielsen

District Manager

Covington Park- Community Coordinator Action Item List

DATE	TASK	ASSIGNED TO:	ASSIGNED BY:	EST. COMPLETION DATE	COMPLETION DATE	STATUS	NOTES
1/12/2021	Create the email to vet list	Cathy	Stephen Brown, Taylor Neilson		3/9/2021	Completed	waiting for Taylor to create

6/13/2021	Zone 3 alarm error	Cathy	Cathy		6/15/2021	Completed	Called MHD they sent the repairman to replace the sensors
4/8/2021	Cleaned grafitti from playground with ascetone	Mike	Cathy		4/8/2021	Daily since 04/01/21	Added to daily tasks
6/12/2021	find other drinking solutions	Cathy	Taylor Neilson			tabled	Sent papers to Mike for quote
6/10/2021	took message about pond 19	Cathy	homeowner				Sent to Keith to give quote, needs more rain
2/11/2021	Rebury wire in trench	George	Cathy		3/1/2021	completed	George to bury wire
7/1/2020	presssure wash clubhouse and park	Mike	Cathy			ongoing	park area to wait after rainy season mike started on the sidewalk will wait for the rest
6/1/2021	Add meetings to front board	Mike	Cathy			Monthly	Started then reminded HOA
6/10/2021	Interview prospective pool monitors	Cathy	Access				Still looking for the correct candidate
6/1/2021	Look for possible security solutions	Cathy	Stephen Brown, Taylor Neilson				Mr. Hamlin submitted off duty substitute for sheriff/security
7/1/2021	Called Spectrum for service on cones	Cathy	Taylor Neilson				was transferred several times.

COVINGTON PARK

FIELD INSPECTION REPORT



July 14, 2021
Rizzetta & Company
Bryan Schaub - Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Scoring

General Updates, Recent & Upcoming Maintenance Events

- ❑ LMP to set a completion date to improve turf conditions property-wide.
- ❑ LMP to set a completion date for Tree pruning and complete the job on schedule.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates a deficiency of over a month. **Bold Red text** indicates a deficiency of over two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation issue. Staff tasks will be shown in **Orange**.

Performance Scores

Scale: 0 – 5

1. Turf conditions – 1.5

Even with seasonal improvements the majority of the turf areas are substandard with weeds, dead turf, ongoing diseased & bare areas.



2. Tree & Palm conditions – 2.75

The majority of the trees have not been pruned in the last year. They have not been lifted and there is significant dead material in trees.

3. Plant conditions – 3.5

The majority of the plant material on property is healthy and being treated on schedule.

4. Weed & Debris control – 2.25

There has been improvement in weed reduction, but overall condition of the beds is substandard, due mainly to overgrowing natural areas & accumulating debris.



5. Installations & projects – 2.25

There have not been corrections to past installation issues, but of two installations are healthy.



Main Entrance & CGD

1. In entrance island by the community sign, investigate the stressed Blue Daze. Half the bed is off color. Treat, as necessary.

2. **Along CGD and Property-wide, remove vines, weeds in beds and weed trees.**

3. **Along CGD, trim dead material out of hedges in beds and weed beds.**

4. **Property-wide, prune all deciduous trees & trim up remaining conifer trees.**

5. **Along CGD and Property-wide, lift tree over sidewalks and roadways. Not completed as stated in responses.**

6. In the east ROW CGD, investigate and treat dead/dying Juniper. (Pic 6)



7. **In multiple areas along most CDD maintained roadways, the turf is in exceedingly poor condition, especially including the median island at the main entrance. Looks like Chinch Bug. LMP to replace at their cost. (Pic 7 >) Not completed.**

8. In the island near the Big Bend entrance, prune back the Palmettos that are starting to encroach onto the roadway.

9. In the same area, diagnose and treat stressed Copper Leaf.

10. At the main entrance, the recently installed Allamanda are struggling. Correct. (Pic 10)



11. There are very poor turf conditions along CGD north of Irwin Park. Correct.

12. Along the inbound ROW of CGD, remove grape vines from the Cedar trees.

13. In the same area, remove large Brazilian Pepper trees growing into the Cedar trees.

14. Along CGD, remove all grassy weeds and vines from the Indian Hawthorn.

15. The tree pruning needs to be completed by a set date. As of now it has not been finished.

16. At the Surrey monument in the island and both ROWs, over half the turf is in poor condition and weedy. Correct.



Covington Garden, Irwin Park & Covington Stone

17. At the Surrey entrance, remove weed trees growing through the Podocarpus. In the same bed, prune the Thryallis properly.

