River Landing Community Development District

Pasco County, FL

Meeting Agenda November 17, 2026



PFM Management Services LLC
James P. Ward | Venessa Ripoll
District Manager
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Phone: 954.658.4900 | 407.723.5943

3501 Quadrangle Boulevard, Suite 270
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River Landing Community Development District

www.riverlandingcdd.org

Board of Supervisors

Victor Barbosa, Chairman
Michael Piendel, Vice Chairman
Matt Sawyer, Assistant Secretary
Corrin Godlevske, Assistant Secretary
David Wilson, Assistant Secretary

James P. Ward, District Manager
Venessa Ripoll, District Manager
wardj@pfm.com | ripollv@pfm.com
Phone: (954) 658-4900 | (407) 723-5943
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=mb3e36fddff4285c896920b91511c7029
Phone: (844) 621-3956; Code: **2535 238 5373**; Event Password**: Jpward**

NOVEMBER 2026

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The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks should be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

The following is the agenda for the upcoming Meeting of the Board of Supervisors for the River Landing Community Development District ("District"), scheduled to be held at **2:00 p.m.** on **Tuesday, November 17, 2026**, River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543.

AGENDA

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1. Call to Order & Roll Call.

2. Notice of Advertisement of Landowners and Regular Meeting.

Pages 7-10

3. Administration of Oath of Office for the newly elected Supervisor to Seat 3 from the Landowners' Meeting held just prior to the Regular Meeting.
   I. Oath of Office.
   II. Board Compensation – W-9.
   III. Guide to the Sunshine Amendment and Code of Ethics.
   IV. Form 1 – Statement of Financial Interests.

Pages 11-55

4. Consideration of **Resolution 2027-1**, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*.

Pages 56-58

5. Consideration of **Resolution 2027-2,** a Resolution of the Board of Supervisors Re-Designating Officers of the River Landing Community Development District following the Landowners' Election, Providing for Severability and Invalid Provisions; Providing for Conflict and Providing for an Effective Date.

Pages 59-61

6. Minutes:
   I. September 15, 2026 – Regular Meeting.

Pages 62-71

7. Consideration of **Resolution 2027-3,** a Resolution of the Board of Supervisors of the River Landing Community Development District Declaring Vacancies in Certain Seats on the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes;* and Providing for Severability and an Effective Date.

Pages 72-74

8. Consideration of **Resolution 2027-4**, a Resolution Designating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions; and Providing an Effective Date.

Pages 75-77

9. Consideration of **Resolution 2027-4**, a Resolution of the Board of Supervisors of the River Landing Community Development District Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date.

Pages 78-85

10. Staff Reports.
    - I. District Attorney
    - II. District Engineer
    - III. District Asset Manager
        a) Asset Manager's Report October 1, 2026.
    - IV. District Manager
        a) ***Meeting Dates for Fiscal Year 2026-2027:***
            - NEXT MEETING: Tuesday, December 15, 2026, Regular Meeting.
        b) Commission on Ethics Required Annual Ethics Training Memorandum.
        c) Financial Statements for the period ending September 30, 2026 (unaudited).

Pages 86-120

11. Supervisors' Requests.

12. Public Comments for Non-Agenda items.

    These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

13. Adjournment.

Meeting Schedule–FY 2027		
	Tuesday, October 20, 2026	**Tuesday, November 17, 2026**
	Tuesday, December 15, 2026	**Tuesday, January 19, 2027**
	Tuesday, February 16, 2027	**Tuesday, March 16, 2027**
	Tuesday, April 20, 2027	**Tuesday, May 18, 2027**
	Tuesday, June 15, 2027	**Tuesday, July 20, 2027**
	Tuesday, August 17, 2027	**Tuesday, September 21, 2027**

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: The Board Member who was elected at the Landowners' meeting held just prior to today's meeting will subscribe to an Oath of Office and will be sworn in at the meeting.

In addition, the newly elected Board must file a Form 1 – Statement of Financial Interests, which must be filed with the Commission on Ethics within thirty (30) days of being seated on this Board (filing deadline is December 3, 2026). Please be aware that if a member does not file on time, the Commission on Ethics/State can fine a member up to $25.00/day for not filing a Form 1 on time. The State has been more stringent these days on these Form 1 filings, so please ensure you file on time.

Additionally, if any of the newly elected Board currently sits as members of any other Community Development District Boards, you must amend your current Form 1 – Statement of Financial Interests to now include the River Landing Community Development District. The amended form must be filed with the Commission on Ethics within thirty (30) days of being seated on this Board of Supervisors (filing deadline is December 3, 2026).

Item 4: **Resolution 2027-1**, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*

Item 5: **Resolution 2027-2,** a Resolution of the Board of Supervisors Re-Designating Officers of the River Landing Community Development District following the Landowners' Election, providing for severability and invalid provisions; providing for conflict and providing for an effective date. Below are the existing officers for the District.

OFFICE	OFFICE HOLDER
CHAIRPERSON	VICTOR BARBOSA
VICE-CHAIRPERSON	MICHAEL PIENDEL
ASSISTANT SECRETARY	CORRIN GODLEVSKE
ASSISTANT SECRETARY	MATT SAWYER
ASSISTANT SECRETARY	DAVID WILSON
SECRETARY & TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	VENESSA RIPOLL

Item 6: Minutes – September 17, 2026 – Regular Meeting.

Item 7: **Resolution 2027-3** a Resolution of the Board of Supervisors of the River Landing Community Development District Declaring Vacancies in Certain Seats on the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes;* and Providing for Severability and an Effective Date.

Item 8: **Resolution 2027-4**, a Resolution Designating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions; and Providing an Effective Date.

Item 9: **Resolution 2027-5**, a Resolution of the Board of Supervisors of the Currents Community Development District Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date.

Item 10: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

Notice of Advertisement of Meeting

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
9/20/26-9/20/26	RIVER LANDING CDD C/O PFM MANAGEMENT	
Billing Date	**Sales Rep**	**Customer Account**
9/20/2026	Jean Mitotes	STRLCCP
Total Amount Due	**Invoice Number**	
$198.00	101207-092026	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
9/20/26	9/20/26	101207	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Notice of Meetings Affidavit Fee	2	1.00x59.00 L	$196.00 $2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
9/20/26-9/20/26	RIVER LANDING CDD C/O PFM MANAGEMENT	
Billing Date	**Sales Rep**	**Customer Account**
9/20/2026	Jean Mitotes	STRLCCP
Total Amount Due	**Invoice Number**	
$198.00	101207-092026	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

RIVER LANDING CDD C/O PFM MANAGEMENT
2301 NW 37th Street
Fort Lauderdale, FL 33308

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

101207

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of Meetings was published in said newspaper by print in the issues of 09/20/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **09/20/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH601171
My Commission Expires Jan. 04, 2029

NOTICE OF MEETINGS
RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2027 Regular Meetings of the Board of Supervisors of the River Landing Community Development District, which covers the period October 1, 2026 through September 30, 2027, are scheduled to be held at **2:00 P.M.**, on the third Tuesday of each month, at the **River Club, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543,** on the following dates:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the office of the District Manager, PFM Management Services LLC, at least seven (7) days in advance of the meeting, by calling (954) 658-4900. In addition, the agendas will be available on the District's website at www.RiverLandingcdd.org

These meetings may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900, at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

River Landing Community Development District
James P. Ward, District Manager

Publish Date: Sunday - September 20, 2026 101207

105123

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter LOE and Meeting was published in said newspaper by print in the issues of 10/25/26, 11/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **11/01/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within River Landing Community Development District ("**District**") the location of which is generally described as comprising approximately 511.57 acres of land. The site generally located immediately southwest of the intersection of State Road 56 and Morris Bridge Road in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 17, 2026
TIME:	2:00 P.M.
PLACE:	River Club 2345 Oxbow Boulevard Wesley Chapel, Florida 33543

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, PFM Management Services LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone: 954-658-4900, Email: wardj@pfm.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate individuals for the positions of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the positions of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's office and can also be found on the District's website: www.riverlandingcdd.org. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodation to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

James P. Ward
District Manager
October 25, 2026 & November 1, 2026 105123

Oath of Office

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **River Landing Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **River Landing Community Development District**, Pasco County, Florida.

_____
Signature

Printed Name:_____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of ☐ Physical presence or ☐ online notarization this ___ day of _____, 2026, by _____, whose signature appears hereinabove, ☐who is personally known to me or ☐who produced _____ as identification.

_____
NOTARY PUBLIC
STATE OF FLORIDA

Print Name:_____

My Commission Expires:_____

Board Compensation – W-9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	**Signature of U.S. person**	**Date**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Guide to Sunshine Amendment and Code of Ethics

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2026

State of Florida
COMMISSION ON ETHICS

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Tampa

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Michael H. Hellman
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Laird A. Lile
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Abbey L. Stewart
Tallahassee

Linda Stewart
Orlando

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;

- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. Prohibited Actions or Conduct

1. Stolen Valor

A candidate, an elected public officer, an appointed public officer, or a public employee may not, for the **purpose of material gain**, knowingly misrepresent their military service or a decoration, medal title, honor, awarded qualification or military occupational specialty from the Armed Forces of the United States.

Candidates, elected public officers, appointed public officers, and public employees are also prohibited, for the purpose of material gain, from knowingly making false statements or misrepresenting active service in the Armed Forces of the United States during a wartime era, regardless of whether there was a declared war, or service in combat operations in a warzone, including misrepresentations or false statement of being a prisoner of war.

A candidate elected public officer, appointed public officer or a public employee may not, for the purpose of material gain, wear the uniform or any medal or insignia authorized for use by members or veterans of the Armed Forces of the United States that he or she is not authorized to wear.

2. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from soliciting any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly accepting a gift worth more than $100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than $100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

3. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

4. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from **corruptly** using or attempting to use their official positions or the resources thereof to obtain a **special privilege or benefit** for themselves or others. [Sec. 112.313(6), Fla. Stat.]

5. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

6. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

7. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to $5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. Prohibited Employment and Business Relationships

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed $500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way

in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Additional Lobbying Restrictions for Certain Public Officers and Employees

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. Restrictions on Appointing, Employing and Contracting with Relatives

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a

relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions

The officers, directors, and chief executive officer of a business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any employee of that business entity who is acting as the chief administrative or executive officer or employee of the political subdivision, are public officers and employees subject to the following standards of conduct:

i. Section 112.313, and their "agency" is the political subdivision. However, the contract allowing the business entity to serve as the chief executive or administrative officer of the political subdivision is not deemed to violate the prohibitions against doing business with one's own agency [Sec. 112.313(3), Fla. Stat.] and conflicting employment and contractual relationships [Sec. 112.313(7)(a), Fla. Stat.];
ii. The Form 1 financial disclosure requirement for "local officers" [Sec. 112.3145, Fla. Stat.];
iii. And the Form 9 and the Form 10 gift disclosure requirements for "reporting individuals" [Secs. 112.3148 & 112.3149, Fla. Stat.]. [Sec. 112.3136, Fla. Stat.]

E. Post Office Holding and Employment (Revolving Door) Restrictions

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions,

unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. 6-Year Lobbying Ban

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a

department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and

employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

F. Voting Conflicts of Interest

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

G. Disclosures

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a

political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.[1]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. FORM 1F - Final Form 1 Limited Financial Disclosure

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. FORM 2 - Quarterly Client Disclosure

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

4. FORM 6 - Full and Public Disclosure

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices;[1] the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over $1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth.

In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

CANDIDATES must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. FORM 6F - Final Form 6 Full and Public Disclosure

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. FORM 9 - Quarterly Gift Disclosure

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than $100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than $100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The

officer or employee then must disclose this information by filing a statement by July 1 that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than $100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between $25 and $100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to

any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS).[1] Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed $20,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to $5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between $25 and $100, may be penalized by a fine of not more than $5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined $50 per day per report for each day the report is late, up to a maximum fine of $5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of $25 for each day late the form is filed after September 1, up to a maximum penalty of $1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the $1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and

all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:

www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission may only investigate complaints based on personal knowledge or information other than hearsay. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website at www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt. Amendments to complaints must be received within 60 days of the original complaint.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. During the first stage, the Commission must also determine whether the allegation(s) in the complaint are based on personal knowledge or information other than hearsay. If the complaint is found not to be legally sufficient or the allegations are not based on personal knowledge or infomation other than hearsy, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing

information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and local officer of an independent special district are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Filing A Form 1

To access the Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (https://disclosure.floridaethics.gov/Account/Login) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional E-filing assistance is available Monday - Friday from 8:00 a.m. until 5:00 p.m. EST by contacting the Commission directly (850) 488-7864.

Chrome, Edge, or Firefox are the recommended browsers to use in the EFDMS website. If you are not using one of these browsers, you will be able to access the site, but the pages may not display or function as designed. The use of a mobile device for completing a form in EFDMS is strongly discouraged.

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

   Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

   a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
      Note: Google Chrome web browser will not open – use another web browser.
      Video Tutorial

   b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
      23-page presentation – no audio

   c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
      Audio presentation – no video

   d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
      Florida League of Cities Website

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00.

- Home - Florida Ethics Institute

Form 1 – Statement of Financial Interests

2025 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of $25 for each day late will be imposed, up to a maximum penalty of $1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding $20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: ***Initially***, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent;

community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website.Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded $2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than $2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded $2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded $2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than $2,500. Do not aggregate all of your investment income.
- If more than $2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than $2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than $5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than $5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than $10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than $10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

Resolution 2027-1

RESOLUTION 2027-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the River Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 17, 2026, and at which the below recited person was duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

SECTION 1. ELECTION RESULTS. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF INDIVIDUAL ELECTED	SEAT NUMBER	NUMBER OF VOTES
	3	

SECTION 2. TERMS. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following terms of office:

NAME OF INDIVIDUAL ELECTED	TERM OF OFFICE	TERM UP FOR ELECTION
	FOUR (4)	November, 20___

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of November, 2026.

ATTEST: **RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Venessa Ripoll, Secretary , Chairperson

Resolution 2027-2

RESOLUTION 2027-2

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the River Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida, and:

WHEREAS, pursuant to Chapter 190.006, *Florida Statutes*, the Board of Supervisors ("**Board**") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

WHEREAS, the Board of Supervisors of the River Landing Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	OFFICE HOLDER
CHAIRPERSON	VICTOR BARBOSA
VICE-CHAIRPERSON	MICHAEL PIENDEL
ASSISTANT SECRETARY	CORRIN GODLEVSKE
ASSISTANT SECRETARY	MATT SAWYER
ASSISTANT SECRETARY	DAVID WILSON
SECRETARY & TREASURER	VENESSA RIPOLL
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	VIVIAN CARVALHO

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions

shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of November, 2026.

ATTEST:

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

_____
Venessa Ripoll, Secretary

_____
, Chairperson

Minutes 9/15/2026

MINUTES OF MEETING
RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the River Landing Community Development District was held on Tuesday, September 15, 2026, at River Club Amenity Center, 2345 Oxbow Boulevard, Wesley Chapel, Florida 33543. It began at 2:00 p.m. and was presided over by Mr. Victor Barbosa, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Victor Barbosa	Chairperson
Mike Piendel	Vice Chairperson
Matt Sawyer	Assistant Secretary
Corrin Godlevske	Assistant Secretary

Absent:

David Wilson	Assistant Secretary

Also present were:

James P. Ward	District Manager w/PFM
Vivian Carvalho	Senior District Manager w/PFM
Racheal Meade	District Manager w/PFM
Venessa Ripoll	District Manager w/PFM
Susan Singer	Senior District Accountant w/PFM
Tanya Montgomery	Accountant w/PFM
Jere Earlywine	District Counsel w/Kutak Rock
Kirsten Mood	District Counsel w/Kutak Rock
John Simon	District Engineer w/Atwell

Audience:

8 call-in users	Matthew Varghese
ND	Gorind Arumugam
Shami Kaur	Steven Borse
Robert Holbert	Anthony Weber
Prasad	Dwayne Martin
Vamshi Gangidi	Justin Grant
Niranjan Vutukuru	Vadeesha Rad
Lorren Oliver	Lina Awadallah
Justine Hardy	Christine Rogers
Terry Zannella	

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

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

Mr. Ward called the meeting to order at approximately 2:04 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

DRAFT

The recording for this meeting was incomplete; the beginning of the meeting was not properly recorded; therefore, some actions of the Board were recorded into the minutes using documentation provided by District staff.

SECOND ORDER OF BUSINESS Acceptance of Resignation

Acceptance of the Resignation of Ms. Tina Golub from Seat 3, which will become effective September 11, 2026, and whose term is set to expire November 2026

I. **Appointment of individual to fill Seat 3**
II. **Oath of Office**
III. **Board Member Compensation – W-9**
IV. **Guide to the Sunshine Law and Code of Ethics for Public Employees**
V. **Sample of E-filed Form 1 – Statement of Financial Interests**

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, the resignation of Tina Golub was accepted.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Victor Barbosa was appointed to fill the unexpired term of Seat 3 ending November 2026.

Mr. Victor Barbosa was sworn in and waived compensation. He was provided with a packet containing the Oath of Office, Guide to the Sunshine Law, Code of Ethics and Form 1 to be filed within 30 days.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-14

Consideration of Resolution 2026-14, a Resolution of the Board of Supervisors re-designating the officers of the River Landing Community Development District

The Board chose to designate Victor Barbosa as Chairperson; Michael Piendel as Vice Chairperson and the remaining Board Members as Assistant Secretaries.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Minutes

June 30, 2026 – Public Hearing and Regular Meeting Minutes

On MOTION made by Victor Barbosa, seconded by Corrin Godlevske, and with all in favor, June 30, 2026, Public Hearing and Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-15

Consideration of Resolution 2026-15, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ends on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-15 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-16

Consideration of Resolution 2026-16, a Resolution of the Board of Supervisors Amending the Fiscal Year 2027 Budget which begins on October 1, 2026, and ends on September 30, 2027; providing a severability clause; providing for conflict and providing an effective date

Audio began approximately 40 minutes after the meeting began.

Mr. Ward: Community Development Districts exist in the state for the purpose of financing public infrastructure for all communities whether it's Lennar, Taylor Morrison, or any other body. There are over 1,100 CDDs across the State of Florida. There are billions of dollars in financing which have been done by CDDs. They finance water and sewer facilities, drainage systems, preserves, roadways, and a plethora of other things. In River Landing, generally speaking, the facilities that have been financed are water and sewer, a water management system which are your lakes, preserves, drainage pipes that go underneath the roadways, maybe some exterior roadways outside the gates and probably some of the landscaping along the entranceway, and maybe some public improvements outside your gateway, but that's about it. Not as much as I have seen in other CDDs.

Unidentified Male Audience Member: This was done for the purpose of, so the cost is owned by the homeowners. Like I attended other CDD meetings, and I've been a part of other CDDs, and I've lived in a community where the CDD was only managing the streets. But here it seems that the CDD is monitoring everything, the lakes, the roads, the lawns, everything. I think what Taylor Morrison did with the help of the CDD was trying to pass on those costs to the homeowners. My question is, during this transition is there a plan that Taylor Morrison also shares some of the capital expenditures? Because the CDD has gone up. If we stick to the provisional plan what should be borne by Taylor Morrison?

