

**Riverwood Community
Development District**

MARCH 19, 2019

AGENDA PACKAGE

Riverwood Community Development District
Inframark, Infrastructure Management Services
210 N. University Drive, Suite 702, Coral Springs, FL 33071
Tel: 954-603-0033 Fax: 954-345-1292

March 12, 2019

Board of Supervisors
Riverwood Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of Riverwood CDD will be held on Tuesday, March 19, 2019 at 2:00 p.m. in the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, FL. Following is the advance agenda.

1. Call to Order and Roll Call
2. Approval of the March 19, 2019 Agenda
 - **Audience Comment will be limited to three minutes**
 - **No personal attacks allowed**
 - **If there are follow-up questions, they will be addressed in the meeting notes after the meeting is over or at the next Board meeting**
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
 - A. Approval of the Minutes of February 19, 2019 Meeting
 - B. Acceptance of the Financial Statements and Check Registers
5. Monthly Client Report
6. Manager's Report
 - A. On-Site Manager's Report
 - B. Discussion of the FY2020 Budget Process
 - C. Acceptance of the FY2018 Financial Audit Report
7. Attorney's Report
8. Old Business
 - A. Discussion of the Interconnect Engineering Recommendations
 - B. Activities Center Campus Construction Update
9. New Business
 - A. Discussion of Donating Riverwood Used Fitness Equipment
 - B. Stormwater Permitting Engineering Proposals
 - C. Stormwater Cleaning proposal
 - D. Reserve Study and Insurance Appraisal Proposal
 - E. Property and Flood Insurance Proposals for Fitness Center and Guardhouse
10. Other Reports
 - A. RV Park Report
 - B. Activities and Communications Report
11. Committee Reports
 - A. Sewer Committee

- B. Water/Utility Billing Committee
- C. Financial Advisory Committee
 - i. Committee Financial Reports
- D. Strategic Planning Committee
- E. Environmental Committee
- F. Beach Club Committee
 - i. Roof Replacement
- G. Dog Park Committee
- H. Safety & Access Control Committee
- 12. Supervisor Comments
- 13. Audience Comments
- 14. Adjournment

Any supporting documents not enclosed in your agenda package will be distributed at the meeting. The balance of the agenda is routine in nature and staff will present their reports at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please give me a call.

Sincerely,

Robert Koncar
District Manager

Fourth Order of Business

4A.

MINUTES OF MEETING RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Riverwood Community Development District was held on Tuesday, February 19, 2019 at 2:00 p.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Rita Anderson	Chairperson
Richard Knaub	Vice Chairperson
Jim Martone	Assistant Secretary
Dolly Syrek	Assistant Secretary
Michael Spillane	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Scott Rudacille	District Counsel
Brad McKnight	Project Coordinator
Susan MacPherson	Operations
Residents	

The following is a summary of the minutes and actions taken at the February 19, 2019 Riverwood CDD meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Anderson called the meeting to order and Mr. Koncar called the roll.

SECOND ORDER OF BUSINESS

Approval of the February 19, 2019 Agenda

Mr. Knaub MOVED to approve the February 19, 2019 agenda and Ms. Syrek seconded the motion.
--

- Ms. Anderson asked to add under New Business, 9H Proposal for Increase in Flood Insurance and Proposal for Insurance on New Building.

On VOICE vote with all in favor the prior motion passed as amended.

THIRD ORDER OF BUSINESS**Audience Comments on Agenda Items**

- Mr. Koncar reviewed protocol for Audience Comments. Audience comments will be limited to three minutes. No personal attacks will be allowed.
- If there are follow up questions, they will be addressed in meeting notes after the meeting is over or at the next Board meeting.
- Ms. Greenley wanted to know which Board controls the hours of operation in the Activity Center Office. She was informed it is the RCA.

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Approval of the Minutes of the January 15, 2019 Meeting**
- B. Approval of the Minutes of the January 29, 2019 Town Hall Meeting**
- C. Acceptance of:**
 - i. Financial Statements and Check Registers**

On MOTION by Mr. Knaub seconded by Ms. Syrek with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS**Monthly Client Report**

- Ms. MacPherson reviewed the Operations Report.
- The irrigation pump station was offline for two days for line repair.
- Lowest PSI during the month was 58 PSI and the average was 67 PSI.
- There were no emergency call outs.
- Discussion ensued with the Board regarding meters and irrigation.
- Ms. MacPherson commented on fee payments.

SIXTH ORDER OF BUSINESS**Manager's Report****A. On-Site Manager's Report**

- Mr. McKnight reported in January we received six CDD work orders.
- Mr. McKnight noted he and his staff are going back through everything opened up since the construction and identifying some areas where we need to add something that was previously there before construction or open up a new area.
- As far as cleaning, he has to go to the cleaning vendor on a weekly or biweekly basis and gives them a list on what they need to step up on. If he does not see improvements, he will come back to the Board with a second option.
- It was noted that the cleaning crew does not always lock up after they complete their work. Mr. McKnight followed up on this issue and they will now definitely lock up.

B. Consideration of Resolution 2019-06, Designating Officers of the District

- The Board wanted to keep the slate of officers as they are now with no changes.

On MOTION by Mr. Spillane seconded by Ms. Syrek with all in favor Resolution 2019-06 a resolution designating officers of the District, was adopted.

- Mr. Spillane discussed the ADA compliance rules and how that affects the District website.
- Mr. Spillane read in the paper that there is some kind of software to install that allows people to hear or see with a special reader.
- He felt we should hire an IT specialist or that we purge now everything that is extraneous on our website. We have minutes from ten years ago.

Mr. Spillane MOVED to purge all records from the District's website that are beyond the record retention requirements and Ms. Syrek seconded the motion.

- Mr. Koncar will see if the old records on the website are compliant and report back at the next meeting.
- Mr. Rudacille noted at least the District has taken the first step by putting up the information that the District is working on following compliance.

On VOICE vote with all in favor the prior motion passed.

- Ms. Anderson brought up the issue of long term storage.
- Mr. Koncar will report back on the rules for long term storage.
- Discussion on Long Term Storage for the Website will be on the next agenda.
- The Board discussed allowing a 17-year-old to go to the pool by himself and whether that should be in the Pool Regulations of the District.

SEVENTH ORDER OF BUSINESS**Attorney's Report**

- There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS**Old Business**

A. Riverwood Water Rate Analysis Discussion

- Mr. Knaub discussed the Water Rate Analysis that was included in the agenda package.
- His Water Committee looked at flushing on average \$5,000 to \$6,000 of potable water monthly to keep quality drinking water.
- The Charlotte County Utilities has approved raising sewer rates, monthly service charge rate, bulk water rates, base water rates.
- The District will have to charge \$22 for the base rate for water.
- The District is still cheaper than Charlotte County Utilities.
- The rates are effective April 1, 2019. We will have the public hearing in March.

Mr. Knaub MOVED to advertise the new proposed water rates for a March public hearing with an effective date of April 1, 2019 with base facility rate to \$22.00; with usage charge to \$17.20 per 1,000 gallons, and Ms. Syrek seconded the motion.

- The motion was discussed further.

On VOICE vote with all in favor the prior motion passed.

- Mr. Spillane suggested contacting the District Engineer and have him come to the March meeting to discuss water issues, specifically, the chlorine issue, the interconnection residual, and possible looping.
- Mr. Spillane also would like to join the Florida Rural Water Association for \$410 per individual per year for Water only. He wants people from the Association to come to a Riverwood Board meeting.
- The cost is \$560 for both Water and Sewer.
- He would like to contact the District Engineer to come to the next meeting to discuss the chlorine residual, the interconnection change, possible looping.
- Mr. Knaub noted he would rather the District Engineer come to the next Water Committee meeting.

On MOTION by Mr. Spillane seconded by Mr. Martone with all in favor joining the Florida Rural Water Association for Water and Sewer at a cost of \$560 per year, was approved.

- Mr. Knaub noted we do not see any cost savings with the ice pigging performed, which cost the District \$100,000. We do not see any reduction in water flushing since we did the ice pigging.

On MOTION by Mr. Spillane seconded by Mr. Martone with all in favor contacting the District Engineer to come to the next District Board meeting with a proposal to complete the interconnection plan and concerns on chlorine levels and looping issue; having the discussion at the Water Committee meeting and having him attend the regular Board meeting; was approved.

- Ms. MacPherson confirmed the meters in the community are old.
- Mr. Spillane would like to schedule a Workshop, which may last one hour or less.
- Mr. Koncar noted we can provide a report that comes from the financials showing what the three-year history of the operations of the systems is. We can provide that to the Board.

On MOTION by Mr. Spillane seconded by Mr. Martone with all in favor scheduling a Workshop on March 12, 2019 at 1:30 p.m., was approved.

- Mr. Rudacille will attend the March 12, 2019 meeting via telephone.

B. Activities Center Campus Construction Update

- Ms. Syrek updated the Board on the Activities Center Campus Construction. She gave a synopsis of activities:
 - Regarding the guardhouse, they started the HBAC. The final coat of paint is completed on the interior.
 - They will install the relocated gates by the end of the month.
 - Pavers have been installed where cars enter and exit. They are slightly higher than the road.
 - Flooring being installed in the Fitness Center.
 - Bathrooms are completed.
 - Janitorial closet is completed.
 - Fountain is installed.
 - Equipment will be delivered and installed the week of March 5th.

- Parking lot for Fitness Center will be graded week of March 5th.
- Irrigation and landscaping in the parking lot will be completed by March 16th.
- Outside activities:
 - Pickle Ball Court will be flooded to find any low spots. Correction of low spots if needed, then painted blue and green and the netting will be installed.
 - Dog Park: Shade structures footings will be installed.
 - Weed Killer has been put down.
 - Mulch has been delivered and spread next week.
 - Fencing at the Dog Park will be completed soon.
 - Bocce Ball Courts – grading and electricity done. Courts to be installed the first week in March.
 - Willow Bend road work – sod installed.

NINTH ORDER OF BUSINESS**New Business****A. Contract Renewal for Management Services**

- Ms. Anderson discussed contract renewal for management services.
- The contract with Inframark for management services is up for renewal after two years, which is in September 2019.
- We need an up-to-date Scope of Services.
- The Financial Committee recommends renewing for two years.

On MOTION by Ms. Anderson seconded by Mr. Knaub with all in favor renewing the District Management contract for two years with potential for additional renewals, was approved.

- Ms. Anderson noted when we get the Scope of Services, we will send to the Board.

On MOTION by Mr. Martone seconded by Knaub with all in favor renewing the contract for Operations for Water and Sewer Services, was approved.

B. Decision on Total Funds Borrowed from Loan

- Ms. Anderson noted on March 22nd we have to notify the bank whether we want to take the full \$7.5 million amount or a lesser amount.
- In preparation for this discussion, she worked with Mr. McKnight.

- She noted this is Capital Improvement. We are running out of Reserves.
- Ms. Anderson noted we are interested in getting a smart irrigation system on the Activity Center Campus.
- Mr. McKnight discussed the smart irrigation system. He wanted to incorporate a smart irrigation system for the entire Campus.

On MOTION by Mr. Spillane seconded by Ms. Syrek with all in favor borrowing the entire amount of the \$7,500,000 loan to upgrade the Campus Facility, was approved.

- Mr. McKnight noted there are two items on this list that are pressing right now. One is the additional equipment for the Fitness Center. The second item is a closed circuit television (security cameras). The name of the company is American Wireless.

On MOTION Mr. Spillane seconded by Ms. Syrek with all in favor moving forward with the new Exercise Equipment at a cost of \$38,000, acquisition of additional security camera and equipment at a cost of \$15,000 and the Willow Bend lamp posts at a cost of \$15,000, was approved.

C. Master Irrigation Valve Discussion Concerning Lake Shore Village, Osprey Landing, Stone Bridge, Royal Oaks and Grand Vista Neighborhoods

- Mr. Knaub noted we still have five neighborhoods that are on Master Control Valves.
- When he met with Neighborhood Presidents a few weeks ago, they said they irrigate CDD property.
- We went out and obtained a quote for four neighborhoods.
- The cheapest designer we contacted charged \$2,400 per neighborhood.
- It is up to each neighborhood whether they want to move forward on this.
- A resident of the Royal Oaks Neighborhood noted someone is going to have to water the areas in the common areas.

Mr. Knaub MOVED to complete design work for the Master Irrigation Control System for the District's part of the work if the neighborhoods agree to move forward with it at a total cost of \$600 and Mr. Martone seconded the motion.

- A discussion ensued on the above.
- If the neighborhoods decided to put in a new system, they could cut off the common areas.
- Mr. Rudacille noted if you are putting in a new system already, then you may want to consider putting a separate system so you do not have to deal with these issues in the future.
- Mr. Martone noted it might cost us a lot more money.
- Mr. Rudacille noted I do not know what the layout is or whether or not it is financially feasible, but it may be something to look at.

On VOICE vote with Mr. Spillane and Mr. Martone abstaining and Ms. Anderson, Mr. Knaub and Ms. Syrek voting aye, the prior motion passed.

D. Schedule for Budget Process

- Ms. Anderson noted the Financial Advisory Committee will do a first budget run at the March 19th meeting.
- The committee will meet several times in March to work on the preliminary budget.
- In May we would have to pass the budget to the County.
- We may need to have some continued meetings.

E. Expense Procedures & Formalized Review Process for District Expenditures

- Ms. Anderson commented on expense procedures and formalized review process for District expenditures.
- She explained the process.

F. Landscaping for around the Guardhouse

- Ms. Syrek noted a resident emailed her through Mr. McKnight. They live in Stone Bridge and said their lanai is now like a fish bowl because cars coming up Riverside Drive can see in their lanai and the new guardhouse.
- Ms. Syrek checked it out. They can see the new guardhouse because there are lights on the side. Maybe we could do some landscaping near the guardhouse.
- It may be golf course property and the District may not be able to do anything.

G. Discussion on Out Parcel Purchases

- Ms. Anderson asked Mr. Rudacille if someone came to the District to purchase an outparcel. He reminded me if it is not in the District, you have to do an Interlocal Agreement or you have to annex it.
- Mr. Martone brought this issue up at the last RCA meeting. They purchased a number of parcels a while ago, and we are still paying taxes on that property. He told them you can sell it to the District for \$1 and you would not pay any more taxes.

H. Proposal for Increase in Flood Insurance and Proposal for Insurance on New Building

- Ms. Anderson recommended moving ahead with flood insurance at this time.

On MOTION by Mr. Spillane seconded by Mr. Knaub with all in favor authorizing flood insurance in an amount not-to-exceed \$2,500 for two buildings, was approved.

- Ms. Anderson noted we also need to move ahead with insurance coverage for the Fitness Center and the Pickle Ball Courts.

On MOTION by Ms. Anderson seconded by Mr. Knaub with all in favor moving ahead with insurance coverage for the Fitness Center and the Pickle Ball Courts in an amount not-to-exceed \$6,000, was approved.

TENTH ORDER OF BUSINESS**Other Reports****A. RV Park Report**

- Mr. McKnight updated the Board on the RV Park. He gave a good report.

B. Activities and Communications Report

- Ms. Anderson noted the Task Force for the guest rules will begin meeting on Mondays, starting March 4th between 4:00 p.m. and 5:00 p.m. and this will be advertised.
- The Town Hall was highly successful and that was put together by the Communications Committee and the RCA.

ELEVENTH ORDER OF BUSINESS**Committee Reports****A. Sewer Committee**

- Mr. Martone noted the Waste Water Treatment Plant Operating Permit has been submitted.
- They had a visit from the DEP. Some minor things need to be cleaned up, which should be no problem. That will give us a five-year renewal.
- The generator is in place. It is not hooked up yet. It will be soon.
- At the January meeting, the committee recommended refurbishing the last three lift stations that we have to do, however, we do not have a Work Order yet. He will bring it to the next Board meeting.
- We have made some progress on developing a spread sheet with the help of a local resident.

B. Water/Utility Billing Committee

- Mr. Knaub noted they are still focused on water flushing.

C. Financial Advisory Committee

i. Committee Financial Reports

- Ms. Anderson noted the Financial Committee will meet March 5th at 3:00 p.m. to work on the Scope of Services.

D. Strategic Planning Committee

- Ms. Syrek noted the committee did not meet this month. They meet quarterly.

E. Environmental Committee

- Mr. Spillane noted the Preserves along Hole #1 is being cleared.
- Discussion on the spraying program.

F. Beach Club Committee

- Ms. Anderson noted we received information that the roof may need replacement either this year or next.
- Mr. McKnight noted we received a proposal for the replacement. It will be a significant cost estimated at \$50,000.
- Membership currently 370 members and 12 on the wait list.

G. Dog Park Committee

This committee will meet again in October.

H. Safety & Access Control Committee

- Mr. Knaub spoke about golf cart parking. We need signs and an email blast about golf cart parking. During spring break this will be a problem.
- Mr. Knaub discussed the Focus Group will investigate a key fob-type system. The reason is the pickle ball center and the Fitness Center.
- Residents feel there are a lot of violators, thus we want to investigate the key fob-type system. The Committee also wants to do a survey.
- The pool and spa was opened from dawn to dusk.

TWELFTH ORDER OF BUSINESS**Supervisor Comments**

- Mr. Knaub commented regarding the key fob-type system; this is already out on our website and in our current rules.
- It is the authority to suspend. In section D, page 51: “The Activity Center Staff or Beach Club Staff may suspend the right or privilege for an individual to use some or all of the Facilities or the Beach Club due to violation of applicable RCDD Rules.
- Discussion ensued on the above.

THIRTEENTH ORDER OF BUSINESS**Audience Comments**

- Audience comments were received.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business at this time, the meeting adjourned.