18. In the same area, prune Orange Birds to achieve plant separation.

19. At the cul-de-sac in Surrey, treat Crape Myrtle beds for weeds and push back overgrowing adjacent natural areas.

20. Line trim under remaining tree areas adjacent to all ponds, trimming vertically plant material over growing mowable areas. Not completed.

21. **Property-wide, remove all broken brush, debris and dead branches from maintained beds and turf areas. Not completed as stated in responses.**

22. In front of the Clubhouse, poor turf conditions and has been taken over by grassy weeds. Replace. Has not improved. (Pic 22)



23. Behind the Pool, do we know the cause of the dead Jasmine ground cover? Develop plan to correct the issue.

24. On the south side of the Pool House, diagnose and treat the Hibiscus. They are defoliating and are yellowing.

25. In the same areas, remove all weeds and vines from beds.

26. At the south end of pond 27, remove vines from Arboricola Trinettes.

27. At Cambridge and property-wide, remove matured seed pods and fruit from Palms.

28. **Along CSA, detail all beds including weeding, push back of overgrowth, removing dead plants/plant material, & debris (Pine needles) removal. (Pic 28)**



29. **All along CSA, there are extremely poor turf conditions. Correct. Not improved.**

30. **At Pond 27 & 39 and at other ponds, line trim under all bushes and trees and detail, cut back plant material overgrowing mowed areas. This has been an issue for over 5 months. Not completed.(Pic 30)**



31. **Along CSA in multiple beds, remove vines as they are climbing trees and covering plants.**



Covington Stone, Round About & Monarch

32. At the Guildford monument, the Firebush are not recovering. Treat.

33. Continue vertically trimming plant material growing over maintained areas along the boundary beds on Waterset.

34. Trim back plant material overgrowing mowable areas on ponds. Each year this continues, it reduces the usable land for the District. Not completed as stated in responses.

35. In the south ROW of CSA between Guildford Crest and Carrington Sky, prune overgrown Palm.

36. Along CSA in both ROWs, there are poor turf conditions. Correct. (Pic 36)



37. At Guilford Park, poor turf conditions with thinning turf areas and weeds.

38. At the Cromwell entrance, prune and deadhead Roses to promote healthy growth and maximize flowering.

39. In the north ROW of CSA before Waterset, Juniper beds are overgrown with volunteer shoots and suckers. Remove and weed bed.

40. At the intersection of CSA & Waterset, continue to detail beds in both ROWs, pruning Robellini and removing weed trees.

41. In both ROWs of CSA, detail beds removing debris, trimming overgrowing plants from the natural area and removing all weeds. (Pic 41)



42. Along CSA and property-wide, lift tree branches over sidewalks and roadways. Remove vines and dead material.

43. At the CGD & CSA intersection in the median, diagnose and treat Allamanda units as there is leaf distortion. Also, replace the 6 missing units and possibly the 2 that are dying.

44. At the CGD & CSA intersection, treat poor turf areas for weeds and monitor stressed Palm.

45. On the east side of the CSA & CGD intersection, there are poor turf conditions, weeds and vines. Correct issues.

46. Along east CSA, correct poor turf areas, detail island beds, and remove debris/dead material.

47. The pruning of the deciduous trees has not been completed and the newly installed Magnolia is still covered.

48. In both ROWs of east CSA, flush cut dead Holly Standards near white vinyl fencing.

49. At Stone Garden Park, even with seasonal improvements, treat turf issues, bare turf, grassy weeds in the Jasmine, and weeds in turf.