Mr. Ward: The original infrastructure constructed is part of your capital assessment. That never changes for 30 years. Once it is financed it's paid for at whatever your assessment rate is for a capital assessment that never changes. So, this transition is only operations. It has nothing to do with capital infrastructure.

Unidentified Male Audience Member: I think you should include capital infrastructure as well. Both. Operational and capital and we should not let Taylor Morrison go away. I know that (indecipherable). I see some faces here that represent Taylor Morrison, and they should be held accountable for that.

Mr. Ward: To my knowledge there are no issues with respect to the capital infrastructure that's been constructed by this CDD that needs to be a part of any discussions with any developer. As a matter of law, once capital facilities are acquired by a Community Development District, no developer has any legal obligation to do any further capital infrastructure within a community.

Mr. Matt Sawyer: For the record, Taylor Morrison does not intend to do so.

Unidentified Male Audience Member: (Indecipherable). Can you provide for the residents of the community a breakdown of that?

Mr. Ward: Yes. They are in engineering reports that were developed as part of the construction of the community. I can put those on the website for you.

Unidentified Male Audience Member: What I'm referring to is, you said when you received notice of the HOA's intention, your process of determining what it would cost for you to take responsibility, and that had to reduce somewhere where you arrived at $1,300 dollars. Will you disclose to residents here what are the assumptions in terms of the obligations of the CDD body? I want to know next year if you're doing what you're supposed to do.

Mr. Ward: Sure. They are in the budget. They are a small line item, but what I will do is I will have a supplemental prepared that has a little more detailed assumptions which I guess is what you're asking for, and I will attach it to the copy -- with the map of the District.

Unidentified Female Audience Member: In the last meeting or two it was promised we would see the map that should have been done over four years ago, that we would see that this October.

Mr. Ward: I will ask the engineers if the maps are ready, and if so, they will be put on the website.

Unidentified Female Audience Member: If you were sitting in the resident's spot and this was your community, wouldn't you find it a little bizarre that the CDD has been around for X number of years, the developing here has been almost 4 years, and we still don't have a map of what we are all responsible for? That's just a little bit obsurd in my opinion. If you were sitting in my seat I think you would expect the same thing. That map is definitely a question. The other thing is, when I go back and I look at the prior years, prior to said movement from the CDD to the HOA, there were budget items in the budget that were not there in the past when these areas were being maintained. I would like to understand the reconciliation between the 2024-2025 budget, the 2025-2026 and the 2026-2027 and where those line items went because all of a sudden you've come up with new line items in the budget that weren't there before. I think you owe that to us as the residents that are paying for this.

Mr. Ward: You can look in the 2025-2026 budget; there are budget to actuals.

DRAFT

Unidentified Female Audience Member: That's my question. I've done that and in the 2026-2027 budget there are new line items that were not there before.

Mr. Ward: Again, that's exactly what has changed in the budget. The HOA was doing the –

Unidentified Female Audience Member: If you go back to the prior year, two years ago, you were maintaining the property.

Mr. Ward: No, ma'am, we weren't maintaining the property. The HOA was maintaining property from the beginning to mid-2026. That's the whole issue.

Discussion ensued regarding the River Landing HOA maintaining the CDD's assets until 20206 when it decided it no longer wished to maintain CDD assets and the CDD took over maintenance; the HOA costs associated with maintaining CDD assets; and the HOA budget should reflect how much it would cost to maintain CDD assets.

Unidentified Female Audience Member: stated the costs associated with maintaining CDD assets included in the HOA budget should be made available to residents. He said Taylor Morrison should have this information as well.

Mr. Sawyer stated only the HOA could provide that information, not the CDD, not Taylor Morrison. *The financial records were turned over to management and the Board of Directors. Those big binders were all of the Association's records. I think there were multiple binders with thousands of pages that we printed and delivered.*

Unidentified Male Audience Member: There are only two possibilities here. Possibility 1 is the assets we are talking about have never been maintained. Highly unlikely; and possibility 2 is that (indecipherable) in terms of what it costs to do that. (Indecipherable). This Board should have clarity on what the previous Board spent to maintain the assets.

Mr. Sawyer: There are thousands of pages, and they are available to every resident within River Landing. You can make an official records request by following the procedure they (the HOA) have adopted.

Unidentified Male Audience Member: The current body had to make a determination as to how it would fund maintaining the assets that it has responsibility for. These aren't newly acquired assets; they were in place when Taylor Morrison ran the association, when you were on the Board. My question is, what did it cost then, because you had to have some reference to come up with $1,300 dollars. Let's do some transparent actions and we need to clear this up, so we understand how did we arrive at $1,300 dollars.

Unidentified Female Audience Member: In addition to that, two years ago, when the walking paths in the back were a mess and I came here and talked to your boy Pete, he said let me go to the CDD because they maintain all those walking paths. So, yes, the CDD was maintaining all those paths.

Mr. Sawyer: We are going to walk it back a couple of years because at this point I'm ready to end the meeting and you guys can submit your questions and counsel and management will answer them, so I'm going to go back a few years to the inception of this community. The CDD owns the infrastructure, owns portions of the preserve areas, the ponds. The CDD was not maintaining them. River Landing Community Association was maintaining these items. They

were in the HOA's budget. They were never in the CDD's budget because you had an onsite manager, Pete, now Gabby, through River Landing Community HOA. They were maintaining it. It was in the HOA's budget. You can go back and look at all the records.

Mr. Jere Earlywine: We had an agreement with the HOA to maintain those assets at that time.

Mr. Sawyer: Yes. The CDD and HOA had an agreement for the HOA to maintain those assets. Fast forward to – Jere, what was the date of that letter?

Mr. Earlywine: I don't have it in front of me, but it was from springtime 2026. It was from the HOA's lawyer, and it basically said we are terminating this agreement, and we were like, wow, that's a surprise, so we set up a call with the HOA lawyer, talked to him, and he said that the HOA was trying to cut costs and wanted to terminate it. We said, okay, that's kind of a disappointment, but we still have time to adjust our budget and pick up the maintenance and that's immediately what Jim did, and that's how we got to be here today.

Mr. Ward: The letter is dated May 12, 2026 from Appleton, Reiss, etal; a lady named Karen Cox is the attorney; Karen Cox signed the letter.

Mr. Sawyer: That letter was served to the CDD, so counsel and management had a discussion; there was no negotiation. There was no ability to renegotiate the maintenance.

Mr. Earlywine: Correct. We got on the phone, and they just said they didn't want to do it anymore and that was it.

Mr. Sawyer: Fast forward to today, where the HOA stopped maintaining everything in May, and now the CDD has to step in, and personnel and staff have to take over the maintenance aspect with vendors. They are going to be building it into their long term infrastructure and the maintenance of that going forward. Also, their management agreement did not call for maintenance because there was a full time management team here to oversee those items. So, now you have all of these items being added to the budget and you can go line by line into the CDD and see what has been added, and if you have specific questions with that please send them to Jim, and him and Jere can formulate a response. There is a long history here. That letter received from Appleton, Reese was not expected, and now that it's here, the District had a duty to take on those maintenance obligations for those going into this fiscal year, and even this past fiscal year because it happened mid fiscal year.

Unidentified Female Audience Member: When our Board sent CDD counsel a letter, it basically said we represent River Landing, we recently become aware of the enclosed CDD/HOA maintenance agreement reportedly effective April 15, 2025 which you signed, we write to inform you that the agreement is invalid, therefore, the District may not rely on the agreement having created any obligation for the Association to provide routine operation and maintenance and repair of drainage and surface water management systems across the lands owned by the District or the improvements located on utility easements. The agreement did not alter the District's existing obligations. Without conceding that the agreement is valid, which it is not. That's my concern. If you signed an agreement, why is our attorney saying this is not valid? I think that is the issue us homeowners are more concerned about, more than even the amount we are being assessed. If you signed an agreement April 15, 2025, and then our attorney found that letter and then sent you this letter saying that letter was not valid, what happened?

Mr. Sawyer: I'm curious to know what letter it is. We would have signed something much earlier, dating back to the inception of this community to maintain those items on behalf of the District. Regardless of the ownership; we know the CDD owns those assets. So, we will go back and pull it up. Jere, set up a call with Karen Cox and find out why it's not valid.

Mr. Ward: What Jere said was, he spoke with HOA counsel, HOA counsel said to him the HOA doesn't want to maintain the CDD assets.

Unidentified Female Audience Member: But this is why. They are saying that because the agreement that was signed in May was invalid. This problem becomes old HOA Board, new HOA Board, what happened here. That may be something – I don't know if that counsel is the one you need to talk to or how this gets fixed because –

Mr. Sawyer: Karen Cox is River Landing HOA's attorney, not the CDD's.

Unidentified Female Audience Member: Yes, so we need to figure out why our current counsel is saying that the letter that you signed is invalid.

Mr. Sawyer: That is a question I would pose to the HOA.

Unidentified Female Audience Member: We need to figure that out. I don't know if that will change anything moving forward –

Mr. Sawyer: I mean, the District is open to discussion with the HOA if they want, but that won't change anything for this fiscal year, but possibly fiscal year 2027-2028.

Mr. Ward: One last question on this issue and then we've got to move on.

Unidentified Male Audience Member: Because we are moving forward, there is a problem now, actually for the last six months. Mr. Ward was notified of a valid concern from homeowners, and I just don't want it to get lost in the paper shuffle moving to the next year. The banks along the tributary are eroding. They are eroding the property lines of individual owners and you guys, from what I understand, maintain the water control issue and the berms that would be associated with that. It's already been noted; there was supposed to be a walkthrough; it hasn't been done yet, and I just want to make sure this doesn't get shoved aside. By next year this will be in people's backyards. The erosion is that severe. It's covered up now because they waited so long you can't see it anymore, but when the water levels drop there are going to be big holes along up and down that berm. I'm just wondering what recognition of that problem has been done?