Robert Koncar
Secretary

Rita Anderson
Chairperson

4B

Riverwood
Community Development District

Financial Report

February 28, 2019

Prepared by



Riverwood

Community Development District

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Riverwood
Community Development District

Financial Statements

(Unaudited)

February 28, 2019

Balance Sheet
February 28, 2019

	I	J	Y	Z	AE	AH	AN	AQ	AT	AW
18										
19	ACCOUNT DESCRIPTION	GENERAL FUND (001)	BEACH CLUB FUND (OPERATIONS)	BEACH CLUB FUND (LOAN)	2018 VALLEY NATIONAL BANK LOAN - DSF FUND	2018 VALLEY NATIONAL BANK - CPF FUND	WATER, SEWER & IRRIGATION FUND	TOTAL		
21										
23	ASSETS									
26	Cash - Checking Account	\$ 248,139	\$ -	\$ -	\$ -	\$ -	\$ 450,255	\$ 698,394		
28	Accounts Receivable	-	440	-	-	-	162,406	162,846		
29	Accounts Receivable > 120	-	-	-	-	-	49,959	49,959		
33	Due From Beach Club (Loan)	255,182	-	-	-	-	-	255,182		
62	Due From Other Funds	-	172,603	-	-	-	142,539	315,142		
65	Investments:									
68	Certificates of Deposit - 12 Months	-	-	-	-	-	214,706	214,706		
77	Money Market Account	1,998,076	-	-	-	-	1,137,867	3,135,943		
88	Interest Account	-	-	-	117,515	-	-	117,515		
101	Reserve Fund	-	-	-	131,148	-	-	131,148		
104	Revenue Fund	-	-	-	622,763	-	-	622,763		
114	Fixed Assets									
115	Land	-	-	-	-	-	330,000	330,000		
116	Buildings	-	-	-	-	-	1,413,584	1,413,584		
117	Accum Depr - Buildings	-	-	-	-	-	(688,517)	(688,517)		
118	Infrastructure	-	-	-	-	-	9,087,824	9,087,824		
119	Accum Depr - Infrastructure	-	-	-	-	-	(2,952,907)	(2,952,907)		
120	Equipment and Furniture	-	-	-	-	-	10,477	10,477		
121	Accum Depr - Equip/Furniture	-	-	-	-	-	(4,037)	(4,037)		
122	Construction Work In Process	-	-	-	-	-	163,939	163,939		
128										
129	TOTAL ASSETS	\$ 2,501,397	\$ 173,043	\$ -	\$ 871,426	\$ -	\$ 9,518,095	\$ 13,063,961		
130										
134	LIABILITIES									
137	Accounts Payable	\$ 55,735	\$ 5,489	\$ -	\$ -	\$ -	\$ 39,578	\$ 100,802		
138	Accrued Expenses	11,972	5,090	-	-	-	106,489	123,551		
140	Retainage Payable	-	-	-	-	168,179	-	168,179		
144	Accrued Taxes Payable	153	-	-	-	-	-	153		
145	Sales Tax Payable	191	88	-	-	-	-	279		
146	Deposits	-	-	-	-	-	160,888	160,888		
149	Other Current Liabilities	-	-	-	-	-	772	772		
154	Due To Other Funds	315,142	-	-	-	-	-	315,142		
155	Due To General Fund (Loan)	-	-	255,182	-	-	-	255,182		
163										
164	TOTAL LIABILITIES	383,193	10,667	255,182	-	168,179	307,727	1,124,948		

Balance Sheet
February 28, 2019

	I	J	Y	Z	AE	AH	AN	AQ	AT	AW
18										
19	ACCOUNT DESCRIPTION	GENERAL FUND (001)	BEACH CLUB FUND (OPERATIONS)	BEACH CLUB FUND (LOAN)	2018 VALLEY NATIONAL BANK LOAN - DSF FUND	2018 VALLEY NATIONAL BANK - CPF FUND	WATER, SEWER & IRRIGATION FUND	TOTAL		
165										
167	FUND BALANCES / NET ASSETS									
169	<i>Fund Balances</i>									
180	Restricted for:									
181	Debt Service	-	-	-	871,426	-	-	871,426		
183	Special Revenue	-	162,376	-	-	-	-	162,376		
192	Assigned to:									
193	Operating Reserves	12,500	-	-	-	-	-	12,500		
194	Reserves - Dog Park	10,229	-	-	-	-	-	10,229		
195	Reserves - Ponds	86,242	-	-	-	-	-	86,242		
196	Reserves-Recreation Facilities	341,659	-	-	-	-	-	341,659		
197	Reserves - Roadways	512,539	-	-	-	-	-	512,539		
198	Reserves - RV Park	32,816	-	-	-	-	-	32,816		
205	Unassigned:	1,122,219	-	(255,182)	-	(168,179)	-	698,858		
209										
213	<i>Net Assets</i>									
214	Invested in capital assets,									
215	net of related debt	-	-	-	-	-	7,359,591	7,359,591		
222	Reserves - Sewer System	-	-	-	-	-	772,345	772,345		
223	Reserves - Water System	-	-	-	-	-	156,473	156,473		
224	Reserves - Irrigation System	-	-	-	-	-	40,000	40,000		
228	Unrestricted/Unreserved	-	-	-	-	-	881,959	881,959		
230										
232	TOTAL FUND BALANCES / NET ASSETS	\$ 2,118,204	\$ 162,376	\$ (255,182)	\$ 871,426	\$ (168,179)	\$ 9,210,368	\$ 11,939,013		
234										
237	TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 2,501,397	\$ 173,043	\$ -	\$ 871,426	\$ -	\$ 9,518,095	\$ 13,063,961		

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
36	REVENUES								
37									
38	Interest - Investments	\$ 4,500	\$ 1,875	\$ 9,069	\$ 7,194	201.53%	\$ 375	\$ 2,356	\$ 1,981
39	Special Assmnts- Tax Collector	1,351,848	1,254,567	1,263,623	9,056	93.47%	119,169	45,104	(74,065)
40	Special Assmnts- Discounts	(54,074)	(50,182)	(46,129)	4,053	85.31%	(4,767)	(884)	3,883
41	Other Miscellaneous Revenues	100	42	10,151	10,109	10151.00%	8	-	(8)
43	Dog Park Revenue	2,000	833	-	(833)	0.00%	167	-	(167)
44	RV Parking Lot Revenue	18,500	7,708	8,239	531	44.54%	1,542	2,722	1,180
50									
51	TOTAL REVENUES	1,322,874	1,214,843	1,244,953	30,110	94.11%	116,494	49,298	(67,196)
52									
62	EXPENDITURES								
63									
64	Administration								
65	P/R-Board of Supervisors	4,350	1,813	1,740	73	40.00%	363	580	(217)
66	FICA Taxes	333	139	133	6	39.94%	28	44	(16)
67	ProfServ-Engineering	2,030	846	-	846	0.00%	169	-	169
68	ProfServ-Legal Services	11,600	4,833	5,268	(435)	45.41%	967	(1,893)	2,860
69	ProfServ-Mgmt Consulting Serv	46,627	19,428	19,428	-	41.67%	3,886	3,886	-
70	ProfServ-Trustee Fees	3,408	3,408	-	3,408	0.00%	-	-	-
71	Auditing Services	2,030	1,015	-	1,015	0.00%	-	-	-
72	Postage and Freight	522	218	488	(270)	93.49%	44	58	(14)
73	Communications-Other	6,510	2,713	963	1,750	14.79%	543	254	289
74	Insurance - Property	1,289	1,289	1,937	(648)	150.27%	-	-	-
75	Insurance - General Liability	9,275	9,275	8,649	626	93.25%	-	(735)	735
76	Printing and Binding	580	242	-	242	0.00%	48	-	48
77	Legal Advertising	827	345	323	22	39.06%	69	74	(5)
78	Miscellaneous Services	1,618	674	241	433	14.89%	135	-	135
79	Misc-Non Ad Valorem Taxes	4,500	4,500	2,341	2,159	52.02%	-	-	-
80	Misc-Records Storage	348	145	145	-	41.67%	29	29	-
81	Misc-Assessmnt Collection Cost	27,037	25,091	24,350	741	90.06%	2,383	884	1,499
82	Misc-Web Hosting	696	290	290	-	41.67%	58	58	-
83	Office Supplies	174	73	326	(253)	187.36%	15	194	(179)
85	Total Administration	123,754	76,337	66,622	9,715	53.83%	8,737	3,433	5,304

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL	FEB-19	FEB-19	VARIANCE (\$)
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	BUDGET	ACTUAL	FAV(UNFAV)
34		BUDGET				ADOPTED BUD			
86									
96	Environmental Services								
97	Contracts-Preserve Maintenance	75,000	31,250	42,554	(11,304)	56.74%	6,250	23,404	(17,154)
98	Contracts-Lakes	30,000	12,500	10,665	1,835	35.55%	2,500	2,133	367
99	R&M-Aquascaping	15,000	6,250	-	6,250	0.00%	1,250	-	1,250
100	R&M-Lake	10,000	4,167	449	3,718	4.49%	833	79	754
101	R&M-Storm Drain Cleaning	10,000	4,167	4,148	19	41.48%	833	2,956	(2,123)
102	R&M-Preserves	110,000	45,833	1,100	44,733	1.00%	9,167	159	9,008
103	R&M-Lake Erosion	25,000	10,417	19,658	(9,241)	78.63%	2,083	6,408	(4,325)
104	Misc-Contingency	5,000	2,083	62	2,021	1.24%	417	21	396
106	Total Environmental Services	280,000	116,667	78,636	38,031	28.08%	23,333	35,160	(11,827)
107									
109	Road and Street Facilities								
110	Gatehouse Attendants	200,000	83,333	77,741	5,592	38.87%	16,667	14,118	2,549
111	Electricity - General	2,400	1,000	793	207	33.04%	200	255	(55)
112	Utility - Water & Sewer	1,550	646	574	72	37.03%	129	270	(141)
113	R&M-Gate	5,000	2,083	3,690	(1,607)	73.80%	417	(192)	609
114	R&M-Gatehouse	1,000	417	1,982	(1,565)	198.20%	83	393	(310)
115	R&M-Sidewalks	10,000	4,167	3,250	917	32.50%	833	992	(159)
116	R&M-Signage	1,000	417	295	122	29.50%	83	-	83
117	R&M-Roads	20,000	8,333	2,727	5,606	13.64%	1,667	865	802
118	R&M-Road Striping	1,000	417	-	417	0.00%	83	-	83
119	R&M-Security Cameras	3,000	1,250	481	769	16.03%	250	-	250
120	R&M-Road Scaping	11,000	4,583	2,215	2,368	20.14%	917	373	544
121	Preventative Maint-Security Systems	5,000	2,083	-	2,083	0.00%	417	-	417
122	Misc-Gatehouse Administration	6,000	2,500	5,865	(3,365)	97.75%	500	2,649	(2,149)
123	Misc-Contingency	2,000	833	-	833	0.00%	167	-	167
126	Total Road and Street Facilities	268,950	112,062	99,613	12,449	37.04%	22,413	19,723	2,690
127									

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
136	Activity Center Campus								
137	Contracts-On-Site Maintenance	12,000	5,000	4,167	833	34.73%	1,000	833	167
138	Electricity - General	29,705	12,377	13,249	(872)	44.60%	2,475	5,130	(2,655)
139	Utility - Water & Sewer	14,000	5,833	6,512	(679)	46.51%	1,167	3,432	(2,265)
140	Electricity-Pool	20,420	8,508	2,964	5,544	14.52%	1,702	1,824	(122)
141	Insurance - Property	22,000	22,000	17,669	4,331	80.31%	-	-	-
142	Insurance - General Liability	1,720	1,720	1,690	30	98.26%	-	(143)	143
144	R&M-Pools	3,000	1,250	1,614	(364)	53.80%	250	-	250
145	R&M-Tennis Courts	18,000	7,500	11,810	(4,310)	65.61%	1,500	2,015	(515)
146	R&M-Fitness Equipment	3,000	1,250	250	1,000	8.33%	250	-	250
147	R&M-Activity Center	64,100	26,708	12,598	14,110	19.65%	5,342	1,950	3,392
148	R&M-Security Cameras	9,000	3,750	1,067	2,683	11.86%	750	-	750
149	R&M-Recreation Center	3,000	1,250	3,450	(2,200)	115.00%	250	238	12
150	Activity Ctr Cleaning-Outside Areas	47,845	19,935	10,327	9,608	21.58%	3,987	2,278	1,709
151	Activity Ctr Cleaning- Inside Areas	20,325	8,469	2,390	6,079	11.76%	1,694	-	1,694
152	Pool Daily Maintenance	18,000	7,500	1,665	5,835	9.25%	1,500	-	1,500
153	R&M-Croquet Turf Maintenance	19,000	7,917	8,209	(292)	43.21%	1,583	3,000	(1,417)
154	Tennis Courts-Daily Maintenance	19,000	7,917	9,831	(1,914)	51.74%	1,583	2,458	(875)
155	Misc-Special Projects	30,000	12,500	-	12,500	0.00%	2,500	-	2,500
156	Misc-Contingency	45,555	18,981	2,870	16,111	6.30%	3,796	-	3,796
157	Capital Outlay	-	-	95,730	(95,730)	0.00%	-	53,433	(53,433)
160	Total Activity Center Campus	399,670	180,365	208,062	(27,697)	52.06%	31,329	76,448	(45,119)
161									
178	Reserves								
179	Reserve - Dog Park	2,000	2,000	-	2,000	0.00%	-	-	-
180	Reserves-Rec Facilities	-	-	90,888	(90,888)	0.00%	-	-	-
181	Reserve - Roadways	230,000	230,000	21,743	208,257	9.45%	-	-	-
182	Reserve - RV Park	18,500	18,500	3,249	15,251	17.56%	-	1,333	(1,333)
184	Total Reserves	250,500	250,500	115,880	134,620	46.26%	-	1,333	(1,333)
185									
186									
187	TOTAL EXPENDITURES & RESERVES	1,322,874	735,931	568,813	167,118	43.00%	85,812	136,097	(50,285)
188									

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
189	Excess (deficiency) of revenues								
190	Over (under) expenditures	-	478,912	676,140	197,228	0.00%	30,682	(86,799)	(117,481)
191									
193	OTHER FINANCING SOURCES (USES)								
194									
195	Loan/Note Proceeds	-	-	98,629	98,629	0.00%	-	-	-
200	TOTAL FINANCING SOURCES (USES)	-	-	98,629	98,629	0.00%	-	-	-
201									
202	Net change in fund balance	\$ -	\$ 478,912	\$ 774,769	\$ 295,857	0.00%	\$ 30,682	\$ (86,799)	\$ (117,481)
203									
207	FUND BALANCE, BEGINNING (OCT 1, 2018)	1,343,435	1,343,435	1,343,435					
208									
209	FUND BALANCE, ENDING	\$ 1,343,435	\$ 1,822,347	\$ 2,118,204					

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25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
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32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
36	REVENUES								
37									
38	Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
39	Other Miscellaneous Revenues	-	-	349	349	0.00%	-	30	30
40	Membership Dues	148,000	61,667	148,000	86,333	100.00%	12,333	400	(11,933)
41	Initiation Fees	800	333	2,200	1,867	275.00%	67	450	383
42	Wait List Fees	500	208	600	392	120.00%	42	300	258
43	Amenities Revenue	1,000	417	300	(117)	30.00%	83	100	17
49									
50	TOTAL REVENUES	150,300	62,625	151,449	88,824	100.76%	12,525	1,280	(11,245)
51									
61	EXPENDITURES								
62									
71	<u>Parks and Recreation - General</u>								
72	ProfServ-Mgmt Consulting Serv	61,076	25,448	25,448	-	41.67%	5,090	5,090	-
73	Contracts-On-Site Maintenance	1,000	417	350	67	35.00%	83	111	(28)
74	Contracts-Landscape	3,000	1,250	311	939	10.37%	250	99	151
75	Communication - Telephone	2,000	833	778	55	38.90%	167	157	10
76	Postage and Freight	50	21	-	21	0.00%	4	-	4
77	Utility - General	900	375	327	48	36.33%	75	60	15
78	Utility - Refuse Removal	425	177	209	(32)	49.18%	35	26	9
79	Utility - Water & Sewer	2,000	833	391	442	19.55%	167	100	67
80	Insurance - Property	9,367	9,367	1,421	7,946	15.17%	-	-	-
81	Insurance - General Liability	1,950	1,950	1,915	35	98.21%	-	(162)	162
82	R&M-Buildings	5,200	2,167	3,440	(1,273)	66.15%	433	1,914	(1,481)
83	R&M-Equipment	2,300	958	1,477	(519)	64.22%	192	72	120
84	Preventative Maint-Security Systems	1,750	729	-	729	0.00%	146	-	146
85	Misc-Special Projects	9,000	3,750	4,392	(642)	48.80%	750	4,392	(3,642)
86	Misc-Taxes	675	675	652	23	96.59%	-	-	-
87	Misc-Contingency	500	208	-	208	0.00%	42	-	42
88	Office Supplies	550	229	-	229	0.00%	46	-	46
89	Op Supplies - General	400	167	185	(18)	46.25%	33	-	33
91	Total Parks and Recreation - General	102,143	49,554	41,296	8,258	40.43%	7,513	11,859	(4,346)
92									

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25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
101	<u>Debt Service</u>								
102	Principal Debt Retirement	21,970	-	-	-	0.00%	-	-	-
103	Interest Expense	2,404	-	-	-	0.00%	-	-	-
105	Total Debt Service	24,374	-	-	-	0.00%	-	-	-
106									
110	<u>Reserves</u>								
111	Capital Reserve	18,000	18,000	-	18,000	0.00%	-	-	-
114	Total Reserves	18,000	18,000	-	18,000	0.00%	-	-	-
115									
116									
117	TOTAL EXPENDITURES & RESERVES	144,517	67,554	41,296	26,258	28.58%	7,513	11,859	(4,346)
118									
119	Excess (deficiency) of revenues								
120	Over (under) expenditures	5,783	(4,929)	110,153	115,082	1904.77%	5,012	(10,579)	(15,591)
121									
123	<u>OTHER FINANCING SOURCES (USES)</u>								
128	Contribution to (Use of) Fund Balance	5,783	-	-	-	0.00%	-	-	-
130	TOTAL FINANCING SOURCES (USES)	5,783	-	-	-	0.00%	-	-	-
131									
132	Net change in fund balance	\$ 5,783	\$ (4,929)	\$ 110,153	\$ 115,082	1904.77%	\$ 5,012	\$ (10,579)	\$ (15,591)
133									
137	FUND BALANCE, BEGINNING (OCT 1, 2018)	52,223	52,225	52,223					
138									
139	FUND BALANCE, ENDING	\$ 58,006	\$ 47,296	\$ 162,376					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL	FEB-19	FEB-19	VARIANCE (\$)
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	BUDGET	ACTUAL	FAV(UNFAV)
34		BUDGET				ADOPTED BUD			
36	REVENUES								
38	Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
46	TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
57	EXPENDITURES								
94	TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-	-
96	Excess (deficiency) of revenues	-	-	-	-	0.00%	-	-	-
97	Over (under) expenditures	-	-	-	-	0.00%	-	-	-
109	Net change in fund balance	\$ -	\$ -	\$ -	\$ -	<u>0.00%</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
114	FUND BALANCE, BEGINNING (OCT 1, 2018)	-	-	(255,182)					
116	FUND BALANCE, ENDING	\$ -	\$ -	\$ (255,182)					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
36	REVENUES								
37									
38	Interest - Investments	\$ -	\$ -	\$ 3,085	\$ 3,085	0.00%	\$ -	\$ 1,324	\$ 1,324
39	Special Assmnts- Tax Collector	698,412	648,154	651,133	2,979	93.23%	61,567	24,178	(37,389)
40	Special Assmnts- Discounts	(27,937)	(25,926)	(23,956)	1,970	85.75%	(2,463)	(474)	1,989
46									
47	TOTAL REVENUES	670,475	622,228	630,262	8,034	94.00%	59,104	25,028	(34,076)
48									
58	EXPENDITURES								
59									
81	Debt Service								
82	Misc-Assessmnt Collection Cost	13,968	12,962	12,544	418	89.81%	1,231	474	757
83	Interest Expense	167,570	25,258	52,245	(26,987)	31.18%	-	-	-
85	Total Debt Service	181,538	38,220	64,789	(26,569)	35.69%	1,231	474	757
86									
95									
96	TOTAL EXPENDITURES	181,538	38,220	64,789	(26,569)	35.69%	1,231	474	757
97									
98	Excess (deficiency) of revenues								
99	Over (under) expenditures	488,937	584,008	565,473	(18,535)	115.65%	57,873	24,554	(33,319)
100									
102	OTHER FINANCING SOURCES (USES)								
103									
107	Contribution to (Use of) Fund Balance	488,937	-	-	-	0.00%	-	-	-
109	TOTAL FINANCING SOURCES (USES)	488,937	-	-	-	0.00%	-	-	-
110									
111	Net change in fund balance	\$ 488,937	\$ 584,008	\$ 565,473	\$ (18,535)	115.65%	\$ 57,873	\$ 24,554	\$ (33,319)
112									
116	FUND BALANCE, BEGINNING (OCT 1, 2018)	305,953	305,953	305,953					
117									
118	FUND BALANCE, ENDING	\$ 794,890	\$ 889,961	\$ 871,426					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenditures and Changes in Fund Balances								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
36	REVENUES								
38	Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
45									
46	TOTAL REVENUES	-	-	-	-	0.00%	-	-	-
47									
57	EXPENDITURES								
67	Activity Center Campus								
68	Capital Outlay	-	-	1,530,853	(1,530,853)	0.00%	-	401,465	(401,465)
70	Total Activity Center Campus	-	-	1,530,853	(1,530,853)	0.00%	-	401,465	(401,465)
71									
93									
94	TOTAL EXPENDITURES	-	-	1,530,853	(1,530,853)	0.00%	-	401,465	(401,465)
95									
96	Excess (deficiency) of revenues								
97	Over (under) expenditures	-	-	(1,530,853)	(1,530,853)	0.00%	-	(401,465)	(401,465)
98									
100	OTHER FINANCING SOURCES (USES)								
102	Loan/Note Proceeds	-	-	1,940,264	1,940,264	0.00%	-	401,465	401,465
107	TOTAL FINANCING SOURCES (USES)	-	-	1,940,264	1,940,264	0.00%	-	401,465	401,465
108									
109	Net change in fund balance	\$ -	\$ -	\$ 409,411	\$ 409,411	0.00%	\$ -	\$ -	\$ -
110									
114	FUND BALANCE, BEGINNING (OCT 1, 2018)	-	-	(577,590)					
115									
116	FUND BALANCE, ENDING	\$ -	\$ -	\$ (168,179)					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenses and Changes in Net Assets								
27	For the Period Ending February 28, 2019								
29									
31									
32									
33	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-19 BUDGET	FEB-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
36	OPERATING REVENUES								
37									
38	Interest - Investments	\$ 5,000	\$ 2,083	\$ 9,878	\$ 7,795	197.56%	\$ 417	\$ 1,746	\$ 1,329
39	Water-Base Rate	282,517	117,715	104,701	(13,014)	37.06%	23,543	21,978	(1,565)
40	Water-Usage	159,047	66,270	68,273	2,003	42.93%	13,254	16,950	3,696
41	Irrigation-Base Rate	157,678	65,699	59,793	(5,906)	37.92%	13,140	13,016	(124)
42	Irrigation-Usage	110,000	45,833	59,486	13,653	54.08%	9,167	8,613	(554)
43	Sewer Revenue	1,213,430	505,596	527,994	22,398	43.51%	101,119	107,917	6,798
44	Meter Fees	1,000	417	-	(417)	0.00%	83	-	(83)
45	Standby Fees	-	-	5,361	5,361	0.00%	-	1,063	1,063
46	Water Quality Surcharge	23,094	9,623	-	(9,623)	0.00%	1,925	-	(1,925)
47	Other Miscellaneous Revenues	9,800	4,083	1,461	(2,622)	14.91%	817	416	(401)
48	Compliance Fees	48,720	20,300	-	(20,300)	0.00%	4,060	-	(4,060)
54									
55	TOTAL OPERATING REVENUES	2,010,286	837,619	836,947	(672)	41.63%	167,525	171,699	4,174
56									
66	OPERATING EXPENSES								
67									
68	Personnel and Administration								
69	P/R-Board of Supervisors	10,500	4,375	4,200	175	40.00%	875	1,400	(525)
70	FICA Taxes	803	335	321	14	39.98%	67	107	(40)
71	ProfServ-Engineering	9,590	3,996	16,218	(12,222)	169.11%	799	9,656	(8,857)
72	ProfServ-Legal Services	29,400	12,250	15,686	(3,436)	53.35%	2,450	11,639	(9,189)
73	ProfServ-Mgmt Consulting Serv	136,686	56,953	56,953	-	41.67%	11,391	11,391	-
74	Auditing Services	4,900	2,450	-	2,450	0.00%	-	-	-
75	Postage and Freight	1,260	525	478	47	37.94%	105	67	38
76	Insurance - Property	35,337	35,337	14,005	21,332	39.63%	-	-	-
77	Insurance - General Liability	37,174	37,174	35,562	1,612	95.66%	-	(2,141)	2,141
78	Printing and Binding	1,400	583	-	583	0.00%	117	-	117
79	Legal Advertising	1,996	832	779	53	39.03%	166	179	(13)
80	Miscellaneous Services	3,906	1,628	2,362	(734)	60.47%	326	128	198
81	Misc-Records Storage	840	350	350	-	41.67%	70	70	-
82	Misc-Web Hosting	1,680	700	700	-	41.67%	140	140	-
83	Office Supplies	420	175	-	175	0.00%	35	-	35
85	Total Personnel and Administration	275,892	157,663	147,614	10,049	53.50%	16,541	32,636	(16,095)
86									