Devonbridge Garden

50. In the south ROW of east CSA, a new Ornamental Tree was installed. (Pic 50 >)

51. At the Monarch Cul-de-Sac, replace dead and missing Crotons. Improve turf conditions. Possible irrigation issue.

52. In all Cul-de-Sac areas, monitor and improve the health of the turf.

53. At the Monarch Pool area, diagnose and treat Hibiscus. The new leaves are curling. Aphids and ants present. (Pic 53 >)

54. In the same area, investigate and treat stressed Firecracker Grass.

55. Behind the Monarch Pool and other locations, vendor to discontinue the practice of blowing grass clippings into the mulched beds. Also, blow out grass clippings on turf.

56. In the same area, prune Bougainvillea growing through fencing.

57. Behind the Pool area along the walkway, detail all beds, including weed removal.

58. The turf in the smaller triangle turf areas and borders at the Round About on CSA is in poor condition. Improve.

59. The newest installation at the park between Bristol and Monarch near the irrigation clock, was substandard. Correct at LMP's cost. Not completed as stated in responses.

60. In the same park, treat turf for weeds.

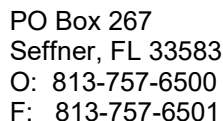
61. In the median island bed, investigate stressed Indian Hawthorn & Crape Myrtle as they are yellowing. Detail the beds including weeding and trash removal.

62. At Devonbridge & CGD, diagnose and treat dying Holly Standard by wooden fencing.

63. In the same area, detail beds including weeding and debris removal.

64. At Devonbridge & CGD the turf is in poor condition with bare dirt. Correct. This is not due to a lack of sunlight as there are parts of this area that have healthy turf. (Pic 64)





Submitted To:
Covington Park CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	7/20/2021
Estimate #	72944
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

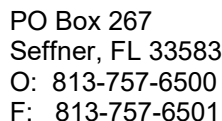
TERMS AND CONDITIONS:	TOTAL	\$1,148.80
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE _____



Submitted To:
Covington Park CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	7/8/2021
Estimate #	72766
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

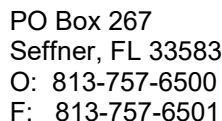
TERMS AND CONDITIONS:	TOTAL	\$5,400.00
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OWNER / AGENT

DATE _____



Submitted To:
Covington Park CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	7/20/2021
Estimate #	72940
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Proposal per July field inspection..			
Remove struggling Boxwood from entry left and right sides of Devonbridge. Replace with beautiful Azaleas.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Azalea 3G	20	14.60	292.00
Mulch - Pine Bark Bag	6	9.60	57.60

TOTAL	\$349.60
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OWNER / AGENT

DATE _____

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT CONCERNING DRAINAGE EASEMENT ENCROACHMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the developers of the various phases of the Covington Park development in Hillsborough County, Florida, have, from time to time, dedicated public drainage easements (the “**Easements**”) to the Covington Park Community Development District (the “**District**”); and

WHEREAS, many of the Easements are located on platted lots located within the Covington Park development; and

WHEREAS, the dedication language for the Easements generally provides the following:

Public Drainage Easements shall not contain permanent improvements, including, but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code.

WHEREAS, several property owners in the Covington Park development have constructed fences, landscaping, and various other improvements in the Easements without authorization of the District (collectively referred to as the “**Easement Encroachments**,” and

WHEREAS, the District has determined that it is in the District’s best interest to maintain the Easements without any further encroachments.

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

1. **EASEMENT ENCROACHMENTS PROHIBITED.** As specified in the dedication language for the Easements, any improvements in the Easements are not permitted. For the purposes of further clarification, as of the Effective Date of this Resolution, the District does not authorize any new improvements in the Easements.

2. **EASEMENT ENCROACHMENT AGREEMENTS.** Without waiving any of its rights under the Easements, the District reserves its right to authorize any Easement Encroachments pursuant to negotiating an easement encroachment agreement with the encroaching property owner. Nothing herein shall, however, be construed as the District authorizing any of the Easement Encroachments.