Unidentified Male Audience Member: For transparency, I sent Mr. Ward an email two months ago of all the erosion along Tributary Pond, including photos of my backyard where I have two big holes from this erosion. I asked him when I walked in today, did you get it, and he said no, so I resent the videos and photos. You mentioned too that there was going to be a comprehensive inspection of all the ponds, but you just didn't know when. So, my question is, when?

Mr. Ward: I know my team was onsite today doing an inspection of the entire system. I will get a report from them probably within the next week of what's going on with your entire system, especially the lake banks.

DRAFT

Unidentified Male Audience Member: Will that be included in the budget now so this could be repaired?

Mr. Ward: I don't know the extent of the lake bank restoration damage that's within the community right now. Once I see the number and see what it's going to take to restore all these lake banks, we will come up with a plan to see whether they need to be done all in one year or not. Sometimes lake banks can be restored over a two or three year period. It just depends.

Discussion ensued regarding where the residents felt the erosion was the worst; and the eroded areas being underwater at this time.

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2026-16 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Agreement

Consideration of an Agreement between the River Landing Community Development District and Calvin, Giordano, and Associates for Asset Management Services

Mr. Ward: Next is the agreement with CGA with respect to the Asset Management Services. That's the firm we will retain to handle some of the asset management services. As I mentioned a second ago, they were on site today doing a more thorough inspection. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, the Agreement between the River Landing Community Development District and Calvin, Giordano, and Associates for Asset Management Services was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Goals and Objectives requirements for CDDs for FY 2026
b) Important Meeting Dates for Fiscal Year 2027
- NEXT MEETING: Landowners Election Tuesday, November 17, 2026
c) Commission on Ethics required Annual Ethics Training Memorandum

d) Financial Statements for period ending June 30, 2026 (unaudited)
e) Financial Statements for period ending July 31, 2026 (unaudited)

Mr. Ward stated Florida Statutes required the CDD to adopt goals and objectives; these were simple goals and objectives, such as notice of public meetings, public meeting compliance, access to records compliance, audit completion, etc. He stated the CDD met these goals and objectives. He asked for a motion to approve the fact that the goals and objectives were met in fiscal year 2025-2026.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, the met goals and objectives were accepted.

Mr. Ward reminded the Board to complete the ethics training requirement for this calendar year. He noted he would continue to remind the Board monthly.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

TENTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments.

Unidentified Male Audience Member: I just want to circle back. You mentioned you would provide the initial agreement with the HOA by October 1, that way we could see what they were doing and compare it with what the CDD was going to be doing.

Mr. Ward indicated he would post the agreement on the CDD website.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 3:13 p.m.

On MOTION made by Corrin Godlevske, seconded by Matt Sawyer, and with all in favor, the meeting was adjourned.

River Landing Community Development District

_____ _____

James P. Ward, Secretary Victor Barbosa, Chairperson

Resolution 2027-3

RESOLUTION 2027-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat #4 (currently held by David Wilson)
Seat #5 (currently held by Michael Piendel)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. 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.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of November, 2026.

ATTEST:

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

_____
Venessa Ripoll, Secretary

_____
, Chairperson

Resolution 2027-4

RESOLUTION 2027-4

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE OFFICE AND LOCATION OF THE REGISTERED OFFICE; AND PROVIDING FOR CONFLICTS AND INVALID PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, River Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the River Landing Community Development District desire to appoint Venessa Ripoll as the Registered Agent and designate the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: Venessa Ripoll is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of November, 2026.

ATTEST:	**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**
Venessa Ripoll, Secretary	_____, Chairperson

Resolution 2027-5

RESOLUTION 2027-5

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

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

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

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

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

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

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare and publish on the District's website, on or before December 1 of each year, an annual report describing (a) the goals and objectives achieved by the District and the performance measures and standards used to make that determination, and (b) any goals or objectives the District failed to achieve, for consideration by the Board of the District.

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

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

PASSED AND ADOPTED by the Board of Supervisors of the River Landing Community Development District, Pasco County, Florida, this 17th day of November, 2026.

ATTEST:

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

_____
Venessa Ripoll, Secretary

_____
, Chairperson

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
407.723.5900 | pfmmanagement.com

River Landing Community Development District

James P. Ward, District Manager
wardj@pfm.com
Phone: (954) 658-4900

Vivian Carvalho, District Manager
carvalhov@pfm.com
Phone: (407) 723-5945

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

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

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

Exhibit A

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

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

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

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

James P. Ward, District Manager	_____, Chairman
Date	Date

Asset Manager’s Report

RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT

District Facilities Evaluation Report
Lake, Preserve & Landscape Maintenance — October 1, 2026

Prepared For:
James Ward
District Manager
River Landing Community Development District

Prepared By:



Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY

September 30, 2026

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the Board of Supervisors with an overview of the evaluation of the District's facilities, including the lakes, preserve, and landscape assets that River Landing Community Development District (the "District") is assuming responsibility for.

The District is assuming responsibility for operations beginning October 1, 2026. The District's Service Area is organized into two components — River Landing CDD (Single Family) and the Townhomes at River Landing — each with its own maintenance contracts and service area.

Prior to assuming this responsibility, District staff performed a comprehensive assessment of the assets being transitioned to the District. This report first summarizes the findings of that assessment, then sets out the District's plan to address the conditions identified.

II. DISTRICT ASSESSMENT

Prior to October 1, 2026, District staff conducted a field assessment of the community's preserve, drainage, aquatic, landscape, and lighting assets in order to establish a baseline condition for each system as the District assumes maintenance responsibility. The assessment covered the following areas:

1. Preserve Areas
2. Stormwater Drainage System
3. Aquatic System – Lake Bank Erosion and Washouts
4. Landscaping – Barrel Man Boulevard
5. Landscape and Fringe Areas Within the Preserve
6. Streetlights
7. Southwest Area – Fire-Damaged Landscaping

1. Preserve Areas

District staff assessed the community's preserve system, which includes one mitigation area, four drainage ditches, cordgrass buffer/natural areas, and the perimeter edges of several preserve tracts (see Exhibit C). The assessment found that these areas have not been maintained on a consistent, scheduled basis and show encroachment of nuisance and exotic vegetation — including cattails, dog fennel, primrose willow, and nuisance vines — into the mitigation area, ditches, and preserve edges. Several cordgrass buffer and natural areas were also found to require cleanup of tall nuisance weeds and volunteer exotic trees.

2. Stormwater Drainage System

District staff completed a full inventory of the community's stormwater drainage structures by development phase. The Service Area contains 528 stormwater structures across four phases, consisting of 220 inlets (Type C, Type D, Type E, Type 1 Curb, Type 2 Curb, and Valley Gutter inlets), 43 junction boxes, 112 mitered ends, and 153 yard drains:

Structure Type	Ph. 1A	Ph. 1B	Ph. 2 & 3	Ph. 4 & 5	Total
Type C Inlet	16	3	16	2	37
Type D Inlet	7	2	1	2	12
Type E Inlet	0	0	1	0	1
Type 1 Curb Inlet	50	4	12	16	82
Type 2 Curb Inlet	6	0	0	0	6
Valley Gutter Inlet	0	10	44	28	82
Junction Box	16	3	16	8	43
Mitered End	42	10	30	30	112
Yard Drain	40	25	74	14	153
Total Structures	177	57	194	100	528

Using this inventory as a baseline, the assessment identified sediment accumulation, debris, and vegetative blockage at a number of inlet and outfall locations, along with several structures warranting closer inspection for structural condition. This inventory will be used to schedule and track inspections structure by structure under the stormwater inspection program described in Section III.

3. Aquatic System – Lake Bank Erosion and Washouts

District staff assessed the community's 41 ponds for lake bank condition and identified the following locations with existing shoreline erosion or washouts requiring attention. Note that with water currently present in the turf at several sites, the full extent of some areas is not yet visible:

- Lake 1 — Shoreline erosion extending 5–750 linear feet along State Road 56 and continuing beyond some homes on Landsman Loop, with scattered washouts as well

- Lake 3 — A few hundred feet of shoreline erosion behind homes
- Lake 21 — Significant amount of scattered washouts
- Lake 22 — Scattered washouts
- Lake 23 — Scattered washouts
- Lake 27 — Scattered washouts
- Lake 30 — Scattered washouts
- Lake 31 — Scattered washouts
- Lake 32 — Scattered washouts
- Lake 33 — Scattered washouts
- Lake 34 — Scattered washouts

4. Landscaping – Barrel Man Boulevard

District staff assessed the landscaping along the District's designated maintenance sections of Barrel Man Boulevard, as well as the area behind the community along the boulevard. Pasco County has taken the position that maintenance of this rear area falls under the District's responsibility; District staff is working directly with the County to reach a final determination on jurisdiction and scope. The assessment found landscaping along these sections in need of a consistent maintenance program going forward.

5. Landscape and Fringe Areas Within the Preserve

In addition to the preserve maintenance areas described in Section II.1, District staff assessed the broader fringe and perimeter landscape areas adjacent to the preserve throughout the community. These areas have not historically received consistent landscape maintenance and were found to be overgrown in multiple locations, detracting from the overall appearance of the community and requiring cleanup as part of the District's transition.

6. Streetlights

District staff reassessed the community's streetlight system, including fixtures, poles, and solar components. The assessment identified outages, damaged fixtures, and malfunctioning components at multiple locations throughout the community that will require attention as the District assumes responsibility for this system.

7. Southwest Area – Fire-Damaged Landscaping

District staff reassessed the area located within the southwest portion of the community that was previously impacted by fire. The assessment confirmed that portions of the landscaping within this area — including palms and pine — remain damaged and may require replacement or restoration. The District understands that matters associated with this area are currently subject to ongoing litigation and will continue monitoring the situation.