	M	X	Z	AB	AD	AL	AN	AP	AT
25	Statement of Revenues, Expenses and Changes in Net Assets								
27	For the Period Ending February 28, 2019								
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90	Water-Sewer Comb Services								
91	ProfServ-Utility Billing	3,570	1,488	751	737	21.04%	298	-	298
92	Contracts-Other Services	429,025	178,760	174,942	3,818	40.78%	35,752	34,074	1,678
93	Communication - Telephone	3,580	1,492	2,613	(1,121)	72.99%	298	711	(413)
94	Electricity - General	79,000	32,917	35,035	(2,118)	44.35%	6,583	9,623	(3,040)
95	Utility - Water & Sewer	2,500	1,042	1,500	(458)	60.00%	208	(2,000)	2,208
96	Utility - Base Rate	124,888	52,037	52,037	-	41.67%	10,407	10,407	-
97	Utility - Water-Usage	243,000	101,250	105,499	(4,249)	43.42%	20,250	24,459	(4,209)
98	Utility-CCU Admin Fee	42	18	18	-	42.86%	4	4	-
99	R&M-General	306,405	127,669	129,764	(2,095)	42.35%	25,534	27,469	(1,935)
100	R&M-Sludge Hauling	76,620	31,925	19,387	12,538	25.30%	6,385	7,140	(755)
101	Preventative Maint-Security Systems	1,750	729	-	729	0.00%	146	-	146
103	Misc-Bad Debt	3,500	1,458	-	1,458	0.00%	292	-	292
104	Misc-Licenses & Permits	140	58	3,560	(3,502)	2542.86%	12	560	(548)
105	Misc-Contingency	5,296	2,207	1,345	862	25.40%	441	-	441
106	Op Supplies - Chemicals	40,500	16,875	14,040	2,835	34.67%	3,375	1,760	1,615
107	Back Flow Preventors	48,720	20,300	-	20,300	0.00%	4,060	-	4,060
108	Reserves - Irrigation System	40,000	40,000	-	40,000	0.00%	-	-	-
109	Reserve - Sewer System	355,000	355,000	342,647	12,353	96.52%	-	-	-
110	Reserve - Water System	-	-	42,000	(42,000)	0.00%	-	-	-
112	Total Water-Sewer Comb Services	1,763,536	965,225	925,138	40,087	52.46%	114,045	114,207	(162)
113									
135									
136	TOTAL OPERATING EXPENSES	2,039,428	1,122,888	1,072,752	50,136	52.60%	130,586	146,843	(16,257)
137									
139	Operating income (loss)	(29,142)	(285,269)	(235,805)	49,464	809.16%	36,939	24,856	(12,083)
140									
151	Change in net assets	\$ (29,142)	\$ (285,269)	\$ (235,805)	\$ 49,464	809.16%	\$ 36,939	\$ 24,856	\$ (12,083)
152									
156	TOTAL NET ASSETS, BEGINNING (OCT 1, 2018)	9,446,173	9,446,173	9,446,173					
157									
158	TOTAL NET ASSETS, ENDING	\$ 9,417,031	\$ 9,160,904	\$ 9,210,368					

	G	L	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
14	RIVERWOOD CDD WATER, SEWER & IRRIGATION FUND FUND STATEMENT OF REVENUES, EXPENSES AND FUND NET ASSETS - (SEWER ONLY) FOR THE PERIOD ENDING FEBRUARY 28, 2019																	
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14	RIVERWOOD CDD WATER, SEWER & IRRIGATION FUND FUND STATEMENT OF REVENUES, EXPENSES AND FUND NET ASSETS - (WATER ONLY) FOR THE PERIOD ENDING FEBRUARY 28, 2019																	
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14	RIVERWOOD CDD WATER, SEWER & IRRIGATION FUND FUND STATEMENT OF REVENUES, EXPENSES AND FUND NET ASSETS - (IRRIGATION ONLY) FOR THE PERIOD ENDING FEBRUARY 28, 2019																	
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Riverwood Community Development District

Supporting Schedules

February 28, 2019

Riverwood

Community Development District

Non-Ad Valorem Special Assessments
(Charlotte County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019

General Fund					Debt Service Fund 2018				
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	
Assessments Levied				\$1,351,846	Assessments Levied				\$ 698,412
Allocation %				100%	Allocation %				100%
11/08/18	\$ 17,859	\$ 744	\$ 364	\$ 18,968	\$ 9,573	\$ 399	\$ 195	\$ 10,168	
11/15/18	\$ 906	\$ 38	\$ 18	\$ 962	\$ 485	\$ 20	\$ 10	\$ 516	
11/21/18	\$ 102,329	\$ 4,264	\$ 2,088	\$ 108,681	\$ 54,854	\$ 2,286	\$ 1,119	\$ 58,259	
11/29/18	\$ 150,324	\$ 6,264	\$ 3,068	\$ 159,656	\$ 80,582	\$ 3,358	\$ 1,645	\$ 85,584	
12/06/18	\$ 239,976	\$ 9,999	\$ 4,897	\$ 254,872	\$ 128,640	\$ 5,360	\$ 2,625	\$ 136,625	
12/13/18	\$ 390,300	\$ 16,263	\$ 7,965	\$ 414,528	\$ 209,222	\$ 8,718	\$ 4,270	\$ 222,209	
01/10/19	\$ 248,115	\$ 7,674	\$ 5,064	\$ 260,852	\$ 108,048	\$ 3,342	\$ 2,205	\$ 113,594	
02/12/19	\$ 43,335	\$ 884	\$ 884	\$ 45,104	\$ 23,230	\$ 474	\$ 474	\$ 24,178	
TOTAL	\$ 1,193,145	\$ 46,129	\$ 24,350	\$ 1,263,623	\$ 614,634	\$ 23,956	\$ 12,544	\$ 651,133	
% COLLECTED				93%					93%
TOTAL OUTSTANDING				\$ 88,223					\$ 47,279

RIVERWOOD **Community Development District**

Payment Register by Fund
For the Period from 2/1/2019 to 2/28/2019
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND (001) - 001

001	55383	02/05/19	ARROW EXTERMINATORS	33071890/86	PEST CONTROL RODENTS/PESTS	R&M-Activity Center	546327-57250	\$54.50
001	55383	02/05/19	ARROW EXTERMINATORS	33071890/86	PEST CONTROL RODENTS/PESTS	R&M-Gatehouse	546035-54101	\$27.25
001	55383	02/05/19	ARROW EXTERMINATORS	33071890/86	PEST CONTROL RODENTS/PESTS	R&M-Gate	546034-54101	\$27.25
001	55383	02/05/19	ARROW EXTERMINATORS	33071890/86	PEST CONTROL RODENTS/PESTS	R&M-Activity Center	546327-57250	\$70.00
001	55383	02/05/19	ARROW EXTERMINATORS	33071890/86	PEST CONTROL RODENTS/PESTS	R&M-Gatehouse	546035-54101	\$35.00
001	55383	02/05/19	ARROW EXTERMINATORS	33071890/86	PEST CONTROL RODENTS/PESTS	R&M-Gate	546034-54101	\$35.00
001	55384	02/05/19	BABE'S ACE HARDWARE	263990/2	SAFETY GAS CAN	Activity Ctr Cleaning-Outside Areas	546500-57250	\$45.99
001	55387	02/05/19	FEDEX	6-437-76080	JAN 2019 POSTAGE	Reserve - RV Park	568146-58100	\$0.28
001	55387	02/05/19	FEDEX	6-437-76080	JAN 2019 POSTAGE	Postage and Freight	541006-51301	\$8.29
001	55388	02/05/19	GMA ARCHITECT	1753	ACT CTR RENO	Capital Outlay	564043-57250	\$5,173.22
001	55388	02/05/19	GMA ARCHITECT	1845	ACT CNTR RENOVATION	Capital Outlay	564043-57250	\$2,454.66
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Tiki Bar Stools Seat Replacement	568128-58100	\$110.98
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Parking Lot Lights	546327-57250	\$233.57
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Breezeway Pillar Painting	546327-57250	\$71.41
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Tiki Bar Stools seat foam replacement	568128-58100	\$239.97
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Activities Center R+M	546327-57250	\$153.70
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Equipment R+M	546139-54101	\$25.00
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Pool house R+M and Safety Equipment	546074-57250	\$295.38
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Activities Center R+M	546327-57250	\$17.76
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	RV Park Paint Supplies	568146-58100	\$130.68
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Activities Center R+M	546327-57250	\$99.46
001	55390	02/05/19	HOME DEPOT CREDIT SRV	122118-3762	NOV-DEC PURCHASES	Cabling for Activities Building WIFI	568128-58100	\$192.90
001	55393	02/05/19	NHC UTILITIES INC	012519-6774	PERIOD OF 1/24/19	Utility - Water & Sewer	543021-54101	\$105.74
001	55393	02/05/19	NHC UTILITIES INC	012519-6774	PERIOD OF 1/24/19	Utility - Water & Sewer	543021-57250	\$855.53
001	55394	02/05/19	PUTNAM MECHANICAL, LLC	1099-174	PREVENTIVE MAINT AGRMNT	R&M-Activity Center	546327-57250	\$740.00
001	55395	02/05/19	QUILL CORP	3852333	BATHROOM SUPPLIES	Activity Ctr Cleaning-Inside Areas	546501-57250	\$334.26
001	55397	02/05/19	WATER BOY, INC.	23010855	WATER DELIVER/COOLER RENTAL	R&M-Activity Center	546327-57250	\$64.15
001	55397	02/05/19	WATER BOY, INC.	00060157	NOV COOLER RENTAL	R&M-Activity Center	546327-57250	\$6.95
001	55397	02/05/19	WATER BOY, INC.	00079672	FINANCE CHARGE WATER DELIVERY	R&M-Activity Center	546327-57250	\$2.16
001	55397	02/05/19	WATER BOY, INC.	23012330	WATER DEL / COOLER RENTAL	R&M-Activity Center	546327-57250	\$43.15
001	55397	02/05/19	WATER BOY, INC.	2301089X	WATER DELIVERY	R&M-Activity Center	546327-57250	\$28.90
001	55398	02/05/19	WAYNE AUTOMATIC	720813	NFPA 25 QUARTERLY	R&M-Activity Center	546327-57250	\$100.00
001	55399	02/05/19	WEISER SECURITY SERVICE, INC	894606	1/11-1/17/19 GTHS ATTENDANTS	Gatehouse Attendants	534396-54101	\$3,593.12
001	55400	02/05/19	WELCH TENNIS COURTS INC	50555	TENNIS CRT SUPPLIES	R&M-Tennis Courts	546097-57250	\$1,435.27
001	55400	02/05/19	WELCH TENNIS COURTS INC	50497	NET FOR TENNIS CRT	R&M-Tennis Courts	546097-57250	\$210.03

RIVERWOOD **Community Development District**

Payment Register by Fund
For the Period from 2/1/2019 to 2/28/2019
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	8354	02/07/19	GMA ARCHITECT	1790	ACT CNTR RENOVATIONS	Capital Outlay	564043-57250	\$4,909.32
001	8355	02/15/19	BLALOCK WALTERS P.A.	84	GEN REP THRU DEC 2018	ProfServ-Legal Services	531023-51401	\$1,048.10
001	8356	02/15/19	DARRYLE GREENE ENTERPRISES, LLC	2386	INSTALL PHONE	R&M-Activity Center	546327-57250	\$304.00
001	8357	02/15/19	FEDEX	6-444-88850	JAN POSTAGE	Postage and Freight	541006-51301	\$30.15
001	8357	02/15/19	FEDEX	6-450-73508	JAN POSTAGE	Postage and Freight	541006-51301	\$9.78
001	8357	02/15/19	FEDEX	6-450-73508	JAN POSTAGE	Reserve - RV Park	568146-58100	\$0.33
001	8359	02/15/19	LUCILLE SYREK	010819	HERON PAINTING	Capital Outlay	564043-57250	\$200.00
001	8360	02/15/19	OFFICE DEPOT	2269928314	OFFICE SUPPLIES	R&M-Gatehouse	546035-54101	\$72.23
001	8362	02/15/19	RIVERWOOD GOLF CLUB	10220192	JAN FUEL USAGE	Activity Ctr Cleaning-Outside Areas	546500-57250	\$20.29
001	8362	02/15/19	RIVERWOOD GOLF CLUB	10220192	JAN FUEL USAGE	Misc-Contingency	549900-53801	\$12.17
001	8362	02/15/19	RIVERWOOD GOLF CLUB	10220192	JAN FUEL USAGE	R&M-Roads	546139-54101	\$40.58
001	8362	02/15/19	RIVERWOOD GOLF CLUB	10220192	JAN FUEL USAGE	Reserve - RV Park	568146-58100	\$8.12
001	8362	02/15/19	RIVERWOOD GOLF CLUB	120120182	NOV FUEL USAGE	Misc-Contingency	549900-53801	\$8.97
001	8362	02/15/19	RIVERWOOD GOLF CLUB	120120182	NOV FUEL USAGE	R&M-Roads	546139-54101	\$29.89
001	8362	02/15/19	RIVERWOOD GOLF CLUB	120120182	NOV FUEL USAGE	Activity Ctr Cleaning-Outside Areas	546500-57250	\$14.95
001	8362	02/15/19	RIVERWOOD GOLF CLUB	120120182	NOV FUEL USAGE	Reserve - RV Park	568146-58100	\$5.97
001	8362	02/15/19	RIVERWOOD GOLF CLUB	120120181	DEC CROQUET CRT MAINT	R&M-Croquet Turf Maintenance	546503-57250	\$1,500.00
001	8363	02/15/19	TEM SYSTEMS INC	36042	BAR CODE LABEL	Misc-Gatehouse Administrative	549121-54101	\$2,649.49
001	8371	02/19/19	LAKE & WETLAND MGMT	6280	LAKE 55 EROSION REPRS	2nd 40% mobilize deposit	546132-53801	\$6,408.00
001	8372	02/19/19	LIFE FITNESS	5995146	NEW EXERCISE EQUIP	Capital Outlay	564043-57250	\$18,396.58
001	8372	02/19/19	LIFE FITNESS	5997871	NEW FITNESS EQUIP	Capital Outlay	564043-57250	\$1,637.59
001	8372	02/19/19	LIFE FITNESS	6001044	DUMBBELL RACK	Capital Outlay	564043-57250	\$1,159.63
001	8372	02/19/19	LIFE FITNESS	6007160	RECUMBENT BIKE	Capital Outlay	564043-57250	\$3,772.16
001	8374	02/19/19	OFFICE DEPOT	2272318891	INK/CABLE/SPOTLIGHT	Office Supplies	551002-51301	\$194.33
001	8375	02/19/19	RC COMPUTER SERVICES, INC.	3627	COMPUTER TECH SERVICE	R&M-Activity Center	546327-57250	\$230.19
001	8376	02/19/19	RIVERWOOD GOLF CLUB	10220191	FEB CROQUET CT MAINT	R&M-Croquet Turf Maintenance	546503-57250	\$1,500.00
001	8377	02/19/19	SOLITUDE LAKE MANAGEMENT	PI-A00236597	FEB LAKE/PND MAINT	Contracts-Lakes	534084-53801	\$2,133.00
001	8378	02/19/19	WATER BOY, INC.	23015298	FITNESS CTR WATER	R&M-Activity Center	546327-57250	\$42.95
001	8378	02/19/19	WATER BOY, INC.	00086708	FINANCE CHARGE	R&M-Gatehouse	546035-54101	\$1.31
001	8378	02/19/19	WATER BOY, INC.	00087824	FINANCE CHARGE	R&M-Activity Center	546327-57250	\$2.15
001	8379	02/19/19	WEISER SECURITY SERVICE, INC	895545	1/18-1/24/19 GTHS ATTENDANTS	Gatehouse Attendants	534396-54101	\$3,612.08
001	8379	02/19/19	WEISER SECURITY SERVICE, INC	896533	1/25-1/31/19 GTHS ATTENDANTS	Gatehouse Attendants	534396-54101	\$3,648.72
001	8379	02/19/19	WEISER SECURITY SERVICE, INC	897759	2/1-2/7/19 SERVICE	Gatehouse Attendants	534396-54101	\$3,556.56
001	8381	02/20/19	RIVERWOOD CDD UTILITY	012819 CHK	BILL PRD 12/10-1/10/19	Utility - Water & Sewer	543021-57250	\$370.40
001	8381	02/20/19	RIVERWOOD CDD UTILITY	012819 CHK	BILL PRD 12/10-1/10/19	Utility - Water & Sewer	543021-54101	\$46.30
001	8381	02/20/19	RIVERWOOD CDD UTILITY	012819 CHK	BILL PRD 12/10-1/10/19	R&M-Road Scapping	546476-54101	\$54.70
001	8383	02/22/19	FEDEX	6-458-61415	FEB POSTAGE	Postage and Freight	541006-51301	\$8.79