3. **CONSTRUCTION ON DISTRICT PROPERTY PROHIBITED.** As a matter of further clarification, the District strictly prohibits the construction or installation of any permanent improvements, including, but not limited to, sidewalks, driveways, impervious

surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants on District property.

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

PASSED AND ADOPTED THIS 26th DAY OF JULY, 2021.

ATTEST:

**COVINGTON PARK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____



Rizzetta & Company

Covington Park Community Development District

Financial Statements (Unaudited)

June 30, 2021

Prepared by: Rizzetta & Company, Inc.

covingtonparkcdd.org
rizzetta.com

Covington Park Community Development District

Balance Sheet

As of 6/30/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	108,299	0	0	0	108,299	0	0
Investments	368,436	0	468,340	2,786,692	3,623,467	0	0
Investments - Reserves	0	409,635	0	0	409,635	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	8,974	0	0	0	8,974	0	0
Due From Other Funds	18,388	0	4,398	0	22,786	0	0
Amount Available - Debt Service	0	0	0	0	0	0	472,738
Amount To Be Provided-Debt Service	0	0	0	0	0	0	6,327,262
Fixed Assets	0	0	0	0	0	3,846,932	0
Total Assets	504,097	409,635	472,738	2,786,692	4,173,163	3,846,932	6,800,000
Liabilities							
Accounts Payable	497	0	0	0	497	0	0
Accrued Expenses Payable	5,250	0	0	0	5,250	0	0
Sales Tax Payable	64	0	0	0	64	0	0
Due To Other Funds	4,398	0	0	18,388	22,786	0	0
Revenue Bonds Payable--Long-Term	0	0	0	0	0	0	6,800,000
Total Liabilities	10,209	0	0	18,388	28,597	0	6,800,000
Fund Equity & Other Credits							
Beginning Fund Balance	360,126	347,588	463,661	2,779,930	3,951,305	3,846,932	0
Net Change in Fund Balance	133,763	62,047	9,078	(11,627)	193,261	0	0
Total Fund Equity & Other Credits	493,889	409,635	472,738	2,768,304	4,144,566	3,846,932	0
Total Liabilities & Fund Equity	504,097	409,635	472,738	2,786,692	4,173,163	3,846,932	6,800,000

See Notes to Unaudited Financial Statements

Covington Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	42	42	0.00%
Special Assessments					
Tax Roll	836,727	836,727	846,985	10,258	(1.22)%
Other Miscellaneous Revenues					
Pool Access Revenue	0	0	772	772	0.00%
Facilities Rentals	0	0	1,151	1,151	0.00%
Miscellaneous Revenue	0	0	1,198	1,198	0.00%
Total Revenues	836,727	836,727	850,147	13,420	(1.60)%
Expenditures					
Legislative					
Supervisors Fees	18,000	13,500	11,400	2,100	36.66%
Financial & Administrative					
Administrative Services	5,375	4,031	4,109	(78)	23.55%
District Management	33,792	25,344	25,832	(488)	23.55%
District Engineer	25,000	18,750	13,328	5,423	46.69%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	6,510	6,510	6,510	0	0.00%
Financial & Revenue Collections	3,708	2,781	2,858	(77)	22.91%
Assessment Roll	5,000	5,000	5,250	(250)	(5.00)%
Accounting Services	19,450	14,588	14,869	(282)	23.55%
Auditing Services	5,000	5,000	5,052	(52)	(1.04)%
Arbitrage Rebate Calculation	500	500	500	0	0.00%
Public Official Liability	3,101	3,101	2,960	141	4.54%
Insurance					
Legal Advertising	1,500	1,125	2,646	(1,521)	(76.40)%
Bank Fees	500	375	246	129	50.70%
Dues, Licenses & Fees	2,500	1,875	2,447	(572)	2.11%
Technology Services Contract	2,280	1,710	1,710	0	25.00%
Website ADA Contract	1,538	1,154	1,538	(384)	0.03%
Legal Counsel					
District Counsel	5,000	3,750	7,685	(3,935)	(53.70)%
Security Operations					
Security Services and Patrols	19,800	14,850	14,850	0	25.00%
Electric Utility Services					
Utility Services	50,000	37,500	36,091	1,409	27.81%
Utility - Recreation Facilities	10,000	7,500	3,360	4,140	66.39%
Street Lights	6,500	4,875	5,338	(463)	17.87%
Garbage/Solid Waste Control Services					