III. DISTRICT MAINTENANCE PLAN

Based on the findings of the assessment described in Section II, the adopted budget includes funding for the maintenance programs, inspections, repairs, and improvements described below. These expenditures are intended to move the District toward a proactive maintenance approach, where assets are routinely inspected and maintained rather than waiting for significant failures or deterioration to occur. The plan addresses each of the assessed areas in turn, followed by the District's broader inspection and oversight program.

1. Preserve Areas

The District will implement a recurring maintenance program for the preserve system identified in Section II.1, with all treatment areas serviced on a bi-monthly basis (6 times per year). Targeted nuisance and exotic vegetation will be treated in place with approved herbicide across the mitigation area, ditches, cordgrass buffer/natural areas, and preserve edges. See Section IV.4 for the specific scope of this maintenance program.

2. Stormwater Drainage System

The District will establish a yearly stormwater inspection and maintenance program. As part of this program, the District will inspect all 528 stormwater structures identified in the Section II.2 inventory — including the District's 220 inlets, 43 junction boxes, 112 mitered ends, and 153 yard drains — to identify sediment accumulation, debris, blockages, structural concerns, erosion, or other conditions that could affect drainage performance. The structure-by-structure inventory will be used to schedule and track inspections by phase.

When an inspection identifies a drainage structure requiring maintenance, the District will schedule cleaning or other necessary corrective work. This proactive approach will help maintain proper water conveyance throughout the community, reduce the potential for drainage restrictions, and extend the useful life of the District's stormwater infrastructure.

3. Aquatic System – Lake Bank Erosion and Washout Repairs

As water levels recede and site conditions allow the work to be performed properly, District staff will evaluate each location identified in Section II.3 and coordinate the necessary repairs. Depending on the conditions at each location, work may include restoring eroded material, stabilizing affected areas, repairing washouts, restoring grades, and installing appropriate vegetation or other stabilization measures where necessary. The District will continue monitoring these locations and will prioritize repairs based on field conditions, severity, accessibility, and the potential for continued erosion. The District's budget also includes funding for aquatic and littoral plantings, which can help stabilize shoreline and shallow-water areas, reduce erosion, and supplement areas where existing vegetation has declined.



Shoreline erosion and washout conditions identified along District lake banks.



4. Landscaping – Barrel Man Boulevard

The District will continue to maintain its designated sections of Barrel Man Boulevard, with associated costs shared between the appropriate parties, including the HOA and townhome areas, in accordance with the applicable responsibilities and agreements. Once the District and Pasco County reach a final determination on jurisdiction for the rear area referenced in Section II.4, staff will bring supporting photos, a description of the work needed, and an estimate of the associated scope to the Board for review.

5. Landscape and Fringe Areas Within the Preserve

The District has established funding for a recurring annual maintenance program for the fringe and perimeter landscape areas identified in Section II.5. Rather than addressing these locations only when conditions become problematic, the areas will now be maintained on a scheduled basis throughout the year. The goal is to provide a more consistent level of maintenance, control excessive vegetation and overgrowth, improve the appearance of these areas, and prevent prolonged periods where District-maintained property is left unattended — while also giving District staff a defined scope that can be inspected and enforced throughout the year.

6. Streetlights

The District will implement monthly inspections of the community streetlight system to identify outages, damaged fixtures, malfunctioning components, and other maintenance concerns identified in Section II.6. Regular inspections will allow the District to identify problems more quickly rather than relying solely on residents to report streetlight outages or deficiencies.

Following these inspections, the District's streetlight vendor will be notified of any deficiencies and will perform the necessary maintenance or repairs within the District's responsibility. This may include replacing failed bulbs or lighting components, repairing fixtures, troubleshooting electrical issues, and addressing other streetlight-related maintenance needs. Funding for routine streetlight inspection, maintenance, and anticipated repairs has been incorporated into the District's budget.



Solar-powered, dual-head streetlight fixtures, typical of the community streetlight system now subject to monthly inspection.

7. Southwest Area – Fire-Damaged Landscaping

The District will continue monitoring the fire-damaged area identified in Section II.7 and will proceed as appropriate based on the circumstances and any applicable legal guidance related to the pending litigation. As a precautionary measure, the budget includes funding that may be available for necessary landscape restoration or replacement within this area should the District ultimately need to perform this

work — allowing the District to be financially prepared without predetermining responsibility for the damage or the ultimate outcome of the pending matter.



Fire-damaged palms and pine within the southwest area landscaping, subject to ongoing litigation.

8. Wetland Boardwalk Maintenance

The District will continue maintaining the boardwalk located along the wetland area as an important community asset. Because of its location adjacent to natural vegetation and wetlands, the boardwalk requires periodic attention to prevent vegetation from encroaching into the walking area and to help preserve the structure. Maintenance will include routine inspections, removal or trimming of intruding vegetation, cleaning of the walking surface, and periodic pressure cleaning of the natural wood structure as appropriate.



Wetland boardwalk and access path, maintained by the District.

9. Weekly District Inspections and Vendor Oversight

In addition to the individual maintenance programs described above, the District will implement weekly site inspections to provide greater oversight of District assets and contracted maintenance services. District staff will inspect the community to verify that vendors are performing work in accordance with their approved scopes of services and that District-maintained areas are being maintained to established CDD standards, including landscaping, aquatic areas, drainage infrastructure, streetlights, common areas, and other District-owned or maintained assets.

When deficiencies are identified, District staff will document the condition, communicate the issue to the appropriate vendor, and follow up to confirm that corrective work has been completed. This creates an additional level of accountability and allows the District to more closely monitor the services being funded through the annual budget.

10. Protecting the District's Assets Through Proactive Maintenance

A significant focus of the District moving forward is transitioning from reactive maintenance to proactive asset management. Rather than waiting for infrastructure, landscaping, drainage systems, lighting, lake banks, or other assets to experience significant failures, the District is budgeting for regular inspections, preventative maintenance, and planned repairs. Residents should begin seeing the results of these programs through more frequent inspections, improved vendor oversight, scheduled maintenance of previously neglected areas, stormwater inspections and cleaning, streetlight maintenance, aquatic and littoral improvements, lake bank repairs, boardwalk maintenance, and other asset-management activities throughout the community.

The District's goal is to use these funds responsibly to protect the community's existing infrastructure, improve maintenance consistency, address the deficiencies identified in the assessment, and reduce the likelihood that smaller maintenance issues develop into larger and more costly problems in the future.

IV. CURRENT MAINTENANCE PROGRAMS

In addition to the assessment findings and maintenance plan described above, the District maintains the following ongoing, contract-based maintenance programs for its lake, preserve, and landscape assets.

1. Service Area Overview
2. Aquatic / Lake Maintenance – River Landing CDD (Single Family)
3. Aquatic / Lake Maintenance – Townhomes at River Landing CDD
4. Preserve Maintenance & Compliance Monitoring
5. Landscape Maintenance
6. Inspection Schedule Summary

1. Service Area Overview

The District's Service Areas consist of the following:

- River Landing CDD (Single Family): 35 ponds, approximately 61,150 linear feet of lake bank, and 86.48 acres of water surface area.
- Townhomes at River Landing CDD: 6 ponds, approximately 5,648 linear feet of lake bank, and 6.88 acres of water surface area.
- Preserve/mitigation areas: one mitigation area, four drainage ditches, the edges of several preserve areas, and cordgrass buffers/natural areas throughout the District (see Exhibit C).
- Combined totals: 41 ponds, approximately 66,800 linear feet of bank, and 93.36 acres of water surface area.

2. Aquatic / Lake Maintenance Program – River Landing CDD (Single Family)

The District will engage an aquatic maintenance contractor who will provide lake management services under an annual agreement for the 35 ponds within the Single Family Area, effective October 1, 2026 – September 30, 2027.

The contractor is required to perform 36 inspections per year (approximately 3 per month) and provide the following services:

- Aquatic Weed Control — treatment of undesired submersed, floating, and emergent vegetation upon identification
- Algae Control — algaecide and adjuvant application as needed
- Shoreline Weed Control — control of Torpedo Grass, Cattails, Primrose Willow, and other unwanted species up to control elevation, year-round
- Water Quality Analysis — dissolved oxygen, pH, and temperature monitoring as needed, with results included in the monthly service report (detailed testing billed separately)
- Trash Pickup — routine removal of small amounts of trash and debris encountered during scheduled inspections (large-scale cleanup billed separately)
- Management Reporting — a service report following each inspection, provided for District review and used to identify any corrective action needed
- Aquatic Consultation — attendance at monthly Board meetings when requested

3. Aquatic / Lake Maintenance – Townhomes at River Landing CDD

In order to maximize the efficiency of the maintenance program, the District anticipates utilizing the same contractor to provide lake management services for the 6 ponds in the townhomes service area under a separate agreement on the same effective dates and renewal terms. The contractor will perform 12 inspections per year (monthly) and provide the same scope of services described in Section IV.2 above (aquatic weed control, algae control, shoreline weed control, water quality analysis, trash pickup, management reporting, and aquatic consultation).

4. Preserve Maintenance & Compliance Monitoring

River Landing CDD (Single Family) — Preserve Maintenance: the District's aquatic maintenance contractor will perform 6 inspections per year across the mitigation area, four ditches, preserve edges, and cordgrass buffer/natural areas identified in Exhibit C. All treatment areas are serviced bi-monthly; targeted vegetation is killed in place with approved herbicide (debris removal/disposal not included).