RIVERWOOD Community Development District

Payment Register by Fund For the Period from 2/1/2019 to 2/28/2019 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	8383	02/22/19	FEDEX	6-458-61415	FEB POSTAGE	Reserve - RV Park	568146-58100	\$0.30
001	8384	02/22/19	SUN NEWSPAPERS	3654906	NOTICE OF MEETING 2/12/19	Legal Advertising	548002-51301	\$19.49
001	8384	02/22/19	SUN NEWSPAPERS	3654906	NOTICE OF MEETING 2/12/19	Reserve - RV Park	568146-58100	\$0.66
001	8385	02/27/19	BOB'S LOCK & KEY	54773	KEY LOCKS/KEY ENTRY COPIES	R&M-Activity Center	546327-57250	\$337.00
001	8386	02/27/19	DOUG'S GOLF CARTS LLC	19621	REPAIR TO GOLF CRT REAR HUB	R&M-Tennis Courts	546097-57250	\$156.95
001	8388	02/27/19	LIFE FITNESS	6011611	NEW EXERCISE EQUIPMENT	Capital Outlay	564043-57250	\$19,636.82
001	8389	02/27/19	RC COMPUTER SERVICES, INC.	3668	COMPUTER SVCS FOR ACT CNTR	R&M-Activity Center	546327-57250	\$456.29
001	8391	02/27/19	SUN NEWSPAPERS	3654907	3/19/19 PUBLIC HEARING	Legal Advertising	548002-51301	\$32.35
001	8391	02/27/19	SUN NEWSPAPERS	3654907	3/19/19 PUBLIC HEARING	Reserve - RV Park	568146-58100	\$1.10
001	8392	02/27/19	WATER BOY, INC.	23015303	GRD HSE WATER	R&M-Gatehouse	546035-54101	\$22.55
001	ACH171	02/07/19	COMCAST COMMUNICATIONS	011619-2801 ACH	1/20-2/19/19 SERVICE ACH	8535100601052801	546034-54101	\$138.58
001	ACH172	02/09/19	COMCAST COMMUNICATIONS	011819-3357 ACH	FEB SERVICES REAR GATE ACH	8535100600933357	546034-54101	\$106.90
001	ACH177	02/25/19	COMCAST COMMUNICATIONS	022519-1476 ACH	2/21-3/20/19 SERVICE ACH	GRD HSE	546035-54101	\$262.09
001	ACH179	02/12/19	COMCAST COMMUNICATIONS	012119-3852 ACH	2/4-3/3/19 INTERNET ACH	853510060-0933852	541012-51301	\$127.00
001	ACH181	02/05/19	FLORIDA POWER & LIGHT	012419 ACH	BILL PRD 12/21-1/24/19	Electricity - General	543006-54101	\$159.70
001	ACH181	02/05/19	FLORIDA POWER & LIGHT	012419 ACH	BILL PRD 12/21-1/24/19	Electricity - General	543006-57250	\$3,807.68
001	ACH181	02/05/19	FLORIDA POWER & LIGHT	012419 ACH	BILL PRD 12/21-1/24/19	Electricity-Pool	543055-57250	\$1,062.13
001	55401	02/07/19	JAMES J. MARTONE	PAYROLL	February 07, 2019 Payroll Posting			\$184.70
001	55402	02/07/19	RITA F. ANDERSON	PAYROLL	February 07, 2019 Payroll Posting			\$184.70
001	55403	02/07/19	RICHARD J. KNAUB	PAYROLL	February 07, 2019 Payroll Posting			\$184.70
001	55404	02/07/19	LUCILLE SYREK	PAYROLL	February 07, 2019 Payroll Posting			\$184.70
001	55405	02/07/19	MICHAEL S. SPILLANE	PAYROLL	February 07, 2019 Payroll Posting			\$184.70
001	55411	02/28/19	JAMES J. MARTONE	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
001	55412	02/28/19	RITA F. ANDERSON	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
001	55413	02/28/19	RICHARD J. KNAUB	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
001	55414	02/28/19	LUCILLE SYREK	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
001	55415	02/28/19	MICHAEL S. SPILLANE	PAYROLL	February 28, 2019 Payroll Posting			\$184.70
Fund Total								\$102,835.88

BEACH CLUB FUND (OPERATIONS) - 101

101	55386	02/05/19	DESOTO SEAMLESS	011519	REPLACEMENT OF GUTTERS	R&M-Buildings	546012-57201	\$500.00
101	55389	02/05/19	GRANDE AIRE SERVICES INC	S565524	ICE MACH CONTROL PAD REPLACE	R&M-Equipment	546022-57201	\$460.68
101	8364	02/19/19	BABE'S ACE HARDWARE	264107/2	BOLTS/WASHERS	R&M-Equipment	546022-57201	\$62.47
101	8364	02/19/19	BABE'S ACE HARDWARE	264196/2	NUTS/WASHERS	R&M-Equipment	546022-57201	\$9.50

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
101	8369	02/19/19	JEFF MASTERS ELECTRIC INC	2016703	BEACH CLB LIGHTING	Misc-Special Projects	549053-57201	\$4,392.45
101	8369	02/19/19	JEFF MASTERS ELECTRIC INC	2016705	BEACH CLB TRIP BRKR REPR	R&M-Buildings	546012-57201	\$895.00
101	8369	02/19/19	JEFF MASTERS ELECTRIC INC	2016704	BEACH CLB SHOWER LIGHT INSTALL	R&M-Buildings	546012-57201	\$730.95
101	8373	02/19/19	MURDOCK STONES ETC	2019-01-037	2 YDS CRUSHED SHELLS	R&M-Buildings	546012-57201	\$100.00
101	8382	02/22/19	ENGLEWOOD WATER DISTRICT	021619-3875	1/15-2/13/19 WTR BCH ROAD	BEACH CLUB	543021-57201	\$100.47
101	ACH173	02/28/19	WASTE MANAGEMENT	9761141-0336-0 ACH	FEB 2019 REFUSE REMOVAL	Prepaid Items	155000-57201	\$26.26
101	ACH176	02/25/19	FRONTIER	020119-7701 ACH	FEB SRV ACH	Communication - Telephone	541003-57201	\$156.70
101	ACH180	02/25/19	FLORIDA POWER & LIGHT	021419 ACH	BILL PRD 1/16-2/14	Utility - General	543001-57201	\$60.08
Fund Total								\$7,494.56

2018 Valley National Bank Loan - DSF FUND - 206

206	8361	02/15/19	RIVERWOOD CDD C/O US BANK SRS 2018	021219-2018	TAX COLLECTIONS 2018 SERIES	Investments Current	151000	\$23,230.02
Fund Total								\$23,230.02

2018 Valley National Bank - CPF FUND - 306

306	55406	02/07/19	WILLIS A. SMITH CONSTRUCTION, INC.	1111111573	ACT CNTR PROJECT DRAW 10	Capital Outlay	564043-57250	\$401,465.36
Fund Total								\$401,465.36

WATER, SEWER & IRRIGATION FUND - 401

401	114	02/20/19	RIVERWOOD CDD	021519-XFER	TRFR FR BU MMA TO WF CKG	Cash in Bank	101000	\$175,000.00
401	55385	02/05/19	BRENNTAG MID-SOUTH INC	BMS186636	SODIUM HYPOCHLORITE	Op Supplies - Chemicals	552035-53601	\$362.50
401	55385	02/05/19	BRENNTAG MID-SOUTH INC	BMS186651	SODIUM HYDROXIDE	Op Supplies - Chemicals	552035-53601	\$346.90
401	55385	02/05/19	BRENNTAG MID-SOUTH INC	BMS187735	SODIUM HYPOCHLORITE	Op Supplies - Chemicals	552035-53601	\$850.00
401	55387	02/05/19	FEDEX	6-437-76080	JAN 2019 POSTAGE	Postage and Freight	541006-51301	\$2.87
401	55387	02/05/19	FEDEX	6-437-76080	JAN 2019 POSTAGE	Postage and Freight	541006-51301	\$4.85
401	55387	02/05/19	FEDEX	6-437-76080	JAN 2019 POSTAGE	Postage and Freight	541006-51301	\$12.28
401	55391	02/05/19	KARLE ENVIRO ORGANIC	9572	SLUDGE HAUL 1/16/19	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	55392	02/05/19	MAINSCAPE	1227418	RPR MAIN LEAK ON CLUB DR	R&M-General	546001-53601	\$3,010.00
401	55393	02/05/19	NHC UTILITIES INC	012519-8096	PERIOD OF 1/24/19	Utility - Water & Sewer	543021-53601	\$18.61
401	55396	02/05/19	SITEONE LANDSCAPE SUPPLY	88753454-001	PESTICIDES	R&M-General	546001-53601	\$158.64

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401	8355	02/15/19	BLALOCK WALTERS P.A.	84	GEN REP THRU DEC 2018	ProfServ-Legal Services	531023-51401	\$1,590.23
401	8355	02/15/19	BLALOCK WALTERS P.A.	84	GEN REP THRU DEC 2018	ProfServ-Legal Services	531023-51401	\$614.40
401	8355	02/15/19	BLALOCK WALTERS P.A.	84	GEN REP THRU DEC 2018	ProfServ-Legal Services	531023-51401	\$451.77
401	8355	02/15/19	BLALOCK WALTERS P.A.	56-2018	UTILITIE SVC COUNSEL	ProfServ-Legal Services	531023-51401	\$1,262.87
401	8357	02/15/19	FEDEX	6-450-73508	JAN POSTAGE	Postage and Freight	541006-51301	\$14.50
401	8357	02/15/19	FEDEX	6-450-73508	JAN POSTAGE	Postage and Freight	541006-51301	\$5.73
401	8357	02/15/19	FEDEX	6-450-73508	JAN POSTAGE	Postage and Freight	541006-51301	\$3.37
401	8358	02/15/19	INFRAMARK, LLC	37864	POTABLE WTR REPAIRS	WO 48921, 48930, 48970, 48975	546001-53601	\$6,534.66
401	8358	02/15/19	INFRAMARK, LLC	37865	IRR REPRS	WO 48978, 48983, 48966	546001-53601	\$169.01
401	8358	02/15/19	INFRAMARK, LLC	37867	WO 48916/11/82/67 SWR REPR	R&M-General	546001-53601	\$8,200.05
401	8358	02/15/19	INFRAMARK, LLC	37866	WO 48923/26/76/77/79 SWR	R&M-General	546001-53601	\$1,827.64
401	8364	02/19/19	BABE'S ACE HARDWARE	264177/2	3 SAFETY CANS	R&M-General	546001-53601	\$145.97
401	8365	02/19/19	BRENNTAG MID-SOUTH INC	BMS195715	IRR HYPOCHOLORITE	Op Supplies - Chemicals	552035-53601	\$265.00
401	8365	02/19/19	BRENNTAG MID-SOUTH INC	BMS195742	WWTP SODIUM HYDROXIDE	Op Supplies - Chemicals	552035-53601	\$386.35
401	8365	02/19/19	BRENNTAG MID-SOUTH INC	BMS200924	WWTP HYPOCHOLORITE	Op Supplies - Chemicals	552035-53601	\$908.50
401	8366	02/19/19	DMK ASSOCIATES INC	13618	WWTP ENGINEERING THRU 12/28/18	WWTP	531013-51501	\$1,922.50
401	8367	02/19/19	FORTILINE WATERWORKS	4522392	METER WASHERS/BOXES	R&M-General	546001-53601	\$233.80
401	8367	02/19/19	FORTILINE WATERWORKS	4522397	HOSE BIBB/FLO CAP	R&M-General	546001-53601	\$22.75
401	8368	02/19/19	INFRAMARK, LLC	38121	WO 48981 POTABLE WTR SRV	METER CHANGE OUTS	546001-53601	\$985.73
401	8368	02/19/19	INFRAMARK, LLC	38122	WO 48886 SWR PMP 2 REPR	R&M-General	546001-53601	\$1,563.91
401	8370	02/19/19	KARLE ENVIRO ORGANIC	9589	SLUDGE HAUL 1/22/19	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	8370	02/19/19	KARLE ENVIRO ORGANIC	9612	SLUDGE HAUL 1/30/19	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	8370	02/19/19	KARLE ENVIRO ORGANIC	9630	SLUDGE HAUL 2/6 & 2/7/19	45246/45249/45239	546129-53601	\$2,040.00
401	8376	02/19/19	RIVERWOOD GOLF CLUB	102052019	PMP STATION REPRS/SRV	R&M-General	546001-53601	\$2,348.65
401	8380	02/20/19	CHARLOTTE COUNTY UTILITIES	012819-CHK	BILL PRD 12/27-1/24/19	Utility - Water-Usage	543061-53601	\$3,438.82
401	8380	02/20/19	CHARLOTTE COUNTY UTILITIES	012819-CHK	BILL PRD 12/27-1/24/19	Utility - Base Rate	543060-53601	\$10,407.36
401	8380	02/20/19	CHARLOTTE COUNTY UTILITIES	012819-CHK	BILL PRD 12/27-1/24/19	Utility - Water-Usage	543061-53601	\$21,019.70
401	8380	02/20/19	CHARLOTTE COUNTY UTILITIES	012819-CHK	BILL PRD 12/27-1/24/19	Utility-CCU Admin Fee	543130-53601	\$3.50
401	8381	02/20/19	RIVERWOOD CDD UTILITY	012819 CHK	BILL PRD 12/10-1/10/19	Utility - Water & Sewer	543021-53601	\$71.65
401	8383	02/22/19	FEDEX	6-458-61415	FEB POSTAGE	Postage and Freight	541006-51301	\$13.05
401	8383	02/22/19	FEDEX	6-458-61415	FEB POSTAGE	Postage and Freight	541006-51301	\$5.15
401	8383	02/22/19	FEDEX	6-458-61415	FEB POSTAGE	Postage and Freight	541006-51301	\$3.03
401	8384	02/22/19	SUN NEWSPAPERS	3654906	NOTICE OF MEETING 2/12/19	Legal Advertising	548002-51301	\$11.43
401	8384	02/22/19	SUN NEWSPAPERS	3654906	NOTICE OF MEETING 2/12/19	Legal Advertising	548002-51301	\$6.73
401	8384	02/22/19	SUN NEWSPAPERS	3654906	NOTICE OF MEETING 2/12/19	Legal Advertising	548002-51301	\$28.90
401	8387	02/27/19	FEI-FT. MYERS WATERWORKS # 127	1413166	PARTS	R&M-General	546001-53601	\$59.60
401	8390	02/27/19	RIVERWOOD CDD UTILITY	012919 CHK	BILL PRD 12/14-1/18/19	Utility - Water & Sewer	543021-53601	\$160.15

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401	8391	02/27/19	SUN NEWSPAPERS	3654907	3/19/19 PUBLIC HEARING	Legal Advertising	548002-51301	\$18.97
401	8391	02/27/19	SUN NEWSPAPERS	3654907	3/19/19 PUBLIC HEARING	Legal Advertising	548002-51301	\$11.17
401	8391	02/27/19	SUN NEWSPAPERS	3654907	3/19/19 PUBLIC HEARING	Legal Advertising	548002-51301	\$47.95
401	ACH174	02/28/19	WASTE MANAGEMENT	9761108-0336-9 ACH	FEB 2018 REFUSE REMOVAL	Miscellaneous Services	549001-53601	\$121.39
401	ACH175	02/11/19	CENTURYLINK	011919-6318 ACH	1/19-2/18/19 SRV ACH	#311616318 WWTP	541003-53601	\$288.93
401	ACH178	02/19/19	COMCAST COMMUNICATIONS	012819-1274 ACH	2/2-3/1/19 SRV ACH	WWTP	541003-53601	\$182.66
401	ACH180	02/25/19	FLORIDA POWER & LIGHT	021419 ACH	BILL PRD 1/16-2/14	Electricity - General	543006-53601	\$330.17
401	ACH181	02/05/19	FLORIDA POWER & LIGHT	012419 ACH	BILL PRD 12/21-1/24/19	Electricity - General	543006-53601	\$2,876.20
401	ACH181	02/05/19	FLORIDA POWER & LIGHT	012419 ACH	BILL PRD 12/21-1/24/19	Electricity - General	543006-53601	\$5,094.16
Fund Total								\$258,524.71

Total Checks Paid	\$793,550.53
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RIVERWOOD
Community Development District

Accounts Payable Detail
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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	8394	03/04/19	AQUATIC WEED CONTROL INC	33506	PRESERVES EXOTICS REMOVED	PRESERVE O & N	534076-53801	\$23,404.00
001	8396	03/04/19	BLALOCK WALTERS P.A.	85	JAN GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$1,385.53
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,885.58
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Contracts-On-Site Maintenance	534027-57250	\$833.33
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Reserve - RV Park	568146-58100	\$162.75
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Postage and Freight	541006-51301	\$9.05
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Reserve - RV Park	568146-58100	\$0.31
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Web Hosting	549915-51301	\$58.00
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Reserve - RV Park	568146-58100	\$2.00
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Records Storage	549069-51301	\$29.00
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Reserve - RV Park	568146-58100	\$1.00
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Tennis Courts-Daily Maintenance	546504-57250	\$2,457.87
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Gate	546034-54101	\$59.87
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Gatehouse	546035-54101	\$33.03
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Sidewalks	546084-54101	\$992.39
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Roads	546139-54101	\$794.19
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Road Scapping	546476-54101	\$317.95
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Preserves	546123-53801	\$158.97
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Lake	546042-53801	\$79.14
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Storm Drain Cleaning	546088-53801	\$556.07
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Activity Center	546327-57250	\$317.95
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Recreation Center	546475-57250	\$238.12
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Activity Ctr Cleaning-Outside Areas	546500-57250	\$2,222.89
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Reserve - RV Park	568146-58100	\$278.03
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	AMZ PURCHASES	546327-57250	\$140.70
001	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	SUNBELT RENTAL	546327-57250	\$118.98
001	8403	03/04/19	JEFF MASTERS ELECTRIC INC	2016447-A	TENNIS CRT LIGHTS/PROJ IN CH	R&M-Tennis Courts	546097-57250	\$1,858.30
001	8405	03/04/19	LIFE FITNESS	6013954	FLEX STRIDER ADAPTER KIT	Capital Outlay	564043-57250	\$95.00
001	8405	03/04/19	LIFE FITNESS	5996292	GYM EQUIPMENT	Capital Outlay	564043-57250	\$2,994.58
001	8406	03/04/19	M.R.I. UNDERWATER SPECIALISTS, INC.	1075	INTERCONNECT INSPECTION	R&M-Storm Drain Cleaning	546088-53801	\$2,400.00
001	8408	03/04/19	NHC UTILITIES INC	022519-6774	EDI BILLING 2/20/19	Utility - Water & Sewer	543021-57250	\$922.41
001	8408	03/04/19	NHC UTILITIES INC	022519-6774	EDI BILLING 2/20/19	Utility - Water & Sewer	543021-54101	\$114.01