See Notes to Unaudited Financial Statements

Covington Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage - Recreation Facility	1,800	1,350	3,770	(2,420)	(109.41)%
Water-Sewer Combination Services					
Utility Services	6,500	4,875	3,163	1,712	51.33%
Stormwater Control					
Fountain/Aeration Repairs & Add	0	0	24,371	(24,371)	0.00%
Aquatic Maintenance Contract	25,260	18,945	24,575	(5,630)	2.71%
Aquatic Services Outside Contract	13,514	10,136	29,141	(19,006)	(115.63)%
Brazilian Pepper Removal	10,000	7,500	24,305	(16,805)	(143.05)%
Other Physical Environment					
Field Operations	7,800	5,850	5,850	0	25.00%
Property Insurance	9,869	9,869	9,774	95	0.96%
General Liability Insurance	4,228	4,228	4,133	95	2.24%
Entry & Walls Maintenance	1,500	1,125	1,170	(45)	22.00%
Landscape Maintenance Service Contract	148,674	111,506	116,156	(4,650)	21.87%
Irrigation Repairs	6,500	4,875	4,783	92	26.41%
Ornamental Lighting & Maintenance	2,500	1,875	0	1,875	100.00%
Holiday Decorations	1,500	1,500	0	1,500	100.00%
Well & Pump Maintenance Contract	1,540	1,155	0	1,155	100.00%
Clock Tower Maintenance	500	375	0	375	100.00%
Landscape - Mulch	39,000	29,250	23,615	5,635	39.44%
Landscape - Fertilizer	26,726	20,045	17,727	2,318	33.67%
Landscape - Annuals	16,200	12,150	5,262	6,888	67.51%
Tree Trimming	3,000	2,250	4,789	(2,539)	(59.62)%
Landscape Replacement Plants, Shrubs, Trees	35,000	26,250	11,994	14,256	65.73%
Well & Pump	2,000	1,500	12,795	(11,295)	(539.75)%
Parks & Recreation					
Employee - Salaries	120,000	90,000	98,057	(8,057)	18.28%
Employee - P/R Taxes	12,000	9,000	8,184	816	31.79%
Employee - Workers' Comp	5,000	3,750	1,689	2,061	66.22%
Employee - ADP Fees	2,500	1,875	1,482	393	40.71%
Employee - Health	12,500	9,375	4,575	4,800	63.40%
Maintenance & Repair	15,000	11,250	19,092	(7,842)	(27.27)%
Telephone, Fax, Internet	4,880	3,660	3,110	550	36.27%
Pool Service Contract	9,906	7,430	7,654	(225)	22.73%
Fitness Equipment	1,000	750	2,427	(1,677)	(142.74)%
Repairs/Replacement					
Vehicle Maintenance	1,000	750	10	740	99.00%

See Notes to Unaudited Financial Statements

Covington Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
HVAC Maintenance Contract	4,404	3,303	3,303	0	25.00%
Computer Support, Maintenance & Repair	750	563	3,723	(3,160)	(396.36)%
Pool Repairs	5,000	3,750	16,686	(12,936)	(233.71)%
Fitness Equipment Service Contract	660	495	0	495	100.00%
Power Washing	5,000	3,750	21,205	(17,455)	(324.09)%
Pool Permits	500	500	150	350	70.00%
Clubhouse-Facility Janitorial Service	5,100	3,825	3,400	425	33.33%
Staff Mobile Phone Contract	1,938	1,454	485	969	74.99%
Pest Control Contract	736	552	408	144	44.56%
Wildlife Management Services	1,000	750	204	546	79.60%
Office Supplies	5,000	3,750	1,903	1,847	61.93%
Management Contract	16,800	12,600	12,600	0	25.00%
Furniture Repair/Replacement	1,500	1,125	0	1,125	100.00%
Athletic/Park Court/Field Repairs	1,500	1,125	0	1,125	100.00%
Surveillance System Service Contract	2,520	1,890	7,191	(5,301)	(185.36)%
Surveillance System Repairs/Additions	0	0	10,902	(10,902)	0.00%
Alarm Monitoring Contract	2,160	1,620	270	1,350	87.50%
Contingency					
Miscellaneous Contingency	4,708	3,531	515	3,016	89.06%
Total Expenditures	836,727	637,847	730,176	(92,329)	12.73%
Excess of Revenue Over (Under) Expenditures	0	198,880	119,971	(78,909)	0.00%
Other Financing Sources (Uses)					
Prior Year AP Credit	0	0	13,792	13,792	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	198,880	133,763	(65,117)	0.00%
Fund Balance, Beginning of Period	0	0	360,126	360,126	0.00%
Fund Balance, End of Period	0	198,880	493,889	295,009	0.00%