- Mitigation Area Maintenance (blue on Exhibit C) — FISC-listed species, cattails, dog fennel, and nuisance vines
- Ditch Maintenance (red on Exhibit C) — large exotic/nuisance species (cattails, primrose willow, etc.) that may impede water flow
- Cordgrass Buffer / Natural Area Maintenance (orange on Exhibit C) — tall nuisance weeds and exotic trees; small native weeds allowed to remain
- Preserve Edge Maintenance (green on Exhibit C) — tall nuisance weeds, exotic trees, and native nuisance vines, extending 15 feet from the preserve perimeter

River Landing CDD (Single Family) — Compliance Monitoring: the District must complete an Annual Compliance Monitoring Report for Southwest Florida Water Management District (SWFWMD) Permit 43007934.013, covering the same service area, with 2 inspections per year. This is incorporated into the District's FY 2027 Budget.

Townhomes at River Landing — Preserve Maintenance: the District will perform 4 inspections per year of the preserve perimeter areas only, targeting tall nuisance weeds (ragweed, sesbania, cattails, primrose, etc.), exotic trees, and native nuisance vines, extending 15 feet from the preserve perimeter, along with management reporting and aquatic consultation.

5. Landscape Maintenance

Exterior landscape maintenance is to be provided by the District through a landscape maintenance vendor under agreement, with oversight from the District's landscape consultant. The contract term runs April 1, 2026 – March 31, 2029. Year 1 reflects a reduced scope of 9 shrub/tree trimmings due to freeze damage; Years 2–3 return to the regular scope of 12 trimmings per year.

- Turf maintenance — mowing, edging, fertilization (5x/year), insect/disease control, and weed control
- Shrub, groundcover & tree maintenance — pruning, fertilization, insect/disease control, and palm pruning
- Mulching — pine straw application (1,540 bales) and bedline trenching
- General site maintenance — debris disposal, irrigation system management, and weekly cleanup
- Monthly performance-based inspections with the District's landscape consultant, scored against a 145-point grading sheet (87% minimum required for full performance payment)

6. Inspection Schedule Summary

The following inspection frequencies apply across the District's maintenance program:

- Aquatic / Lake Maintenance (Single Family) — 36 inspections/year
- Aquatic / Lake Maintenance (Townhomes) — 12 inspections/year
- Preserve Maintenance (Single Family) — 6 inspections/year
- Preserve Maintenance (Townhomes) — 4 inspections/year
- Compliance Monitoring, SWFWMD (Single Family) — 2 inspections/year
- Landscape Inspection — monthly, District-wide
- Stormwater Drainage Inspection — annual, District-wide (528 structures: 220 inlets, 43 junction boxes, 112 mitered ends, 153 yard drains)
- Streetlight Inspection — monthly, District-wide
- General District Site Inspection — weekly, District-wide

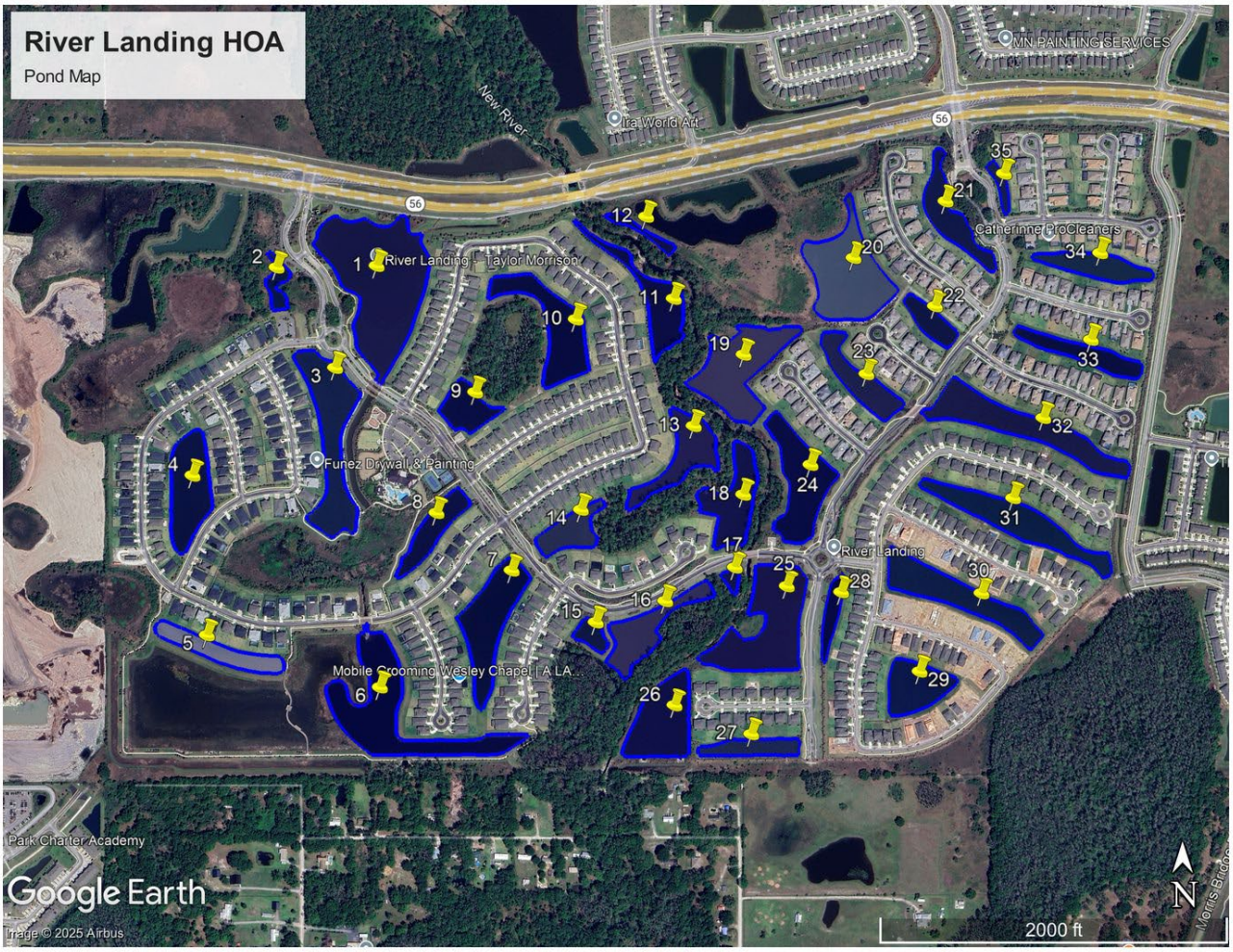
V. EXHIBITS

Exhibit A — HOA & CDD Maintenance Areas



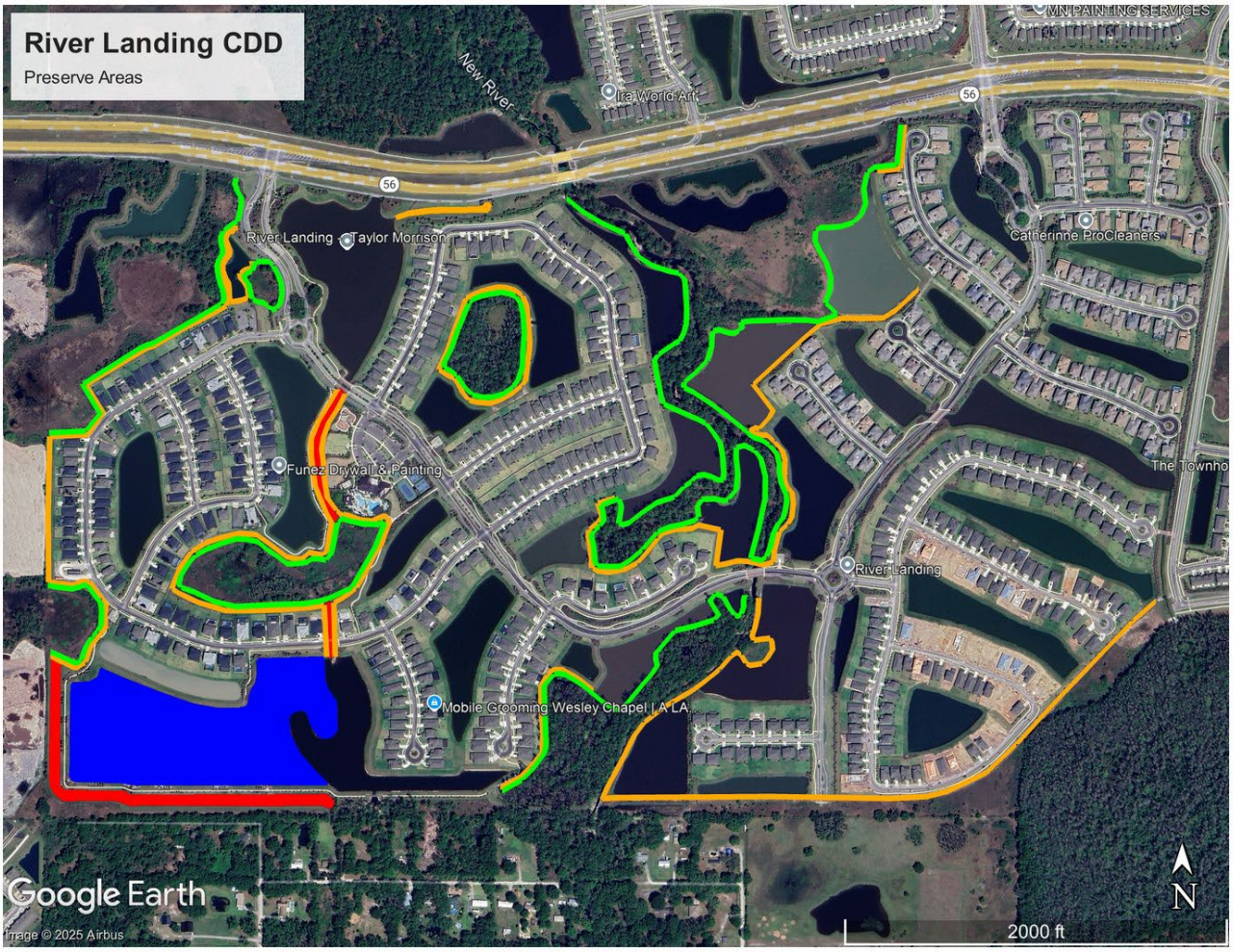
River Landing HOA & CDD Maintenance Exhibit (RVi, 05-01-2024).