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001	8409	03/04/19	SAM'S CLUB DIRECT	66028-022019	PAPER TOWELS/TV MOUNT KIT	TV MOUNT KIT	564043-57250	\$272.47
001	8409	03/04/19	SAM'S CLUB DIRECT	66028-022019	PAPER TOWELS/TV MOUNT KIT	Activity Ctr Cleaning-Outside Areas	546500-57250	\$19.52
001	8410	03/04/19	TERRAPIN TREE & LANDSCAPE	020119	TREE REMOVAL RV LOT	Reserve - RV Park	568146-58100	\$850.00
001	8411	03/04/19	WATER BOY, INC.	23016880	GRD HSE WTR DELIVERY	R&M-Gatehouse	546035-54101	\$1.70
001	8412	03/04/19	WEISER SECURITY SERVICE, INC	898987	2/8-2/14/19 GTHS ATTNDTS	Gatehouse Attendants	534396-54101	\$3,500.32
001	8414	03/06/19	SUN NEWSPAPERS	3658775	WORKSHOP 2/29/19	Legal Advertising	548002-51301	\$22.40
001	8414	03/06/19	SUN NEWSPAPERS	3658775	WORKSHOP 2/29/19	Reserve - RV Park	568146-58100	\$0.76
001	ACH182	03/12/19	COMCAST COMMUNICATIONS	022119-3852 ACH	3/4-4/3/19 OFFICE	Communications-Other	541012-51301	\$127.00
001	ACH		FLORIDA POWER & LIGHT			Electricity-General	543006-57250	\$4,019.74
Fund Total								\$55,734.91

BEACH CLUB FUND (OPERATIONS) - 101

101	8395	03/04/19	BABE'S ACE HARDWARE	264361/2	BAGS/KEY MASTER MI	R&M-Buildings	546012-57201	\$41.94
101	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-57201	\$5,089.67
101	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Contracts-On-Site Maintenance	534027-57201	\$111.49
101	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Contracts-Landscape	534050-57201	\$99.10
101	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-Buildings	546012-57201	\$146.59
Fund Total								\$5,488.79

WATER, SEWER & IRRIGATION FUND - 401

401	8393	03/04/19	AMERICAN WIRELESS ALARM INC	24097	SEWER CABLE REPRS	R&M-General	546001-53601	\$696.00
401	8396	03/04/19	BLALOCK WALTERS P.A.	85	JAN GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$2,102.18
401	8396	03/04/19	BLALOCK WALTERS P.A.	85	JAN GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$812.21
401	8396	03/04/19	BLALOCK WALTERS P.A.	85	JAN GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$477.76
401	8397	03/04/19	BRENNTAG MID-SOUTH INC	BMS208648	SODIUM HYPOCHLORITE	Op Supplies - Chemicals	552035-53601	\$200.00
401	8398	03/04/19	DMK ASSOCIATES INC	13691	ENG G SVCS THRU JAN 2019	WWTP	531013-51501	\$1,294.25
401	8398	03/04/19	DMK ASSOCIATES INC	13526	ENG G SVCS THRU NOV 2018	WWTP	531013-51501	\$6,438.75
401	8399	03/04/19	FEI-FT. MYERS WATERWORKS # 127	1414199	COUPLING	R&M-General	546001-53601	\$202.24
401	8400	03/04/19	FLORIDA RURAL WATER ASSOCIATION	022719	MEMBERSHIP FEES	Misc-Licenses & Permits	549066-53601	\$280.00

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
401	8400	03/04/19	FLORIDA RURAL WATER ASSOCIATION	022719	MEMBERSHIP FEES	Misc-Licenses & Permits	549066-53601	\$280.00
401	8401	03/04/19	FORTILINE WATERWORKS	4519648	6" VALTERRA GATE VALVE	R&M-General	546001-53601	\$1,376.80
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$6,997.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$2,766.25
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$1,627.25
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Postage and Freight	541006-51301	\$13.41
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Postage and Freight	541006-51301	\$5.30
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Postage and Freight	541006-51301	\$3.12
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Web Hosting	549915-51301	\$86.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Web Hosting	549915-51301	\$34.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Web Hosting	549915-51301	\$20.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Records Storage	549069-51301	\$43.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Records Storage	549069-51301	\$17.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	Misc-Records Storage	549069-51301	\$10.00
401	8402	03/04/19	INFRAMARK, LLC	37637	JAN MGMNT SERVICES	R&M-General	546001-53601	\$476.24
401	8404	03/04/19	KARLE ENVIRO ORGANIC	9650	SLUDGE HAULING 2/14/19	46054/45242	546129-53601	\$1,020.00
401	8404	03/04/19	KARLE ENVIRO ORGANIC	9675	SLUDGE HAULING 2/18, 2/20	R&M-Sludge Hauling	546129-53601	\$2,040.00
401	8407	03/04/19	MAINSCAPE	1229073	IRR REPAIRS	R&M-General	546001-53601	\$1,875.52
401	8408	03/04/19	NHC UTILITIES INC	022519-8096	EDI BILLING 2/20/19	Utility - Water & Sewer	543021-53601	\$17.63
401	8413	03/06/19	FORTILINE WATERWORKS	4537960	GATE VALVE	R&M-General	546001-53601	\$750.00
401	8414	03/06/19	SUN NEWSPAPERS	3658775	WORKSHOP 2/29/19	Legal Advertising	548002-51301	\$13.13
401	8414	03/06/19	SUN NEWSPAPERS	3658775	WORKSHOP 2/29/19	Legal Advertising	548002-51301	\$7.73
401	8414	03/06/19	SUN NEWSPAPERS	3658775	WORKSHOP 2/29/19	Legal Advertising	548002-51301	\$33.20
401	ACH183	03/09/19	COMCAST COMMUNICATIONS	021819-3357 ACH	3/1-3/31/19 REAR GATE	Communication - Telephone	541003-53601	\$106.90
401	ACH184	03/07/19	COMCAST COMMUNICATIONS	021619-2801 ACH	2/20-3/19/19 WWTP LAB	Communication - Telephone	541003-53601	\$132.15
401	ACH		FLORIDA POWER & LIGHT			Electricity-General	543006-53601	\$7,322.71
Fund Total								\$39,577.73

Total	\$100,801.43
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Riverwood

Community Development District

Accrued Expenses Detail
February 28, 2019

<u>Fund</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	
General Fund	Weiser Security	02/19 Gatehouse Attendants	7,000	Estimated
General Fund	Inframark	02/19 Management Fees	4,972	Estimated
Beach Club Fund	Inframark	02/19 Management Fees	5,090	Estimated
Water & Sewer Fund	Charlotte County Utilities	02/19 Bulk Water	26,411	Estimated
Water & Sewer Fund	Inframark	02/19 Management Fees	11,601	Estimated
Water & Sewer Fund	Inframark	02/19 Contract Services	68,148	Estimated
Total Accrued Expenses			123,221	

Riverwood CDD

Bank Reconciliation

Bank Account No. 9701 Valley National Bank - GF Checking
Statement No. 02-19
Statement Date 2/28/2019

G/L Balance (LCY)	248,139.03	Statement Balance	248,765.73
G/L Balance	248,139.03	Outstanding Deposits	481.50
Positive Adjustments	0.00		
		Subtotal	249,247.23
Subtotal	248,139.03	Outstanding Checks	1,108.20
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	248,139.03	Ending Balance	248,139.03
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/7/2019	Payment	55402	RITA F. ANDERSON	184.70	0.00	184.70
2/28/2019	Payment	55411	JAMES J. MARTONE	184.70	0.00	184.70
2/28/2019	Payment	55412	RITA F. ANDERSON	184.70	0.00	184.70
2/28/2019	Payment	55413	RICHARD J. KNAUB	184.70	0.00	184.70
2/28/2019	Payment	55414	LUCILLE SYREK	184.70	0.00	184.70
2/28/2019	Payment	55415	MICHAEL S. SPILLANE	184.70	0.00	184.70
Total Outstanding Checks.....				1,108.20		1,108.20



RIVERWOOD COMMUNITY DEVELOPMENT DI
 210 N UNIVERSITY DR SUITE 702 STR 0
 CORAL SPRINGS FL 33071

Page: 1
 Chks Paid: 24
 Statement Date: 02/28/19
 Account Number: 9701

***** Government Checking 9701 *****

Non-Check Transactions

Date	Description	Amount
02/01	ADVANCE/4100016541	401,465.36
02/08	IRS USATAXPYMT ID: 270943952474503	153.00-
02/11	Deposit	4,459.00
02/12	OMAD:20190212B1B7SM1F00003502120 ORIG PARTY NAME:VICKIE L POTTS C REF FOR BEN:RIVERWOOD	66,565.18
02/12	FLA DEPT REVENUE C01 ID: 71667069	4,631.66-
02/12	Deposit	303.50
02/28	Deposit	2,673.50

Checks in Order

Date	Number	Amount	Date	Number	Amount
02/13	55378	184.70	02/12	55394	740.00
	*		02/21	55395	334.26
02/11	55383	249.00	02/11	55396	158.64
02/12	55384	45.99	02/12	55397	145.31
02/12	55385	1,559.40	02/11	55398	100.00
02/11	55386	500.00	02/12	55399	3,593.12
02/12	55387	28.57	02/11	55400	1,645.30
02/12	55388	7,627.88	02/13	55401	184.70
02/11	55389	460.68		*	
02/11	55390	1,570.81	02/12	55403	184.70
02/12	55391	1,020.00	02/25	55404	184.70
02/12	55392	3,010.00	02/13	55405	184.70
02/13	55393	979.88	02/13	55406	401,465.36

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed Under Non-Check Transactions

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
01/31	204,241.55	02/01	605,706.91	02/08	605,553.91

(c) Valley National Bank. Member FDIC. Equal Opportunity Lender.



RIVERWOOD COMMUNITY DEVELOPMENT DISTR 0
 210 N UNIVERSITY DR SUITE 702
 CORAL SPRINGS FL 33071

Page: 2

Statement Date: 02/28/19
 Account Number: 9701

***** Government Checking 9701 *****

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
02/11	605,328.48	02/21	246,276.93		
02/12	649,610.53	02/25	246,092.23		
02/13	246,611.19	02/28	248,765.73		

Account Summary

Previous Statement Date: 01/31/19

Beginning		Interest		Service	Ending
Balance	+ Deposits	+ Paid	- Withdrawals	- Charge	= Balance
204,241.55	475,466.54	.00	430,942.36	.00	248,765.73

Statement from 02/01/19 Thru 02/28/19

YTD Interest Paid .00

(c) Valley National Bank. Member FDIC. Equal Opportunity Lender.

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55378 63-142831
DATE 01/17/19		AMOUNT \$*****184.70	
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
MICHAEL S SPILLANE 3335 PENNYROYAL RD PORT CHARLOTTE, FL 33963		<i>Robert Green</i> AUTHORIZED SIGNATURE	
#55378# ⑆063114289⑆		1701#	

FOR DEPOSIT

Check#:55378, Amount:\$184.70, Date:2/13

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55383 63-142831
DATE 02/05/2019		AMOUNT \$*****249.00	
***Two Hundred Forty Nine and 00/100 DOLLARS			
Pay To the Order of: ARROW EXTERMINATORS HUGHES EXTERMINATOR 989 S. TAMiami TRL PORT CHARLOTTE, 33953		<i>Stephen Chen</i> AUTHORIZED SIGNATURE	
#55383# ⑆063114289⑆		1701#	

Seq: 33
Dep: 135154
>031000053<
Date: 02/08/19

Location code 3012

Check#:55383, Amount:\$249.00, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55384 63-142831
DATE 02/06/2019		AMOUNT \$*****45.99	
***Forty Five and 99/100 DOLLARS			
Pay To the Order of: BABE'S ACE HARDWARE 450 N INDIANA AVE ENGLEWOOD, FL 34223		<i>Stephen Chen</i> AUTHORIZED SIGNATURE	
#55384# ⑆063114289⑆		1701#	

20021000000180 02/11/2019

Check#:55384, Amount:\$45.99, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55385 63-142831
DATE 02/05/2019		AMOUNT \$*****1,559.40	
***One Thousand Five Hundred Fifty Nine and 40/100 DOLLARS			
Pay To the Order of: BRENNTAG MID-SOUTH INC 3786 RELIABLE PARKWAY CHICAGO, IL 60656-3007		<i>Stephen Chen</i> AUTHORIZED SIGNATURE	
#55385# ⑆063114289⑆		701#	

20190202
063114289334
SEC BANK
REF: 02 05 042831
AM: 07 280 020
0310000534

Check#:55385, Amount:\$1,559.40, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55386 63-142831
DATE 02/05/2019		AMOUNT \$*****500.00	
***Five Hundred and 00/100 DOLLARS			
Pay To the Order of: DESOTO SEAMLESS GUTTERS, LLC 1220 NE HICKORY STREET ARCADIA, FL 34269		<i>Stephen Chen</i> AUTHORIZED SIGNATURE	
#55386# ⑆063114289⑆		1701#	

Desoto Seamless Gutters

Check#:55386, Amount:\$500.00, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55387 63-142831
DATE 02/05/2019		AMOUNT \$*****28.57	
***Twenty Eight and 57/100 DOLLARS			
Pay To the Order of: FEDEX PO BOX 860481 DALLAS, TX 75286-0481		<i>Stephen Chen</i> AUTHORIZED SIGNATURE	
#55387# ⑆063114289⑆		1701#	

008004157 021119 0568 BNYMELLON
322730594 DAL CRED TO PAYEE
078-8007/80481 ABS END GUAR
021119 328473 157 314

Check#:55387, Amount:\$28.57, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55388 63-1428531
Date	02/05/2019	Amount	\$*****7,627.88
****Seven Thousand Six Hundred Twenty Seven and 88/100 DOLLARS			
Pay To the Order of	GMA ARCHITECT GORAMCSAHEY AIA, LLC 43 BARKLEY CIR, SUITE 202 FT MYERS, FL 33907		
		Authorized Signature	
#55388# ⑆063114289⑆		1701#	

Check#:55388, Amount:\$7,627.88, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55389 63-1428531
Date	02/05/2019	Amount	\$*****460.68
****Four Hundred Sixty and 68/100 DOLLARS			
Pay To the Order of	GRANDE AIRE SERVICES INC P O BOX 743 BOCA GRANDE, FL 33821		
		Authorized Signature	
#55389# ⑆063114289⑆		1701#	

Check#:55389, Amount:\$460.68, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55390 63-1428531
Date	02/05/2019	Amount	\$*****1,570.81
****One Thousand Five Hundred Seventy and 81/100 DOLLARS			
Pay To the Order of	HOME DEPOT CREDIT SRV DEPT 32-2538603762 P O BOX 78047 PHOENIX, AZ 85082-5047		
		Authorized Signature	
#55390# ⑆063114289⑆		1701#	

Check#:55390, Amount:\$1,570.81, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55391 63-1428531
Date	02/05/2019	Amount	\$*****1,020.00
****One Thousand Twenty and 00/100 DOLLARS			
Pay To the Order of	KARLE ENVIRO ORGANIC RECYCLING INC 3637 N 275 E CRAWFORDSVILLE, IN 47933		
		Authorized Signature	
#55391# ⑆063114289⑆		1701#	

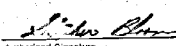
Check#:55391, Amount:\$1,020.00, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55392 63-1428531
Date	02/05/2019	Amount	\$*****3,010.00
****Three Thousand Ten and 00/100 DOLLARS			
Pay To the Order of	MAINSCAPE 13415 BRITTON PARK ROAD FISHERS, IN 46038		
		Authorized Signature	
#55392# ⑆063114289⑆		1701#	


Check#:55392, Amount:\$3,010.00, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55393 63-1428531
Date	02/05/2019	Amount	\$*****979.88
****Nine Hundred Seventy Nine and 88/100 DOLLARS			
Pay To the Order of	NHC UTILITIES INC STONEBRIDGE ENCORE PT 3737 EL JOBEAN ROAD SR 778 PORT CHARLOTTE, FL 33953		
		Authorized Signature	
#55393# ⑆063114289⑆		1701#	


Check#:55393, Amount:\$979.88, Date:2/13

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55394 63-1426431
Date 02/05/2019	Amount \$*****740.00		
****Seven Hundred Forty and 00/100 DOLLARS			
Pay To the Order of	PUTNAM MECHANICAL, LLC PO BOX 3485 MOORESVILLE, NC 28117		
		Authorized Signature 	
⑈55394⑈ ⑆063114269⑆		1701⑈	
Seq: 3 Dep: 000362 Date: 02/12/19		For Deposit Only to PUTNAM MECHANICAL, LLC AT WELLS FARGO BANK	


Check#:55394, Amount:\$740.00, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55395 63-1426431
Date 02/05/2019	Amount \$*****334.26		
8637634 ****Three Hundred Thirty Four and 26/100 DOLLARS			
Pay To the Order of	QUILL CORP P O BOX 37800 PHILADELPHIA, PA 19101-0800		
		Authorized Signature 	
⑈55395⑈ ⑆063114269⑆		1701⑈	
WELLS FARGO BANK <438772676> STAPLES 0000887024 AT WELLS FARGO BANK			


Check#:55395, Amount:\$334.26, Date:2/21

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55396 63-1426431
Date 02/05/2019	Amount \$*****158.64		
****One Hundred Fifty Eight and 64/100 DOLLARS			
Pay To the Order of	SITEONE LANDSCAPE SUPPLY 24110 NETWORK PLACE CHICAGO, IL 60673-1241		
		Authorized Signature 	
⑈55396⑈ ⑆063114269⑆		1701⑈ ⑈0000015864⑈	
JPMORGANCHASE BK NA CR TO NMD 021019 ⑈074800982⑈ PAYEE ALL 15547126 0824110 RTS RSVD 08051020 223 0000000001016567			


Check#:55396, Amount:\$158.64, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55397 63-1426431
Date 02/05/2019	Amount \$*****145.31		
****One Hundred Forty Five and 31/100 DOLLARS			
Pay To the Order of	WATER BOY, INC. 4454 19TH ST CT E BRADENTON, FL 34203		
		Authorized Signature 	
⑈55397⑈ ⑆063114269⑆		1701⑈	

Check#:55397, Amount:\$145.31, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55398 63-1426431
Date 02/05/2019	Amount \$*****100.00		
****One Hundred and 00/100 DOLLARS			
Pay To the Order of	WAYNE AUTOMATIC FIRE SPRINKLERS INC 222 CAPITOL COURT OGDEE, FL 34761		
		Authorized Signature 	
⑈55398⑈ ⑆063114269⑆		1701⑈	

Check#:55398, Amount:\$100.00, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55399 63-1426431
Date 02/05/2019	Amount \$*****3,593.12		
****Three Thousand Five Hundred Ninety Three and 12/100 DOLLARS			
Pay To the Order of	WEISER SECURITY SERVICE, INC PO BOX 51720 NEW ORLEANS, LA 70151-1720		
		Authorized Signature 	
⑈55399⑈ ⑆063114269⑆		1701⑈	
>065000096< CAPITAL ONE, NA 0087276178 02112019 RICHMOND, VA 109 21 Deposit 0725002041			

Check#:55399, Amount:\$3,593.12, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55400 03-1428631
Date 02/05/2019	Amount \$*****1,645.30		
***One Thousand Six Hundred Forty Five and 30/100 DOLLARS			
Pay To the Order of WELCH TENNIS COURTS INC P.O. BOX 7770 SUN CITY, FL 33508	 AUTHORIZED SIGNATURE		
⑈55400⑈ ⑆063114289⑆ 1701⑈			

Check#:55400, Amount:\$1,645.30, Date:2/11

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55401 03-1428631
Date 02/07/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
JAMES J MARTONE 3279 OSPREY LANE PORT CHARLOTTE, FL 33953	 AUTHORIZED SIGNATURE		
⑈55401⑈ ⑆063114289⑆ 1701⑈			