Covington Park Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	47	47	0.00%
Special Assessments				
Tax Roll	62,000	62,000	0	0.00%
Total Revenues	62,000	62,047	47	0.08%
Expenditures				
Contingency				
Capital Reserve	62,000	0	62,000	100.00%
Total Expenditures	62,000	0	62,000	100.00%
Excess of Revenue Over (Under)	0	62,047	62,047	0.00%
Expenditures				
Excess of Rev./Other Sources Over (Under)	0	62,047	62,047	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	347,588	347,588	0.00%
Fund Balance, End of Period	0	409,635	409,635	0.00%

Covington Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund--Series 2015 A1-A2

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0.00%
Special Assessments				
Tax Roll	503,525	509,273	5,748	1.14%
Total Revenues	503,525	509,292	5,767	1.15%
Expenditures				
Debt Service				
Interest	178,525	179,129	(604)	(0.33)%
Principal	325,000	325,000	0	0.00%
Total Expenditures	503,525	504,129	(604)	(0.12)%
Excess of Revenue Over (Under) Expenditures	0	5,163	5,163	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	5,163	5,163	0.00%
Fund Balance, Beginning of Period	0	337,394	337,394	0.00%
Fund Balance, End of Period	0	342,557	342,557	0.00%

Covington Park Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund--Series 2018

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Special Assessments				
Tax Roll	144,921	146,575	1,654	1.14%
Total Revenues	<u>144,921</u>	<u>146,583</u>	<u>1,662</u>	<u>1.15%</u>
Expenditures				
Debt Service				
Interest	94,921	92,634	2,287	2.40%
Principal	50,000	50,000	0	0.00%
Total Expenditures	<u>144,921</u>	<u>142,634</u>	<u>2,287</u>	<u>1.58%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>3,949</u>	<u>3,949</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(34)	(34)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>3,915</u>	<u>3,915</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	126,267	126,267	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>130,181</u></u>	<u><u>130,181</u></u>	<u><u>0.00%</u></u>

Covington Park Community Development District
Statement of Revenues and Expenditures
300 - Capital Projects Fund--Series 2015
From 10/1/2020 Through 6/30/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	21	21	0.00%
Total Revenues	<u>0</u>	<u>21</u>	<u>21</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	11,782	(11,782)	0.00%
Total Expenditures	<u>0</u>	<u>11,782</u>	<u>(11,782)</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	(11,761)	(11,761)	0.00%
Expenditures				
Excess of Rev./Other Sources Over (Under)	0	(11,761)	(11,761)	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	545,647	545,647	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>533,886</u></u>	<u><u>533,886</u></u>	<u><u>0.00%</u></u>

Covington Park Community Development District
Statement of Revenues and Expenditures
302 - Capital Projects Fund--Series 2018
From 10/1/2020 Through 6/30/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	100	100	0.00%
Total Revenues	0	100	100	0.00%
Excess of Revenue Over (Under)	0	100	100	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	34	34	0.00%
Excess of Rev./Other Sources Over (Under)	0	134	134	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	2,234,283	2,234,283	0.00%
Fund Balance, End of Period	0	2,234,418	2,234,418	0.00%