Exhibit B — Pond Map (River Landing HOA, 35 Ponds)



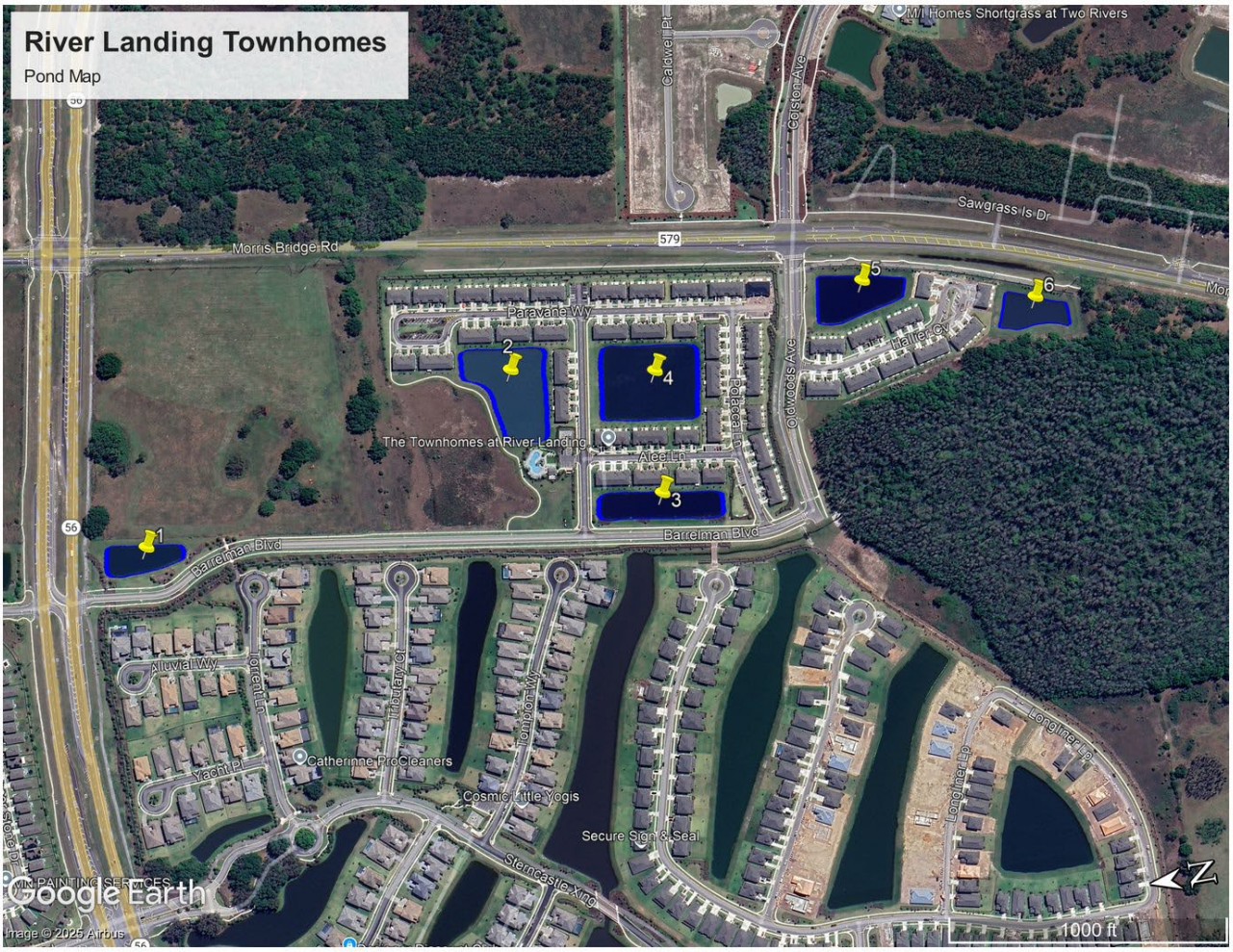
Numbered pond locations (1–35) referenced in the River Landing CDD (Single Family) Annual Lake Maintenance agreement.

Exhibit C — Preserve Areas



River Landing CDD Preserve Areas — blue: mitigation area; red: ditches; orange: cordgrass buffer/natural areas; green: preserve edge (15 ft from perimeter).

Exhibit D — Pond Map (River Landing Townhomes, 6 Ponds)



Numbered pond locations (1–6) referenced in the Townhomes at River Landing CDD Annual Lake Maintenance agreement.

Commission on Ethics Required Annual Ethics Training Memorandum

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
23-page presentation – no audio

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
Florida League of Cities Website

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.
- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00

- Home - Florida Ethics Institute

District Financials

River Landing
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

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River Landing Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds				
		Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets	
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	$ 61,570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61,570
FMIT - Investment Account	125,097	-	-	-	-	-	-	-	125,097
Debt Service Fund									
Reserve Account	-	252,845	135,006	87,252	-	-	-		475,103
Revenue Account	-	291,432	164,858	142,690	-	-	-	-	598,979
Prepayment Account	-	701	-	2,849	-	-	-	-	3,550
Construction Account	-	-	-	-	3,210	11	-		3,221
Due from Other Funds	-	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	10,698	-	-	-	-	-	-	10,698
Accounts Receivable	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable	-	14,596	-	-	-	2,490	-	-	17,085
Amount Available in Debt Service Funds	-	-	-	-	-	-	870,135	-	870,135
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	15,669,865	-	15,669,865
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	12,800,004	12,800,004
Total Assets	**$ 186,666**	**$ 570,271**	**$ 299,864**	**$ 232,791**	**$ 3,210**	**$ 2,501**	**$ 16,540,000**	**$ 12,800,004**	**$ 30,635,307**

River Landing Community Development District
Balance Sheet
Through September 30, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds			Capital Projects Funds				
		Series 2020A	Series 2023A	Series 2025	Series 2023A&B	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities									
Accounts Payable	$ 1,117	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,117
Developer Advance	-	-	-	-	395,553	102,331	-	-	497,884
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	10,698	-	-	-	-	10,698
Bonds Payable									
Current Portion (Due Within 12 Months)									
Series 2020A	-	-	-	-	-	-	180,000	-	180,000
Series 2023A	-	-	-	-	-	-	60,000	-	60,000
Series 2025	-	-	-	-	-	-	80,000	-	80,000
Long Term									
Series 2020A	-	-	-	-	-	-	7,550,000	-	7,550,000
Series 2023A	-	-	-	-	-	-	3,640,000	-	3,640,000
Series 2025	-	-	-	-	-	-	5,030,000	-	5,030,000
Total Liabilities	**$ 1,117**	**$ -**	**$ -**	**$ 10,698**	**$ 395,553**	**$ 102,331**	**$ 16,540,000**	**$ -**	**$ 17,049,698**
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	12,800,004	12,800,004
Fund Balance									
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	545,956	291,020	259,070	(397,511)	(102,520)	-	-	596,016
Results from Current Operations	-	24,315	8,844	(36,977)	5,168	2,690	-	-	4,040
Unassigned									
Beginning: October 1, 2025 (Unaudited)	202,514	-	-	-	-	-	-	-	202,514
Results from Current Operations	(16,965)	-	-	-	-	-	-	-	(16,965)
Total Fund Equity and Other Credits	**$ 185,550**	**$ 570,271**	**$ 299,864**	**$ 222,094**	**$ (392,343)**	**$ (99,830)**	**$ -**	**$ 12,800,004**	**$ 13,585,609**
Total Liabilities, Fund Equity and Other Credits	**$ 186,666**	**$ 570,271**	**$ 299,864**	**$ 232,791**	**$ 3,210**	**$ 2,501**	**$ 16,540,000**	**$ 12,800,004**	**$ 30,635,307**

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ 8,110	$ 8,110	$ 8,110	0%
Interest				
Interest - FMIT	97	97	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	295,199	306,175	96%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(17,331)	0%
Total Revenue and Other Sources:	**$ 8,207**	**$ 303,406**	**$ 296,954**	**102%**
Expenditures and Other Uses				
Executive				
Professional Management	3,917	47,000	47,000	100%
Financial and Administrative				
Audit Services	-	7,200	7,200	100%
Accounting Services	2,833	34,000	34,000	100%
Assessment Roll Services	2,833	34,000	34,000	100%
Arbitrage Rebate Services	-	500	1,000	50%
Other Contractual Services				
Legal Advertising	396	4,317	4,000	108%
Trustee Services	-	12,739	12,980	98%
Dissemination Agent Services	-	7,000	7,000	100%
Bond Amortization Schedules	100	100	500	20%
Property Appraiser Fees	-	366	375	98%
Bank Service Fees	83	83	50	167%
Communications & Freight Services				
Postage, Freight & Messenger	-	538	600	90%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance	-	23,374	23,374	100%
Printing & Binding	-	1,868	1,900	98%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,954	5,426	3,500	155%
Other General Government Services				
Engineering Services	235	3,648	4,500	81%