Check#:55401, Amount:\$184.70, Date:2/13

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55403 03-1428631
Date 02/07/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
RICHARD J KNAUB 13008 CEDAR CREEK DR PORT CHARLOTTE, FL 33953	 AUTHORIZED SIGNATURE		
⑈55403⑈ ⑆063114289⑆ 1701⑈			

Check#:55403, Amount:\$184.70, Date:2/12

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55404 03-1428631
Date 02/07/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
LUCILLE SYREK 13305 CEDAR CREEK DR PORT CHARLOTTE, FL 33953	 AUTHORIZED SIGNATURE		
⑈55404⑈ ⑆063114289⑆ 1701⑈			

Check#:55404, Amount:\$184.70, Date:2/25

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55405 03-1428631
Date 02/07/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
MICHAEL S SPILLANE 3338 PENNYROYAL RD PORT CHARLOTTE, FL 33953	 AUTHORIZED SIGNATURE		
⑈55405⑈ ⑆063114289⑆ 1701⑈			

Check#:55405, Amount:\$184.70, Date:2/13

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55406 03-1428631
Date 02/07/2019	Amount \$*****401,465.36		
***Four Hundred One Thousand Four Hundred Sixty Five and 36/100 DOLLARS			
Pay To the Order of WILLIS A. SMITH CONSTRUCTION, 6001 LAKEWOOD RANCH BLVD. N SARASOTA, FL 34240	 AUTHORIZED SIGNATURE		
⑈55406⑈ ⑆063114289⑆ 1701⑈			

Check#:55406, Amount:\$401,465.36, Date:2/13

Riverwood CDD

Bank Reconciliation

Bank Account No. 5717 Wells Fargo - ENT Checking
Statement No. 02-19
Statement Date 2/28/2019

G/L Balance (LCY)	430,255.45	Statement Balance	442,804.74
G/L Balance	430,255.45	Outstanding Deposits	15,092.60
Positive Adjustments	0.00		
		Subtotal	457,897.34
Subtotal	430,255.45	Outstanding Checks	27,641.89
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	430,255.45	Ending Balance	430,255.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/28/2017	Payment	7261	FINE LOVE PROPERTIES	9.72	0.00	9.72
3/27/2018	Payment	7725	OUELLETTE SUSAN	76.35	0.00	76.35
3/27/2018	Payment	7726	YOST, KATHLEEN	130.55	0.00	130.55
4/30/2018	Payment	7783	ALICE CAMM	103.70	0.00	103.70
5/22/2018	Payment	7859	FREDERICK & MARY ELLEN COLTON	53.95	0.00	53.95
8/2/2018	Payment	8017	NICOLAAS CHANIOTAKIS	94.90	0.00	94.90
8/29/2018	Payment	8070	RICHARD & MARY PULLEY	102.08	0.00	102.08
9/21/2018	Payment	8100	ANTHONY BUCCOLA	13.81	0.00	13.81
2/19/2019	Payment	8369	JEFF MASTERS ELECTRIC INC	6,018.40	0.00	6,018.40
2/22/2019	Payment	8383	FEDEX	30.32	0.00	30.32
2/22/2019	Payment	8384	THE SUN-HERALD	67.21	0.00	67.21
2/27/2019	Payment	8385	BOB'S LOCK & KEY	337.00	0.00	337.00
2/27/2019	Payment	8386	DOUG'S GOLF CARTS LLC	156.95	0.00	156.95
2/27/2019	Payment	8387	FERGUSON ENTERPRISES INC	59.60	0.00	59.60
2/27/2019	Payment	8388	LIFE FITNESS	19,636.82	0.00	19,636.82
2/27/2019	Payment	8389	RC COMPUTER SERVICES, INC.	456.29	0.00	456.29
2/27/2019	Payment	8390	RIVERWOOD CDD UTILITY	160.15	0.00	160.15
2/27/2019	Payment	8391	THE SUN-HERALD	111.54	0.00	111.54
2/27/2019	Payment	8392	WATER BOY, INC.	22.55	0.00	22.55
Total Outstanding Checks.....				27,641.89		27,641.89

Commercial Checking Acct Public Funds

Agenda Page 57

**WELLS
FARGO**

Account number: **5717** ■ February 1, 2019 - February 28, 2019 ■ Page 1 of 4
Number of enclosures: 29

RIVERWOOD COMMUNITY
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
5717	\$210,324.40	\$397,843.22	-\$165,362.88	\$442,804.74

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	02/28	175,000.00	Deposit
		\$175,000.00	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
02/01		107.25	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/01		4.00	Heartland ACH Funds 013119 2748818 Riverwood Cdd
02/04		384.66	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/04		46.80	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/04		46.30	Heartland ACH Funds 020319 2751295 Riverwood Cdd
02/06		83.65	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/07		117.95	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/07		29,346.39	Eea Realty LLC Riverwood Riverwood 1/28/19 - 2/1/19 Lockbox Transfer
02/07		167.70	Heartland ACH Funds 020619 2760723 Riverwood Cdd
02/07		106.91	Heartland ACH Funds 020619 2765927 Riverwood Cdd
02/08		92.60	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/08		85.65	Heartland ACH Funds 020719 2767914 Riverwood Cdd
02/11		79.65	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/11		46.30	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/12		110.45	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
02/12		46.30	Heartland ACH Funds 021119 2772806 Riverwood Cdd
02/13		487.20	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D

Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	02/13	11,978.75	Crestline Softwa Riverwood Riverwood 2/5 - 2/8 Lockbox Transfer (NEW Account)
	02/13	2,292.96	Eea Realty LLC Riverwood Riverwood 2/4 Lockbox Transfer (Old Account)
	02/13	699.15	Heartland ACH Funds 021219 2775833 Riverwood Cdd
	02/14	109.95	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/15	96.05	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/19	1,580.63	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/19	278.96	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/19	178.25	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/19	46.30	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/19	72,304.92	ACH Origination - Riverwood Cdd - File 3650764954 Coid 2650318744
	02/19	92.60	Heartland ACH Funds 021819 2788021 Riverwood Cdd
	02/20	210.55	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/20	55,194.05	Crestline Softwa Riverwood Riverwood Lockbox Transfer
	02/20	157.30	Heartland ACH Funds 021919 2790894 Riverwood Cdd
	02/21	138.90	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/21	218.85	Heartland ACH Funds 022019 2793081 Riverwood Cdd
	02/22	4,765.37	Heartland ACH Funds 022119 2799859 Riverwood Cdd
	02/22	101.65	Heartland ACH Funds 022119 2800722 Riverwood Cdd
	02/22	73.65	Heartland ACH Funds 022119 2796671 Riverwood Cdd
	02/25	185.21	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/25	96.85	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/25	97.65	Heartland ACH Funds 022419 2804371 Riverwood Cdd
	02/26	75.65	Heartland ACH Funds 022519 2806367 Riverwood Cdd
	02/27	230.95	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/27	38,729.80	Crestline Softwa Riverwood Riverwood 2/18 - 2/22 Lockbox Transfer + Transposition Erro
	02/27	862.70	Heartland ACH Funds 022619 2810570 Riverwood Cdd
	02/28	92.60	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community D
	02/28	453.91	Heartland ACH Funds 022719 2815436 Riverwood Cdd
	02/28	93.00	Heartland ACH Funds 022719 2818040 Riverwood Cdd
	02/28	46.30	Heartland ACH Funds 022719 2813099 Riverwood Cdd
		\$222,843.22	Total electronic deposits/bank credits
		\$397,843.22	Total credits

Debits**Electronic debits/bank debits**

Effective date	Posted date	Amount	Transaction detail
	02/05	3,366.04	Fpl Direct Debit Elec Pymt 02/19 2271603348 Ppda Riverwood Community DE
	02/05	2,859.61	Fpl Direct Debit Elec Pymt 02/19 9372388067 Ppda Riverwood Community DE
	02/05	2,102.56	Fpl Direct Debit Elec Pymt 02/19 8949056546 Ppda Riverwood Community DE

Electronic debits/bank debits (continued)

Effective date	Posted date	Amount	Transaction detail
	02/05	1,460.37	Fpl Direct Debit Elec Pymt 02/19 2772516544 Ppda Riverwood Community DE
	02/05	1,062.13	Fpl Direct Debit Elec Pymt 02/19 5926156174 Ppda Riverwood Community DE
	02/05	660.82	Fpl Direct Debit Elec Pymt 02/19 9582040052 Ppda Riverwood Community DE
	02/05	355.04	Fpl Direct Debit Elec Pymt 02/19 3197011251 Ppda Riverwood Community DE
	02/05	244.75	Fpl Direct Debit Elec Pymt 02/19 9242874197 Ppda Riverwood Community DE
	02/05	155.84	Fpl Direct Debit Elec Pymt 02/19 3968495352 Ppda Riverwood Community DE
	02/05	153.45	Fpl Direct Debit Elec Pymt 02/19 7200208465 Ppda Riverwood Community DE
	02/05	134.65	Fpl Direct Debit Elec Pymt 02/19 8891975180 Ppda Riverwood Community DE
	02/05	78.32	Fpl Direct Debit Elec Pymt 02/19 1833261256 Ppda Riverwood Community DE
	02/05	44.76	Fpl Direct Debit Elec Pymt 02/19 0147083497 Ppda Riverwood Community DE
	02/05	43.98	Fpl Direct Debit Elec Pymt 02/19 5558822259 Ppda Riverwood Community DE
	02/05	37.61	Fpl Direct Debit Elec Pymt 02/19 5950995190 Ppda Riverwood Community DE
	02/05	35.11	Fpl Direct Debit Elec Pymt 02/19 7758909258 Ppda Riverwood Community DE
	02/05	33.32	Fpl Direct Debit Elec Pymt 02/19 4710547151 Ppda Riverwood Community DE
	02/05	16.59	Fpl Direct Debit Elec Pymt 02/19 4895648063 Ppda Riverwood Community DE
	02/06	124.59	Fpl Direct Debit Elec Pymt 02/19 1580431581 Ppda Riverwood Community DE
	02/06	121.39	Waste Management Internet 190205 043000093561796 Cdd Riverwood
	02/06	30.33	Fpl Direct Debit Elec Pymt 02/19 4196594453 Ppda Riverwood Community DE
	02/06	26.26	Waste Management Internet 190205 043000093586242 Cdd Riverwood
	02/11	128.32	Client Analysis Srvc Chrg 190208 Svc Chge 0119 5717
	02/11	138.58	Comcast 8535100 601052801 190209 4360297 Riverwood *Cdd
	02/12	288.93	Centurylink Speedpay 190211 xxxxx6318 143675412
	02/12	106.90	Comcast 8535100 600933357 190211 5419150 Riverwood *Cdd
	02/15	127.00	Comcast 8535100 600933852 190214 5711045 Riverwood *Cdd
	02/19	340.50	ACH Returns - Severn Trent - File 3650764954 Coid 2650318744
	02/21	686.73	ACH Returns - Severn Trent - File 3650764954 Coid 2650318744
	02/22	182.66	Comcast 8535100 601051274 190221 5936307 Riverwood *Cdd
	02/22	156.70	Frontier Online E-Bill 90093186 Riverwood Cdd

**Electronic debits/bank debits (continued)**

Effective date	Posted date	Amount	Transaction detail
	02/26	60.08	Fpl Direct Debit Elec Pyrmt 02/19 4999304001 Ppda Riverwood Community DE
	02/28	262.09	Comcast 8535100 600931476 190227 5515237 Riverwood *Cdd
		\$15,626.01	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
8346	125.00	02/12	8363	2,649.49	02/19	8374	194.33	02/25
8354 *	4,909.32	02/11	8364	217.94	02/26	8375	230.19	02/26
8355	4,967.37	02/20	8365	1,559.85	02/28	8376	3,848.65	02/25
8356	304.00	02/22	8366	1,922.50	02/25	8377	2,133.00	02/26
8357	63.86	02/19	8367	256.55	02/27	8378	46.41	02/28
8358	16,731.36	02/20	8368	2,549.64	02/28	8379	10,817.36	02/25
8359	200.00	02/22	8370 *	4,080.00	02/27	8380	34,869.38	02/25
8360	72.23	02/19	8371	6,408.00	02/25	8381	543.05	02/25
8361	23,230.02	02/22	8372	24,965.96	02/26	8382	100.47	02/28
8362	1,640.94	02/22	8373	100.00	02/28			
		\$149,736.87			Total checks paid			

* Gap in check sequence.

\$165,362.88 **Total debits**

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
01/31	210,324.40	02/11	222,716.47	02/21	342,779.22
02/01	210,435.65	02/12	222,352.39	02/22	322,005.57
02/04	210,913.41	02/13	237,810.45	02/25	263,782.01
02/05	198,068.46	02/14	237,920.40	02/26	236,250.49
02/06	197,849.54	02/15	237,889.45	02/27	271,737.39
02/07	227,588.49	02/19	309,245.03	02/28	442,804.74
02/08	227,766.74	02/20	343,108.20		

Average daily ledger balance \$257,039.58



0182 0000 0002656 6062.
JANUARY 2019

CLIENT ANALYSIS STATEMENT

RELATIONSHIP SUMMARY

WELLS FARGO BANK, N.A.
PO BOX 63020
SAN FRANCISCO, CA 94163

Officer:
Phone No.:

WEDDERBURN, LATOSHA
561-650-2368

RIVERWOOD COMMUNITY
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS*FL*33071-0000

ANALYSIS SUMMARY

Average Positive Collected Balance.....	\$	286,727.88
Investable Balance Available for Services.....	=	286,727.88
Earnings Allowance.....@ 0.40%.....	\$	97.41
Net Earnings Allowance.....	=	97.41
Current Month Analyzed Charges.....	-	225.73
Current Month Position.....	=	(128.32)
Net Shortfall Due.....	\$	128.32
Total Amount Due.....	\$	128.32

Number of days this cycle: 31
Investable balance required to offset \$1.00 of analyzed charges: \$ 2,944
Balance required to offset all current month analyzed charges: \$ 664,447
(Note: Balance required can vary monthly based on the month's volume, services, earnings credit rate and pricing.)

TOTAL AMT DUE WILL BE DEBITED TO ACCT 5717 ON FEB 11, 2019.

BALANCE SUMMARY

Account Number	Account Name	Average Ledger	Average Collected	Average Daily Negative Coll	Negative Coll Use of Fund Rate	Service Charge
* 5717	RIVERWOOD COMMUNITY	294,979.14	286,727.88	0.00	0.00%	225.73

* Indicates billing account

SERVICE DETAIL

Svc Code	AFP Code	Service Description	Unit Price	Volume	Service Charges
IAMTH	00 0230	RECOUPMENT MONTHLY	0.00000	294.98	0.00
		BALANCE & COMPENSATION INFORMATION			0.00
CK001	01 0000	ACCOUNT MAINTENANCE W/ CHK RETURN	52.50000	1.00	52.50
CK021	01 0100	DEBITS POSTED	0.35000	62.00	21.70
CK049	01 0310	DDA STATEMENT - PAPER	2.11000	1.00	2.11
		GENERAL ACCOUNT SERVICES			76.31
34235	10 0416	CEO RETN ITEM SUBSCRIPTION PER ACCT	0.00000	1.00	0.00
08052	10 0006	BRANCH DEPOSIT	0.80000	1.00	0.80
002	10 0225	DEPOSITED CHECK	0.20000	1.00	0.20
CK064	10 0416	CEO RETURN ITEM SERVICE MTHLY BASE	0.00000	3.00	0.00
		DEPOSITORY SERVICES			1.00
22225	15 0240	CHECK CASHING THRESHOLD MO BASE	0.84000	1.00	0.84
22068	15 9999	CHECKS RETURNED W/STATEMENT-ITEM	0.02000	62.00	1.24
22202	15 0100	DDA CHECKS PAID	0.24000	62.00	14.88



CLIENT ANALYSIS STATEMENT

22030	15 0412	STOP PAYMENT - AUTO RENEWAL	0.00000	1.00	0.00
		PAPER DISBURSEMENT SERVICES			16.96
34330	25 0703	ACH CEO SUBSCRIPTION - ACCOUNT	0.00000	3.00	0.00
CK018	25 0201	ELECTRONIC CREDITS POSTED	0.40000	44.00	17.60
34340	25 0400	ACH CEO RETURN SUBSCRIPTION-ACCOUNT	0.00000	2.00	0.00
34342	25 0400	ACH CEO RETURN SUBSCRIPTION - ITEM	0.00000	1.00	0.00
ES280	25 0000	ACH MONTHLY BASE	65.00000	1.00	65.00
ES344	25 0202	ACH RECEIVED ITEM	0.02000	107.00	2.14
		GENERAL ACH SERVICES			84.74
34100	40 0052	CEO PREV DAY REPORTING MAINTENANCE	20.00000	1.00	20.00
34115	40 0272	CEO PREV DAY REPORTING ITEMS LOADED	0.04000	168.00	6.72
34120	40 0055	CEO INTRADAY REPORTING MAINTENANCE	20.00000	1.00	20.00
34205	40 0003	CEO WIRE XFR DETAIL US ACCT MO BASE	0.00000	1.00	0.00
34253	40 0800	INFO REPORTING HISTORY STORAGE 120	0.00000	506.00	0.00
		INFORMATION SERVICES			46.72
Total Analyzed Charges					225.73
Total Fee Based Charges					0.00
Total Service Charges					225.73

TREND ANALYSIS

<u>Month</u>	<u>Average Ledger Balance</u>	<u>Average Positive Collected Balance</u>	<u>Investable Balance Available for Services</u>	<u>Earnings Credit Rate</u>	<u>Earnings Allowance</u>	<u>Fee Based Charges</u>	<u>Analyzed Charges</u>	<u>Monthly Position</u>
AUG 2018	299,783	283,431	283,431	0.40%	96	0	442	(345)
SEP 2018	231,834	196,267	196,267	0.15%	24	0	477	(452)
OCT 2018	303,416	298,132	298,132	0.40%	101	0	383	(282)
NOV 2018	286,232	270,076	270,076	0.40%	89	0	1,313	(1,224)
DEC 2018	508,711	508,700	508,700	0.40%	173	0	445	(272)
JAN 2019	294,979	286,728	286,728	0.40%	97	0	226	(128)
AVG	320,826	307,222	307,222					

Note: Customer must examine this statement and report to Bank any claim for credit or refund within 60 days after Bank makes the statement available. If Bank does not receive notice of error or discrepancy within this time frame, items on the statement will be deemed to be correct.