Covington Park Community Development District
Investment Summary
June 30, 2021

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2021</u>
The Bank of Tampa	Money Market Account	\$ 3,044
The Bank of Tampa ICS Program		
Pacific Western Bank	Money Market Account	117,040
United Bank	Money Market Account	248,352
Total General Fund Investments		\$ 368,436
The Bank of Tampa ICS - Capital Reserve		
NBT Bank, National Association	Money Market Account	\$ 29,972
Pacific Western Bank	Money Market Account	131,312
Western Alliance Bank	Money Market Account	248,351
Total Reserve Fund Investments		\$ 409,635
US Bank S2015A1-A2 Reserve	US Bank Mmkt 5 - Ct	\$ 200,417
US Bank S2015A1 Prepayment	US Bank Mmkt 5 - Ct	178
US Bank S2015A2 Prepayment	US Bank Mmkt 5 - Ct	1,634
US Bank S2015A1-A2 Revenue	US Bank Mmkt 5 - Ct	136,912
US Bank S2018 - Reserve	First American Treasury Obligation Fund Class Y	72,461
US Bank S2018 - Revenue	First American Treasury Obligation Fund Class Y	56,738
Total Debt Service Fund Investments		\$ 468,340
US Bank S2015A1-A2 Construction	US Bank Mmkt 5 - Ct	\$ 552,274
US Bank S2018 - Construction	First American Treasury Obligation Fund Class Y	2,234,418
Total Capital Projects Fund Investments		\$ 2,786,692

Covington Park Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2021

001 - General Fund

From 6/1/2021 Through 6/30/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Times Publishing Company	6/20/2021	0000166674	06/20/21 Legal Advertising 06/21	497.00
			Total 001 - General Fund	497.00
Report Total				497.00

**COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

Capital Improvement Revenue Refunding Bonds, Series 2015A1-A2

Construction Account Activity Through June 30, 2021

Inflows:

Debt Proceeds	\$ 1,108,042.08
Total Bond Proceeds:	1,108,042.08
Interest Earnings	6,240.65
Total Inflows:	\$ 1,114,282.73

Outflows:

Date	Requisition Number	Contractor	Amount	Status With Trustee as of 06/30/21
8/5/2015	COI	Hancock Bank	\$ (30,200.00)	Cleared
8/5/2015	COI	Rizzetta & Company, Inc.	(20,000.00)	Cleared
8/5/2015	COI	MBS Capital Markets LLC	(93,600.00)	Cleared
8/5/2015	COI	Holland and Knight LLP	(4,750.00)	Cleared
8/5/2015	COI	Causey Demgen & Moore PC	(2,250.00)	Cleared
8/5/2015	COI	Petitt Worrell Wolfe Rocha LLC	(12,500.00)	Cleared
8/5/2015	COI	Blalock Walters Attorneys at Law	(5,000.00)	Cleared
8/5/2015	COI	US Bank N.A. Trustee Fees	(5,000.00)	Cleared
8/5/2015	COI	US Bank N.A. Escrow Agent Fees	(500.00)	Cleared
8/5/2015	COI	Adams and Reese LLP	(35,000.00)	Cleared
Total COI Expenses:			(208,800.00)	
03/31/16	1	Heidt Design, LLC	(1,578.20)	Cleared
06/16/16	2	Heidt Design, LLC	(262.50)	Cleared
06/30/16	3	Heidt Design, LLC	(350.00)	Cleared
07/05/16	4	MHD Communications	(880.00)	Cleared
09/16/16	5	Heidt Design, LLC	(177.50)	Cleared
09/30/16	6	MHD Communications	(880.00)	Cleared
10/31/16	7	Heidt Design, LLC	(717.50)	Cleared
11/30/16	8	Fieldstone	(21,000.00)	Cleared
11/30/16	9	Heidt Design, LLC	(37.50)	Cleared
03/01/17	10	Heidt Design, LLC	(37.50)	Cleared
04/25/17	11	Fieldstone	(45.90)	Cleared
08/25/17	12	Fieldstone	(12,537.54)	Cleared
09/29/17	13	Rizzetta & CO	(1,472.05)	Cleared
1/16/2018	14	Fieldstone	(10,963.10)	Cleared
1/16/2018	15	Fieldstone	(61,980.14)	Cleared
8/1/2018	16	Fieldstone	(33,508.75)	Cleared
8/1/2018	17	Heidt Design	(1,603.75)	Cleared
8/31/2018	18	Heidt Design	(512.50)	Cleared
8/31/2018	19	Lawson Courts, Inc.	(13,550.00)	Cleared
9/30/2018	10	Heidt Design - Refund	37.50	Cleared

**COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

Capital Improvement Revenue Refunding Bonds, Series 2015A1-A2

Construction Account Activity Through June 30, 2021

11/6/2018	20	Fieldstone	(41,936.02)	Cleared
11/13/2018	21	Construction Management Services LLC	(348.00)	Cleared
11/13/2018	22	Lawson Courts, Inc.	(9,000.00)	Cleared
11/13/2018	23	Lawson Courts, Inc.	(10,430.00)	Cleared
1/17/2019	24	Fieldstone	(36,483.75)	Cleared
1/17/2019	25	Heidt Design	(88.75)	Cleared
1/17/2019	26	Construction Management Services LLC	(71.45)	Cleared
3/18/2019	27	Fieldstone	(26,549.68)	Cleared
3/18/2019	28	Heidt Design	(18.75)	Cleared
6/24/2019	29	Fieldstone	(7,309.70)	Cleared
8/28/2019	30	Covington Park CDD	(5,240.00)	Cleared
1/28/2020	31	Fieldstone	(18,445.00)	Cleared
6/25/2020	32	Fieldstone	(14,109.70)	Cleared
8/3/2020	33	Fieldstone	(1,137.50)	Cleared
2/8/2021	34	Dewberry	(3,347.50)	Cleared
3/3/2021	35	Persson	(826.50)	Cleared
4/30/2021	36	Dewberry	(4,202.50)	Cleared
4/30/2021	37	Fieldstone	(1,781.23)	Cleared
4/30/2021	38	Persson	(1,624.50)	Cleared

Total Requisitions: (345,007.46)

Total COI and Requisitions:	(553,807.46)
Transfer from COI to Revenue:	(8,201.30)
Due to GF	(18,388.00)
Total Outflows:	(580,396.76)

Funds Available in Construction Account at June 30, 2021 \$ 533,885.97

**COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

Capital Improvement Revenue Bonds, Series 2018

Construction Account Activity Through June 30, 2021

Inflows:

Debt Proceeds	\$ 2,291,931.41
Total Bond Proceeds:	2,291,931.41
Interest Earnings	62,417.32
Transfer from Reserve	2,068.84
Total Inflows:	\$ 2,356,417.57

Outflows:

Date	Requisition Number	Contractor	Amount	Status With Trustee as of 06/30/21
7/11/2018	COI	Bryant Miller Olive	\$ (50,000.00)	Cleared
7/11/2018	COI	Aponte Association	(20,000.00)	Cleared
7/11/2018	COI	Holland and Knight LLP	(5,250.00)	Cleared
7/11/2018	COI	Image Master	(1,500.00)	Cleared
7/11/2018	COI	Petitt Worrell Wolfe Rocha LLC	(12,500.00)	Cleared
7/11/2018	COI	Rizzetta & Company	(25,000.00)	Cleared
7/11/2018	COI	US Bank N.A. Trustee Fees	(5,250.00)	Cleared
		Total COI Expenses:	(119,500.00)	
7/15/2019	CR1	S&P Global Ratings	(2,500.00)	Cleared
		Total Requisitions:	(2,500.00)	
		Total COI and Requisitions:	(122,000.00)	
		Total Outflows:	(122,000.00)	
		Funds Available in Construction Account at June 30, 2021	\$ 2,234,417.57	

Covington Park Community Development District
Notes to Unaudited Financial Statements
June 30, 2021

Balance Sheet

1. Trust statement activity has been recorded through 06/30/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.