River Landing Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Other Physical Environment				
Asset Management - Professional Fees	5,788	6,839	3,000	0%
Repairs and Maintenance				
Wetland Maintenance	300	85,600	100,000	86%
Preserve Maintenance - TH Only	1,000	2,000	2,000	0%
Mitigation Maintenance	3,125	6,250	6,250	0%
Ditch Maintenance	1,150	1,725	1,150	0%
Natural Area Maintenance	9,775	9,775	-	0%
Preserve Edges Maintenance	2,350	2,350	-	0%
Road & Street Facilities				
Repairs and Maintenance				
Street Lights	638	638	-	0%
Landscaping				
Capital Outlay				
Fringe Plantings	12,350	12,350	-	0%
Total Expenditures and Other Uses:	**$ 50,828**	**$ 312,261**	**$ 296,954**	**105%**
Net Increase/ (Decrease) in Fund Balance	**(42,621)**	**(8,855)**	**-**	
Fund Balance - Beginning	236,281	202,514	202,514	
Fund: Additions/(Expenditures)	(8,110)	(8,110)	(8,110)	
Fund Balance - Ending	**$ 185,550**	**$ 185,550**	**$ 194,404**	

River Landing Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	753	9,167	11,110	83%
Revenue Account	861	13,625	12,554	109%
Prepayment Account		0	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	502,932	527,685	95%
Special Assessments - Prepayments	-	25,698	-	0%
Other Fees and Charges				
Fees/Discounts for Early Payment		-	(35,482)	0%
Total Revenue and Other Sources:	**$ 1,614**	**$ 551,422**	**$ 515,867**	**107%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020A	-	175,000	175,000	100%
Principal Debt Service - Early Redemptions				
Series 2020A	-	20,000	-	0%
Interest Expense				
Series 2020A	-	332,108	331,890	100%
Total Expenditures and Other Uses:	**$ -**	**$ 527,108**	**$ 506,890**	**104%**
Net Increase/ (Decrease) in Fund Balance	**1,614**	**24,315**	**8,977**	
Fund Balance - Beginning	568,657	545,956	545,956	
Fund Balance - Ending	**$ 570,271**	**$ 570,271**	**$ 554,933**	

River Landing Community Development District
Debt Service Fund - Series 2023A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	-	0%
Interest Income				
Reserve Account	401	4,881	5,916	83%
Revenue Account	300	4,548	3,753	121%
Capitalized Interest Account	-	0	74	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	273,908	286,992	95%
Other Fees and Charges				0%
Fees/Discounts for Early Payment	-	-	(18,901)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	**$ 701**	**$ 283,337**	**$ 277,834**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2023A	-	60,000	60,000	100%
Interest Expense				
Series 2023A	-	209,613	209,613	100%
Intragovernmental Transfer Out	401	4,881	-	0%
Total Expenditures and Other Uses:	**$ 401**	**$ 274,494**	**$ 269,613**	**102%**
Net Increase/ (Decrease) in Fund Balance	**300**	**8,844**	**8,221**	
Fund Balance - Beginning	299,564	291,020	291,020	
Fund Balance - Ending	**$ 299,864**	**$ 299,864**	**$ 299,241**	

River Landing Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	255,178	0%
Interest Income	-			
Reserve Account	159	1,993	760	262%
Prepayment Account	5	433	-	0%
Revenue Account	259	3,859	1,520	254%
Capitalized Interest Account	-	646	-	0%
Special Assessment Revenue				
Special Assessments - On Roll	-	366,554	377,570	97%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Fees/Discounts for Early Payment	-	-	(18,901)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	**$ 423**	**$ 373,484**	**$ 616,127**	61%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions				
Series 2025	-	55,000	-	0%
Interest Expense				
Series 2025	-	272,850	273,252	100%
Intragovernmental Transfer Out	-	2,611	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ 410,461**	**$ 353,252**	116%
Net Increase/ (Decrease) in Fund Balance	**423**	**(36,977)**	**262,875**	
Fund Balance - Beginning	221,670	259,070	259,070	
Fund Balance - Ending	**$ 222,094**	**$ 222,094**	**$ 521,945**	

River Landing Community Development District
Construction Project Fund - Series 2023
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

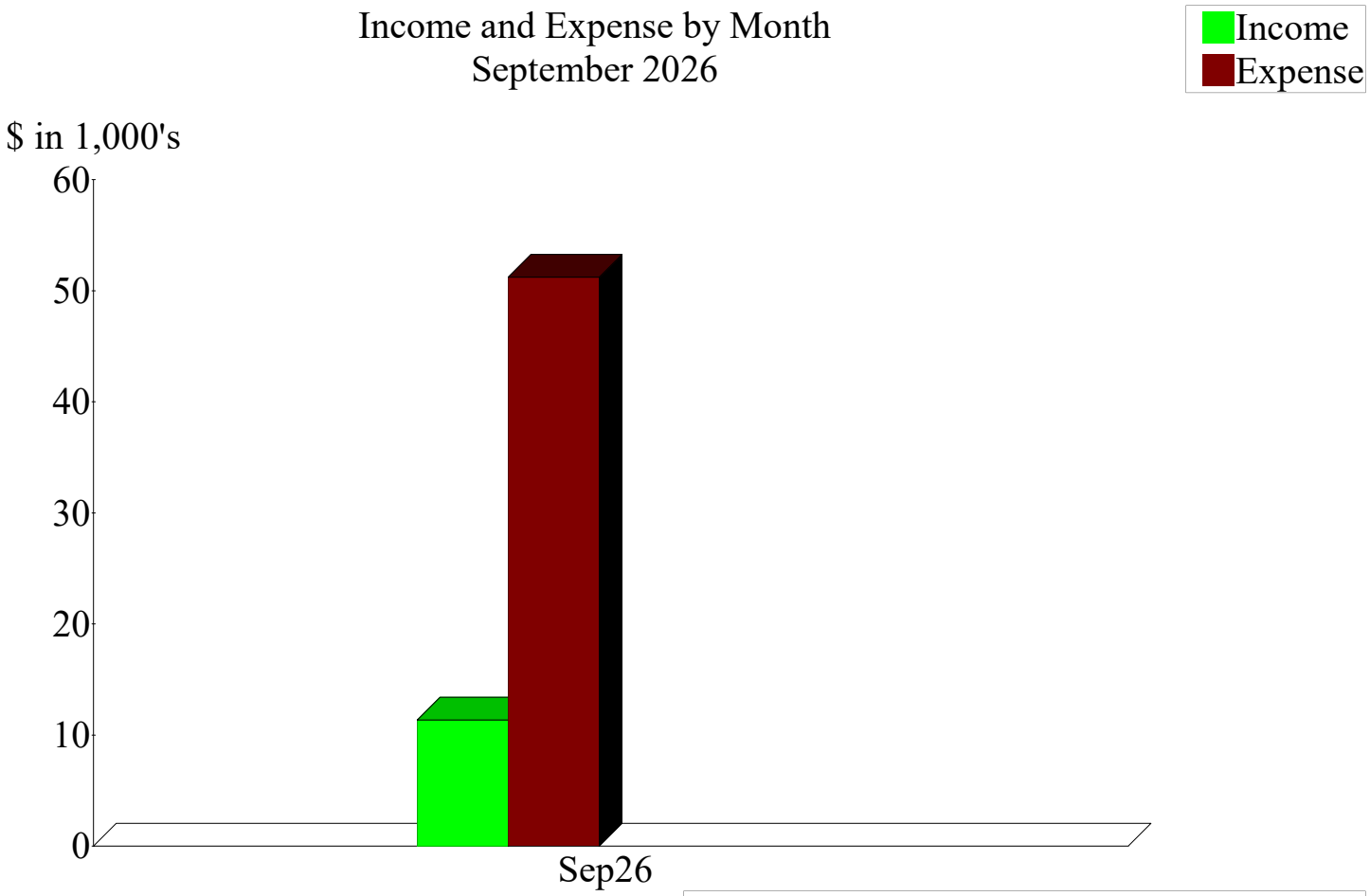
Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	8	287	-	0%
Intragovernmental Transfer In	401	4,881	-	0%
Total Revenue and Other Sources:	$ 409	$ 5,168	$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	$ -	$ -	$ -	0%
Net Increase/ (Decrease) in Fund Balance	**$ 409**	**$ 5,168**	**-**	
Fund Balance - Beginning	$ (392,752)	$ (397,511)	$ -	
Fund Balance - Ending	$ (392,343)	$ (392,343)	$ -	

River Landing Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	0	78	-	0%
Cost of Issuance	-	1	-	0%
Intragovernmental Transfer In	-	2,611	-	0%
Total Revenue and Other Sources:	$ 0	$ 2,690	$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	$ -	$ -	$ -	0%
Net Increase/ (Decrease) in Fund Balance	**$ 0**	**$ 2,690**	-	
Fund Balance - Beginning	$ (99,830)	$ (102,520)	$ -	
Fund Balance - Ending	$ (99,830)	$ (99,830)	$ -	

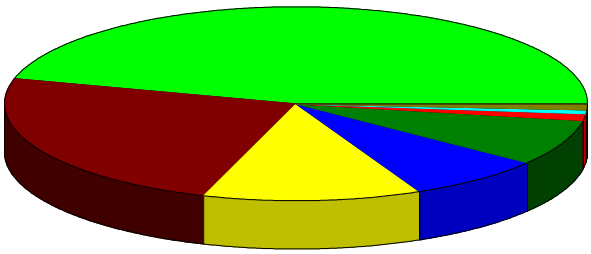
River Landing Community Development District

Income and Expense by Month
September 2026



Expense Summary
September 2026

5390000 · Other Physical Envi	45.85%
5790000 · Landscaping	24.11
5130000 · Financial and Adminis	12.19
5140000 · Legal Services	7.72
5120000 · Executive	7.65
5410000 · Road & Street Facilitie	1.25
5810000 · Interfund Transfer Out	0.78
5190000 · Other General Governn	0.46
Total	$51,228.57



By Account