RIVERWOOD

Community Development District

Dog Park Reserves - General Fund

From October 2016 to February 2019

	Date	Additions	Expense	Balance
	October 2016	\$93.00		\$7,753.70
(21)	November 2016	\$131.00	\$15.00	\$7,869.70
(22)	December 2016	\$338.00	\$347.00	\$7,860.70
	January 2017	\$2,183.00		\$10,043.70
(23)	March 2017	\$253.00	\$210.00	\$10,086.70
(24)	April 2017	\$0.00	\$37.00	\$10,049.70
	May 2017	\$160.00		\$10,209.70
(25)	July 2017	\$0.00	\$110.00	\$10,099.70
	November 2017	\$100.00		\$10,199.70
(26)	December 2017	\$0.00	\$168.00	\$10,031.70
(27)	January 2018	\$0.00	\$230.00	\$9,801.70
	March 2018	\$537.00		\$10,338.70
(28)	July 2018	\$0.00	\$110.00	\$10,228.70
	TOTAL	\$16,245.76	\$6,017.06	\$10,228.70

Notes

- (21) Home depot
- (22) \$110 for doggie bags and \$237 for dog park signage
- (23) \$110 for doggie bags and \$100 for dog tags
- (24) \$37 for dog tags
- (25) \$110 for doggie bags
- (26) \$110 for doggie bags and \$58 for other supplies
- (27) \$230 for parking signs
- (28) \$110 for doggie bags

RIVERWOODCommunity Development District

Ponds Reserves - General Fund

From Inception to February 2019

	Date	Additions	Expense	Balance
(1)	September 2016	\$50,000.00	\$7,851.00	\$42,149.00
(2)	October 2016	\$0.00	\$5,907.00	\$36,242.00
(3)	September 2017	\$50,000.00	\$0.00	\$86,242.00
	TOTAL	\$100,000.00	\$13,758.00	\$86,242.00
		<hr/>	<hr/>	<hr/>

Notes

(1) Funding Fiscal Year 2016, CPH

(2) CPH

(3) Funding Fiscal Year 2017

RIVERWOOD

Community Development District

Recreational Facilities Reserves - General Fund

From October 2017 to February 2019

	Date	Additions	Interest	Expense	Balance
(22)	February 2018	\$0.00	\$0.00	\$48,279.00	\$240,552.37
(23)	March 2018	\$0.00	\$0.00	\$3,600.00	\$236,952.37
(24)	April 2018	\$0.00	\$0.00	\$15,736.00	\$221,216.37
(25)	May 2018	\$130,000.00	\$0.00	\$152,173.00	\$199,043.37
(26)	June 2018	\$0.00	\$0.00	\$10,057.00	\$188,986.37
(27)	July 2018	\$0.00	\$0.00	\$45,886.00	\$143,100.37
(28)	August 2018	\$342,192.00	\$0.00	\$35,746.00	\$449,546.37
(29)	September 2018	\$0.00	\$3,772.41	\$20,772.00	\$432,546.78
(30)	October 2018	\$0.00	\$0.00	\$16,156.00	\$416,390.78
(31)	November 2018	\$0.00	\$0.00	\$23,952.00	\$392,438.78
(32)	December 2018	\$0.00	\$0.00	\$71,182.00	\$321,256.78
(33)	January 2019	\$0.00	\$0.00	(\$20,402.00)	\$341,658.78
	TOTAL	\$1,168,929.00	\$18,131.91	\$845,402.13	\$341,658.78

Notes

- (22) Crown Roofing, Fitness Services, Wayne Automatic, Putnam Mechanical
- (23) Wayne Automatic
- (24) Crown Roofing
- (25) Reversal of Accrued Expenses for FY 2017 and Putnam Mechanical and Grande Aire Services
- (26) Bradley A Ray, Home Depot, Inframark, Wayne Automatic
- (27) Putnam Mechanical, Home Depot, Inframark, Murdock Stones
- (28) Reimbursement for Activity Center costs by loan proceeds and Kennedy Electric, Blue Tarp, Titanz Plumbing, Welch Tennis Courts and Empire Electric
- (29) SLK, Inframark, Direct Aerial, Welch Tennis Courts and CPH
- (30) Ballard Designs, Wayfair, Bacons/Ashley, Leaders and Divinity Construction
- (31) Pro Audio, Quality Powder Coating, Dale Hobbs, Leaders and Divinity Construction
- (32) Pro Audio, TEM Systems
- (33) Home Depot, credit for TEM Systems

RIVERWOOD

Community Development District

Road Reserves - General Fund

From October 2017 thru February 2019

	Date	Additions	Interest Allocation	Interest-SBA	Expense	Balance
(50)	May 2018				\$913.00	\$97,935.72
(51)	June 2018	\$913.00		\$0.00		\$98,848.72
(52)	August 2018	\$439,299.00		\$0.00	\$6,812.00	\$531,335.72
(53)	September 2018		\$4,458.76	\$0.00	\$1,512.00	\$534,282.48
(54)	December 2018			\$0.00	\$798.00	\$533,484.48
(55)	January 2019			\$0.00	\$20,945.00	\$512,539.48
	TOTAL	\$2,478,125.56	\$35,975.41	\$33,380.94	\$2,033,031.43	\$512,539.48

Notes

(50) Home Depot Credit Services

(51) Credit for Home Depot Credit Services

(52) Reimbursement for signalization costs by loan proceeds and Blue Tarp, Direct Aerial and Wesco Turf

(53) Blue Tarp, SLK and Inframark

(54) TEM Systems

(55) TEM Systems

Reserve Fund Investments:

\$512,539 1.75% BankUnited

Money Market Account

\$512,539 Total

RIVERWOOD

Community Development District

RV Park Reserves - General Fund
 From October 2017 thru February 2019

	Date	Additions	Expense	Balance
(86)	October 2017	\$210.00	\$476.00	\$32,975.60
(87)	November 2017	\$0.00	\$178.00	\$32,797.60
(88)	December 2017	\$5,888.00	\$1,613.00	\$37,072.60
(89)	January 2018	\$10,304.00	\$2,438.00	\$44,938.60
(90)	February 2018	\$1,597.00	\$249.00	\$46,286.60
(91)	March 2018	\$292.00	\$1,544.00	\$45,034.60
(92)	April 2018	\$0.00	\$3,255.00	\$41,779.60
(93)	May 2018	\$140.00	\$3,192.00	\$38,727.60
(94)	June 2018	\$369.00	\$616.00	\$38,480.60
(95)	July 2018	\$0.00	\$4,050.00	\$34,430.60
(96)	August 2018	\$53.00	\$4,694.00	\$29,789.60
(97)	September 2018	\$109.00	\$2,249.00	\$27,649.60
(98)	October 2018	\$0.00	\$712.00	\$26,937.60
(99)	November 2018	\$441.00	\$568.00	\$26,810.60
(100)	December 2018	\$631.00	\$177.00	\$27,264.60
(101)	January 2019	\$4,445.00	\$449.00	\$31,260.60
(102)	February 2019	\$2,722.00	\$1,167.00	\$32,815.60
	TOTAL	\$137,127.60	\$99,276.00	\$32,815.60

Notes

- (86) Payments to Inframark for management fees and various other allocated costs.
- (87) Payments to Inframark for management fees and various other allocated costs.
- (88) Payments to Premier Landscape for weed control and Inframark for management fees and various other allocated costs.
- (89) Payments to CPH for expansion, Premier Landscape for weed control and Inframark for management fees and various other allocated costs.
- (90) Payments to Inframark for management fees and various other allocated costs.
- (91) Payments to Mike Eldon for kayak/boat storage racks and Inframark for management fees and various other allocated costs.
- (92) Payments to Murdock Stones for stone and fill dirt, Inframark for management fees and various other allocated costs.
- (93) Payments to Jeff Masters for repairs to boat trailers, Inframark for management fees and various other allocated costs.
- (94) Payments to Inframark for management fees and various other allocated costs.
- (95) Payments to Charlotte Motorsports for mule, Inframark for management fees and various other allocated costs.
- (96) Payments to Blue Tarp for trailcutter, Inframark for management fees and various other allocated costs.
- (97) Payments to SLK for trailer, Inframark for management fees and various other allocated costs.
- (98) Payments to Inframark for management fees and various other allocated costs.
- (99) Payments to Inframark for management fees and various other allocated costs.
- (100) Payments to Inframark for management fees and various other allocated costs.
- (101) Payments to Inframark for management fees and various other allocated costs.
- (102) Payments to Inframark for management fees and various other allocated costs.

RIVERWOOD

Community Development District

Sewer System Reserves - Water & Sewer Fund

From October 2017 thru February 2019

	Date	Additions	Interest	Expense	Balance
	Beginning Balance- 03/05	\$619,779.41			\$619,779.41
(46)	October 2017			\$23,302.00	\$1,169,634.86
(47)	February 2018			\$8,990.00	\$1,160,644.86
(48)	March 2018			\$115,453.00	\$1,045,191.86
(49)	May 2018			\$173,065.22	\$872,126.64
(50)	June 2018			\$6,688.00	\$865,438.64
(51)	July 2018			\$109,750.00	\$755,688.64
(52)	August 2018			\$3,243.00	\$752,445.64
(53)	September 2018	\$355,000.00	\$7,547.18	\$0.00	\$1,114,992.82
(54)	October 2018			\$53,014.00	\$1,061,978.82
(55)	December 2018			\$110,520.00	\$951,458.82
(56)	January 2019			\$179,114.00	\$772,344.82
	TOTAL	\$3,380,893.02	\$168,702.11	\$2,777,250.31	\$772,344.82

Notes

- (46) Inframark for painting of clarifier.
 (47) Putnam Mechanical for pump station air conditioner.
 (48) Inframark for reuse pump station filter replacement and Xylem for lift stations.
 (49) Inframark for lift station rehabs and replacement of scada radios and Mark S Grant for electrical rehab of lift stations.
 (50) Inframark for influent fine screens.
 (51) Inframark for bypass surge tank to basin and pumps and MG Electrical for electrical rehab of lift stations.
 (52) Blue Tarp for trailcutter, Direct Aerial for power washer trailer and Wesco Turf for debris blower.
 (53) FY 2018 funding.
 (54) Inframark for painting of clarifier.
 (55) Inframark for lift station control panels.
 (56) Ring Power for generator.

Reserve Fund Investments:

\$557,639	1.75%	Bank United	Money Market Account
\$214,706	2.50%	Bank United	12 month CD, matures 1/16/20
\$772,345		Total	

RIVERWOOD

Community Development District

Water System Reserves - Water & Sewer Fund
From May 2008 thru February 2019

	Date	Additions	Interest	Expense	Balance
	Beginning Balance- 05/08	\$121,845.00			\$121,845.00
(1)	February 2009	\$5,317.00			\$127,162.00
(2)	July 2009			\$2,665.13	\$124,496.87
(3)	April 2010	\$31,504.00			\$156,000.87
	September 2012		\$1,201.47		\$157,202.34
	September 2013		\$191.35		\$157,393.69
(4)	July 2014	\$195,000.00			\$352,393.69
	September 2014		\$1,357.59		\$353,751.28
	September 2015		\$1,115.96		\$354,867.24
(5)	January 2016			\$21,667.00	\$333,200.24
(6)	February 2016			\$3,263.00	\$329,937.24
(7)	March 2016			\$18,265.00	\$311,672.24
	September 2016		\$1,045.46		\$312,717.70
(8)	April 2017			\$31,913.00	\$280,804.70
	September 2017		\$1,634.05		\$282,438.76
(9)	April 2018			\$23,899.32	\$258,539.44
(10)	May 2018			\$5,097.50	\$253,441.94
(11)	June 2018			\$6,236.00	\$247,205.94
(12)	September 2018		\$2,479.52	\$42,000.00	\$207,685.46
(13)	October 2018			\$51,213.00	\$156,472.46
	TOTAL	\$353,666.00	\$9,025.41	\$206,218.95	\$156,472.46

Notes

- (1) Funding Fiscal Year 2009
- (2) Reserves -Water expenses per Inframark invoices for water main break on Club Drive
- (3) \$15,682 Funding Fiscal Year 2010 and \$15,822 Transfer per Board direction for 2012 target
- (4) Transfer per Board direction at July 15, 2014 meeting
- (5) CPH
- (6) CPH
- (7) CPH
- (8) Utility Service Company for ice pigging. Inframark for hydro-guard flushing device and potable standard samplers
- (9) Inframark to repair water service
- (10) Core & Main for hydro guard flush system
- (11) Inframark for meter resets
- (12) Utility Service Company for ice pigging.
- (13) Utility Service Company for ice pigging and Inframark to replace meters.

RIVERWOOD

Community Development District

Irrigation System Reserves - Water & Sewer Fund

From May 2008 thru February 2019

	Date	Additions	Interest	Expense	Balance
	Beginning Balance- 05/08	\$10.00			\$10.00
(1)	April 2009	\$117,652.00			\$117,662.00
(2)	April 2010	\$38,338.00			\$156,000.00
	September 2012		\$1,201.46		\$157,201.46
(3)	September 2013		\$191.34	\$157,392.80	\$0.00
(4)	May 2014	\$423,480.70		\$423,480.70	\$0.00
(5)	September 2018	\$40,000.00	\$0.00		\$40,000.00
	TOTAL	\$619,480.70	\$1,392.80	\$580,873.50	\$40,000.00

Notes

- (1) Funding per Board direction April 22, 2009
 (2) \$12,977 Funding Fiscal Year 2010 and \$25,361 Transfer per Board direction for 2012 target
 (3) Total re-use project expenses were \$580,873.50; \$423,480.70 to be deducted from future revenues
 (4) Transfer from Sewer Reserves to pay remaining costs of the re-use project per Board direction May 29, 2014
 (5) Funding FY 2018

Riverwood

Community Development District

Cash and Investment Report
February 28, 2019

<u>Fund</u>	<u>Account</u>	<u>Prior Month Balance</u>	<u>Current Balance</u>	<u>Interest Rate</u>	<u>Financial Institution</u>	<u>Description</u>
001	#9701 General Fund Checking	\$204,538	\$248,139	0.00%	Valley National	Checking
001	#9952 General Fund MMA	\$1,995,720	\$1,998,076	1.75%	Bank United	Money Market Account
Total Fund 001		\$2,200,258	\$2,246,215			
206	#6001 2018 Interest	\$117,313	\$117,515	1.33%	US Bank	First American Govt. Obligation Fund
206	#6003 2018 Reserve	\$131,148	\$131,148	1.33%	US Bank	First American Govt. Obligation Fund
206	#6000 2018 Revenue	\$598,411	\$622,763	1.33%	US Bank	First American Govt. Obligation Fund
Total Fund 206		\$846,872	\$871,426			
401	#5717 Water & Sewer Checking	\$209,614	\$430,255	0.40%	Wells Fargo	Govt. Advantage Interest Checking
401	#5193 Water & Sewer Checking	\$20,000	\$20,000	0.00%	Bank United	Checking
401	#5724 Water & Sewer CD	\$214,706	\$214,706	2.50%	Bank United	12 month CD, matures 1/16/20
401	#2203 Water & Sewer MMA	\$1,311,121	\$1,137,867	1.75%	Bank United	Money Market Account
Total Fund 401		\$1,755,441	\$1,802,828			

Riverwood Community Development District

Series 2018 Construction

February 28, 2019

Sources of Funds:

Drawdown from Valley National Bank Loan	\$6,118,985
Total Sources	\$6,118,985

Uses of Funds:

Disbursements:

Payoff 2007A	\$488,959
Payoff 2015A	\$532,488
Payoff 2015B	\$433,880
Series 2018 Interest Account	\$173,147
Series 2018 Debt Service Reserve Account	\$131,302
Series 2018 Cost of Issuance Account	\$167,511
Activity Center	\$3,703,889
Signalization	\$487,810
Guard House and Willow Bend Road Project	\$0
Total Uses	\$6,118,985

Recap of Loan:

Sources of Funds:

Total Borrowing	\$7,500,000
Net Debt Service Assessments	\$490,263
2007A Revenue Account (held by Trustee)	\$105,912
Total Sources	\$8,096,175
Amount Withdrawn	(\$6,118,985)
Amount Remaining	\$1,977,190

Riverwood Community Development District
Series 2018 - Invoice List
 February 28, 2019

Draw #	Date	Payee	Amount
1	05/09/18	Willis A. Smith Construction	\$56,835
2	06/07/18	Willis A. Smith Construction	\$337,861
2	06/07/18	Construction Preparation Invoices	\$63,825
2	06/07/18	Activity Center Construction Invoices	\$278,366
2	06/07/18	Traffic Light Signalization	\$439,299
3	07/01/18	GMA Architect	\$4,526
3	07/01/18	GMA Architect	\$3,644
3	07/10/18	Willis A. Smith Construction	\$151,659
4	08/10/18	Material Purchase Invoices	\$12,907
4	08/10/18	GMA Architect	\$4,628
4	08/10/18	Construction Preparation Invoices	\$68,055
4	08/10/18	Willis A. Smith Construction	\$356,980
5	09/07/18	Willis A. Smith Construction	\$333,007
5	09/07/18	GMA Architect	\$4,500
5	09/07/18	Construction Preparation Invoices	(\$11,798)
5	09/07/18	Traffic Light Signalization	\$48,511
Total FY 2018			\$2,152,806
6	10/09/18	Willis A. Smith Construction	\$409,411
6	10/09/18	GMA Architect	\$23,799
6	10/09/18	Construction Preparation Invoices	(\$1,661)
6	10/09/18	Construction Preparation Invoices	\$672
6	10/09/18	Material Purchase Invoices	\$24,557
7	11/06/18	Willis A. Smith Construction	\$345,396
7	11/06/18	Material Purchase Invoices	\$14,582
8	12/07/18	Willis A. Smith Construction	\$482,779
8	12/07/18	Material Purchase Invoices	\$16,238
9	01/14/19	Willis A. Smith Construction	\$301,214
9	01/14/19	GMA Architect	\$12,537
9	01/14/19	Material Purchase Invoices	\$7,904
10	02/01/19	Willis A. Smith Construction	\$401,465
Total FY 2019			\$2,038,893
Grand Total			\$4,191,699

Directors

From 02/01/2019 To 02/28/2019

Counts

Total Connections	2,734
Total Meters	1,931
Active Connections	1,524
New Accounts	4
Closed Accounts	5
Final Bills	5
Meters	1,931
0.75	1,891
1	3
1.5	19
2	7
4	6
6	5

Distribution Efficiency Summary

		Units	Percentage
RG	Supplied	4,338.00	100.00%
	Sold	4,217.00	100.00%
	Lost	121.00	0.00%
	Parcels using RG	1,129	
	Average Usage per Parcel	3.84	
IR	Supplied	15,736.00	100.00%
	Sold	13,472.00	100.00%
	Lost	2,264.00	0.00%
	Parcels using IR	776	
	Average Usage per Parcel	20.28	

Summary by Billing Type

Billing Type	Total Charges	Bill Count	Average Charge
Deposit	\$600.00	4	\$150.00
Turn On	\$50.00	1	\$50.00
Turn On	\$150.00	3	\$50.00
	\$800.00	8	\$100.00

Master Billing Type: Water

Water Base	\$22,092.83	1,121	\$19.71
Water Usage	\$17,030.21	1,121	\$15.19
Stand By	\$1,062.62	9	\$118.07
Subtotal of Water	\$40,185.66	2,251	\$17.85

Master Billing Type: Sewer

Sewer Base	\$108,224.40	1,496	\$72.34
Subtotal of Sewer	\$108,224.40	1,496	\$72.34

Directors

From 02/01/2019 To 02/28/2019

Summary by Billing Type

Billing Type	Total Charges	Bill Count	Average Charge
Master Billing Type: Irrigation			
Irrigation Base	\$13,066.00	770	\$16.97
Irrigation Usage	\$11,256.80	770	\$14.62
Subtotal of Irrigation	\$24,322.80	1,540	\$15.79

Monthly Activity

Item	Amount
Balance Due Through 01/31/19	\$276,480.75
Payments	(\$211,015.40)
Credit Adjustments (Decreases AR)	(\$3,229.85)
Debit Adjustments (Increases AR)	\$1,000.00
Balance After Payments and Adjustments	\$63,235.50
Bills (includes applicable taxes)	\$172,775.90
Returned Checks	\$0.00
Late Fees (Includes applicable taxes)	\$0.00
Balance Due as of 02/28/19	\$236,011.40

Sixth Order of Business

6C.

Riverwood Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2018

Riverwood Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2018

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Riverwood Community Development District
Charlotte County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Riverwood Community Development District (the "District") as of and for the year ended September 30, 2018, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Riverwood Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of Riverwood Community Development District, as of September 30, 2018, and the respective changes in financial position and the budgetary comparison for the General Fund and Special Revenue Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 1, 2019 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Riverwood Community Development District's internal control over financial reporting and compliance.

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

March 1, 2019

**Riverwood Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and business-type activities and the change in net position. Governmental activities are primarily supported by assessments. Business-type activities are supported by charges to the users of those activities, such as water and sewer usage.

The **statement of net position** presents information on all assets, liabilities and deferred outflows of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities separate from the assets, liabilities, and net position of business-type activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses and related program revenues are reported by major function, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities or business-type activities. Governmental activities financed by the District include general government, physical environment, and interest on long-term debt. Business-type activities of the District include the water and sewer operation and interest on long-term debt.

Fund financial statements present financial information for governmental funds and enterprise funds. These statements provide financial information for the major and other governmental funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources. The Water and Sewer fund financial statements provide information on all assets and liabilities of the fund, changes in the economic resources (revenues and expenses), and total economic resources.

**Riverwood Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as balances of expendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2018.

- ◆ The District's total assets exceeded total liabilities by \$15,031,849 (net position). Net investment in capital assets for Governmental Activities was \$4,716,834. Net investment in capital assets for Business-type Activities was \$7,360,363. Unrestricted net position for Governmental Activities was \$562,888 and for Business-type Activities was \$2,085,811. Restricted net position for Governmental Activities was \$305,953.
- ◆ Governmental Activities revenues totaled \$1,571,879 while Governmental Activities expenses totaled \$2,203,591. Business-type Activities revenues totaled \$2,103,184 while Business-type Activities expenses totaled \$2,470,032.

**Riverwood Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Current assets	\$ 1,233,538	\$ 927,113	\$ 2,163,149	\$ 2,438,827	\$ 3,396,687	\$ 3,365,940
Restricted assets	305,953	157,005	159,238	152,443	465,191	309,448
Capital assets	8,198,248	6,706,555	7,360,363	7,525,370	15,558,611	14,231,925
Total Assets	9,737,739	7,790,673	9,682,750	10,116,640	19,420,489	17,907,313
Deferred amount on refunding	2,502	-	-	-	2,502	-
Current liabilities	670,650	256,504	236,576	303,618	907,226	560,122
Non-current liabilities	3,483,916	1,316,782	-	-	3,483,916	1,316,782
Total Liabilities	4,154,566	1,573,286	236,576	303,618	4,391,142	1,876,904
Net Position						
Net investment in capital assets	4,716,834	5,196,161	7,360,363	7,525,370	12,077,197	12,721,531
Net position - restricted	305,953	149,964	-	-	305,953	149,964
Net position - unrestricted	562,888	871,262	2,085,811	2,287,652	2,648,699	3,158,914
Total Net Position	\$ 5,585,675	\$ 6,217,387	\$ 9,446,174	\$ 9,813,022	\$ 15,031,849	\$ 16,030,409

The increases in current assets for governmental activities is primarily due to revenues in excess of expenditures at the governmental fund statement level.

The increase in capital assets and net investment in capital assets for governmental activities is primarily the result of the new project started in the current year.

The increase in current and non-current liabilities is primarily due to contracts payable and the new long-term debt obtained to fund the new project in the current year.

The decrease in current assets for business-type activities is primarily due to cash received from customers was less than cash paid for supplies in the current year.

**Riverwood Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The increase in net position – restricted and decrease in net position – unrestricted is primarily the result of the reserve requirement of the new debt.

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

Change In Net Position

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Program Revenues						
Charges for services	\$ 1,555,619	\$ 1,285,335	\$ 2,083,003	\$ 2,048,244	\$ 3,638,622	\$ 3,333,579
General Revenues						
Investment earnings	12,767	7,425	20,181	12,311	32,948	19,736
Other revenues	3,493	2,721	-	-	3,493	2,721
Total Revenues	<u>1,571,879</u>	<u>1,295,481</u>	<u>2,103,184</u>	<u>2,060,555</u>	<u>3,675,063</u>	<u>3,356,036</u>
Expenses						
General government	106,932	95,735	-	-	106,932	95,735
Culture/recreation	479,684	233,613	-	-	479,684	233,613
Physical environment	1,399,250	924,807	-	-	1,399,250	924,807
Water and sewer	-	-	2,470,032	1,928,912	2,470,032	1,928,912
Interest on long-term debt	217,725	66,425	-	-	217,725	66,425
Total Expenses	<u>2,203,591</u>	<u>1,320,580</u>	<u>2,470,032</u>	<u>1,928,912</u>	<u>4,673,623</u>	<u>3,249,492</u>
Change in Net Position	(631,712)	(25,099)	(366,848)	131,643	(998,560)	106,544
Net Position - Beginning of Year	<u>6,217,387</u>	<u>6,242,486</u>	<u>9,813,022</u>	<u>9,681,379</u>	<u>16,030,409</u>	<u>15,923,865</u>
Net Position - End of Year	<u>\$ 5,585,675</u>	<u>\$ 6,217,387</u>	<u>\$ 9,446,174</u>	<u>\$ 9,813,022</u>	<u>\$ 15,031,849</u>	<u>\$ 16,030,409</u>

The increase in charges for services for governmental activities is the result of an increase in special assessments in the current year.

The increase in physical environment for governmental activities is primarily due to the increase in repairs and maintenance in the current year. The increase in culture recreation is the result of the reclassification of expenses and increased maintenance costs in the current year.

The increase in water and sewer for business-type activities is due to an increase in repairs and maintenance costs in the current year.

**Riverwood Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2018.

Description	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Land and improvements	\$ 2,093,166	\$ 2,093,166	\$ 330,000	\$ 330,000	\$ 2,423,166	\$ 2,423,166
Construction in progress	2,361,968	407,813	163,939	-	2,525,907	407,813
Building and improvements	2,636,704	2,543,166	1,413,584	1,413,584	4,050,288	3,956,750
Infrastructure	26,428,899	26,428,899	9,087,824	9,082,726	35,516,723	35,511,625
Equipment	131,953	108,002	10,477	7,989	142,430	115,991
Accumulated depreciation	(25,454,442)	(24,874,491)	(3,645,461)	(3,308,929)	(29,099,903)	(28,183,420)
Total Capital Assets (Net)	<u>\$ 8,198,248</u>	<u>\$ 6,706,555</u>	<u>\$ 7,360,363</u>	<u>\$ 7,525,370</u>	<u>\$ 15,558,611</u>	<u>\$ 14,231,925</u>

During the year, depreciation for governmental activities was \$612,689, \$2,125,960 was added and \$171,805 was removed from construction in progress, \$23,951 was added to equipment, \$187,076 was added and \$93,538 was removed from buildings, and \$32,738 was removed from accumulated depreciation. Business-type activities depreciation was \$336,532, \$5,098 was added to infrastructure, \$163,939 was added to construction in progress, and \$2,488 was added to equipment.

General Fund Budgetary Highlights

The budget exceeded governmental expenditures primarily due to less roadway repairs expenditures than were anticipated.

The September 30, 2018 budget was amended for an increase in capital outlay expenditures.

Debt Management

Governmental Activities debt includes the following:

- ◆ In 2007, the District issued \$6,831,105 Series 2007A and 2007B Special Assessment Revenue Refunding Bonds with a fixed interest rate of 3.920% and 4.070% respectively. These bonds were issued to refund the Series 1992A, Series 2003, and the developer loan. The Bonds were paid off during the year.
- ◆ In 2015, the District entered into loan agreements with a bank. The District issued the Series 2015A Note for \$675,000 and Series 2015B Note for \$550,000 to finance certain improvements. The Notes were paid off during the year with the issuance of a new note.

**Riverwood Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2018**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- ◆ In March 2018, the District issued Series 2018 Special Assessment Revenue Refunding Note to pay off the Series 2015 Notes and pay for additional improvements. The Note was issued for \$7,500,000 at 3.795% interest maturing May 1, 2033. As of September 30, 2018, the District has borrowed \$3,483,916.

Economic Factors and Next Year's Budget

The District will continue with the construction project in 2018/19 and expects to borrow the remaining \$4,016,084 balance of the Series 2018 Note.

Request for Information

This financial report is designed to provide homeowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Riverwood Community Development District, Inframark Infrastructure Management Services, at 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Riverwood Community Development District
STATEMENT OF NET POSITION
September 30, 2018

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets			
Cash and equivalents	\$ 1,278,540	\$ 1,643,432	\$ 2,921,972
Investments, at fair value	-	213,867	213,867
Accounts receivable	-	185,358	185,358
Due from other governments	14,802	-	14,802
Prepaid expenses	22,843	37,845	60,688
Internal balances	(82,647)	82,647	-
Restricted assets -			
Customer deposits	-	159,238	159,238
Total Current Assets	<u>1,233,538</u>	<u>2,322,387</u>	<u>3,555,925</u>
Non-current Assets			
Restricted assets			
Cash and investments	305,953	-	305,953
Capital assets:			
Assets not being depreciated			
Land and improvements	2,093,166	330,000	2,423,166
Construction in progress	2,361,968	163,939	2,525,907
Assets being depreciated			
Buildings and improvements	2,636,704	1,413,584	4,050,288
Infrastructure	26,428,899	9,087,824	35,516,723
Equipment	131,953	10,477	142,430
Less: accumulated depreciation	<u>(25,454,442)</u>	<u>(3,645,461)</u>	<u>(29,099,903)</u>
Total Non-current Assets	<u>8,504,201</u>	<u>7,360,363</u>	<u>15,864,564</u>
Total Assets	<u>9,737,739</u>	<u>9,682,750</u>	<u>19,420,489</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amount on refunding	<u>2,502</u>	<u>-</u>	<u>2,502</u>
LIABILITIES			
Current Liabilities			
Accounts payable and accrued expenses	93,060	70,558	163,618
Contracts/retainage payable	577,590	-	577,590
Unearned revenues	-	6,780	6,780
Payable from restricted assets:			
Customer deposits	-	159,238	159,238
Total Current Liabilities	<u>670,650</u>	<u>236,576</u>	<u>907,226</u>
Non-current Liabilities			
Notes payable	<u>3,483,916</u>	<u>-</u>	<u>3,483,916</u>
Total Liabilities	<u>4,154,566</u>	<u>236,576</u>	<u>4,391,142</u>
NET POSITION			
Net investment in capital assets	4,716,834	7,360,363	12,077,197
Restricted for debt service	305,953	-	305,953
Unrestricted	562,888	2,085,811	2,648,699
Total Net Position	<u>\$ 5,585,675</u>	<u>\$ 9,446,174</u>	<u>\$ 15,031,849</u>

See accompanying notes to financial statements

Riverwood Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue and Changes in Net Position		Total
		Charges for Services	Governmental Activities	Business-type Activities	
Governmental Activities					
General government	\$ (106,932)	\$ 140,665	\$ 33,733	\$ -	\$ 33,733
Culture/recreation	(479,684)	1,080,686	601,002	-	601,002
Physical environment	(1,399,250)	334,268	(1,064,982)	-	(1,064,982)
Interest on long-term debt	(217,725)	-	(217,725)	-	(217,725)
Total Governmental Activities	<u>(2,203,591)</u>	<u>1,555,619</u>	<u>(647,972)</u>	<u>-</u>	<u>(647,972)</u>
Business-type Activities					
Water and sewer utilities	<u>(2,470,032)</u>	<u>2,083,003</u>	<u>-</u>	<u>(387,029)</u>	<u>(387,029)</u>
Total Business-type Activities	<u>(2,470,032)</u>	<u>2,083,003</u>	<u>-</u>	<u>(387,029)</u>	<u>(387,029)</u>
Total Primary Government	<u>\$ (4,673,623)</u>	<u>\$ 3,638,622</u>	<u>(647,972)</u>	<u>(387,029)</u>	<u>(1,035,001)</u>
General Revenues					
Investment earnings			12,767	20,181	32,948
Other revenues			3,493	-	3,493
Total General Revenues			<u>16,260</u>	<u>20,181</u>	<u>36,441</u>
Change in Net Position			(631,712)	(366,848)	(998,560)
Net Position - October 1, 2017			<u>6,217,387</u>	<u>9,813,022</u>	<u>16,030,409</u>
Net Position - September 30, 2018			<u>\$ 5,585,675</u>	<u>\$ 9,446,174</u>	<u>\$ 15,031,849</u>

See accompanying notes to financial statements.

Riverwood Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2018

	General	Special Revenue	Debt Service Series 2007A	Debt Service 2018	Capital Projects 2018	Total Governmental Funds
ASSETS						
Cash and cash equivalent	\$ 1,278,540	\$ -	\$ -	\$ -	\$ -	\$ 1,278,540
Due from other funds	-	67,296	-	-	-	67,296
Due from other governments	14,802	-	-	-	-	14,802
Prepaid expenses	20,395	2,448	-	-	-	22,843
Advance to other funds	255,182	-	-	-	-	255,182
Restricted assets						
Investments, at fair value	-	-	-	305,953	-	305,953
Total Assets	<u>\$ 1,568,919</u>	<u>\$ 69,744</u>	<u>\$ -</u>	<u>\$ 305,953</u>	<u>\$ -</u>	<u>\$ 1,944,616</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable and accrued expenses	\$ 87,746	\$ 5,314	\$ -	\$ -	\$ -	\$ 93,060
Contracts/retainage payable	-	-	-	-	577,590	577,590
Due to other funds	137,738	12,205	-	-	-	149,943
Advance from other funds	-	255,182	-	-	-	255,182
Total Liabilities	<u>225,484</u>	<u>272,701</u>	<u>-</u>	<u>-</u>	<u>577,590</u>	<u>1,075,775</u>
Fund Balances:						
Nonspendable:						
Prepaid	20,395	2,448	-	-	-	22,843
Advances	255,182	-	-	-	-	255,182
Restricted for debt service						
Assigned:						
Roadways	517,049	-	-	-	-	517,049
Ponds	83,460	-	-	-	-	83,460
Activity center	418,595	-	-	-	-	418,595
Dog park	9,899	-	-	-	-	9,899
First quarter operations	12,097	-	-	-	-	12,097
RV park	26,758	-	-	-	-	26,758
Unassigned	-	(205,405)	-	305,953	(577,590)	(477,042)
Total Fund Balances	<u>1,343,435</u>	<u>(202,957)</u>	<u>-</u>	<u>305,953</u>	<u>(577,590)</u>	<u>868,841</u>
Total Liabilities and Fund Balances	<u>\$ 1,568,919</u>	<u>\$ 69,744</u>	<u>\$ -</u>	<u>\$ 305,953</u>	<u>\$ -</u>	<u>\$ 1,944,616</u>

See accompanying notes to financial statements.

Riverwood Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2018

Total Governmental Fund Balances	\$ 868,841
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$2,093,166, and construction in progress, \$2,361,968, used in governmental activities are not current financial resources and, therefore, are not reported at the governmental fund statement level.	4,455,134
Capital assets being depreciated, infrastructure, \$26,428,899; buildings and improvements, \$2,636,704, equipment, \$131,953; net of accumulated depreciation, \$(25,454,442), used in governmental activities are not current financial resources; and therefore are not reported at the governmental fund statement level.	3,743,114
Deferred amounts on refunding are not current financial uses, and therefore, are not reported at the fund level.	2,502
Long-term liabilities, notes payable, are not due and payable in the current period and; therefore, are not reported at the governmental fund statement level.	<u>(3,483,916)</u>
Net Position of Governmental Activities	<u><u>\$ 5,585,675</u></u>

See accompanying notes to financial statements.

Riverwood Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2018

	General	Special Revenue	Debt Service Series 2007A	Debt Service 2018	Capital Projects 2018	Total Governmental Funds
Revenues						
	\$ 1,380,777	\$ -	\$ -	\$ -	\$ -	\$ 1,380,777
Special assessments	19,576	155,266	-	-	-	174,842
Charges for services	10,726	-	137	1,904	-	12,767
Investment earnings	3,412	81	-	-	-	3,493
Other revenues						
Total Revenues	<u>1,414,491</u>	<u>155,347</u>	<u>137</u>	<u>1,904</u>	<u>-</u>	<u>1,571,879</u>
Expenditures						
Current	106,932	-	-	-	-	106,932
	688,613	-	-	-	-	688,613
General government	254,107	90,920	-	-	-	345,027
Physical environment	514,885	-	-	-	1,822,102	2,336,987
Culture/recreation						
Debt service	1,009,164	-	501,230	-	-	1,510,394
	16,712	2,404	38,912	5,473	-	63,501
Principal	2,677	-	-	162,449	-	165,126
Interest	<u>2,593,090</u>	<u>93,324</u>	<u>540,142</u>	<u>167,922</u>	<u>1,822,102</u>	<u>5,216,580</u>
Total Expenditures						
Other						
Excess of revenues over/(under) expenditures	<u>(1,178,599)</u>	<u>62,023</u>	<u>(540,005)</u>	<u>(166,018)</u>	<u>(1,822,102)</u>	<u>(3,644,701)</u>
Other Financing Sources/(Uses)						
	782,850	-	383,012	107,228	-	1,273,090
Transfers in	(490,228)	-	(1,371)	-	(781,491)	(1,273,090)
Transfers out	1,093,170	-	-	364,743	2,026,003	3,483,916
Total Other Financing Sources/(Uses)	<u>1,385,792</u>	<u>-</u>	<u>381,641</u>	<u>471,971</u>	<u>1,244,512</u>	<u>3,483,916</u>
Net change in fund balances	<u>207,193</u>	<u>62,023</u>	<u>(158,364)</u>	<u>305,953</u>	<u>(577,590)</u>	<u>(160,785)</u>
Fund Balances - October 1, 2017	<u>1,136,242</u>	<u>(264,980)</u>	<u>158,364</u>	<u>-</u>	<u>-</u>	<u>1,029,626</u>
Fund Balances - September 30, 2018	<u>\$ 1,343,435</u>	<u>\$ (202,957)</u>	<u>\$ -</u>	<u>\$ 305,953</u>	<u>\$ (577,590)</u>	<u>\$ 868,841</u>

See accompanying notes to financial statements.

**Riverwood Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2018**

Net Change in Fund Balances - Total Governmental Funds	\$ (160,785)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount that depreciation (\$612,689) and loss on disposal (\$232,605) were exceeded by capital asset additions (\$2,336,987) in the current period.	1,491,693
The deferred amount on refunding is a current use at the fund level, at the government-wide level, however, it is a deferred outflow amortized over the life of the debt. This is the net amount of the deferred outflow in the current year.	2,502
Debt proceeds provide current financial resources at the fund level, but increase long-term liabilities at the government-wide level.	(3,483,916)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities.	1,510,394
Accrued interest expense is reported in the Statement of Activities but in governmental funds interest expenditures are reported when due. This is the net amount between current year and prior year accruals.	<div style="border-top: 1px solid black;">8,400</div>
Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ (631,712)</div>

See accompanying notes to financial statements.

Riverwood Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 1,376,161	\$ 1,376,161	\$ 1,380,777	\$ 4,616
Charges for services	18,600	18,600	19,576	976
Investment earnings	4,500	4,500	10,726	6,226
Other revenues	100	100	3,412	3,312
Total Revenues	<u>1,399,361</u>	<u>1,399,361</u>	<u>1,414,491</u>	<u>15,130</u>
Expenditures				
Current				
General government	135,362	120,362	106,932	13,430
Physical environment	495,020	498,058	688,613	(190,555)
Culture/recreation	145,650	478,981	254,107	224,874
Capital outlay	-	565,175	514,885	50,290
Debt service				
Principal	400,760	1,009,027	1,009,164	(137)
Interest	222,569	19,526	16,712	2,814
Other	-	-	2,677	(2,677)
Total Expenditures	<u>1,399,361</u>	<u>2,691,129</u>	<u>2,593,090</u>	<u>98,039</u>
Excess of revenues over/(under) expenditures	<u>-</u>	<u>(1,291,768)</u>	<u>(1,178,599)</u>	<u>113,169</u>
Other Financing Sources/(Uses)				
Transfers in	-	942,046	782,850	(159,196)
Transfers out	-	(649,424)	(490,228)	159,196
Issuance of refunding debt	-	1,140,537	1,093,170	(47,367)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>1,433,159</u>	<u>1,385,792</u>	<u>(47,367)</u>
Net change in fund balances	-	141,391	207,193	65,802
Fund Balance - October 1, 2017	<u>996,574</u>	<u>914,860</u>	<u>1,136,242</u>	<u>221,382</u>
Fund Balance - September 30, 2018	<u>\$ 996,574</u>	<u>\$ 1,056,251</u>	<u>\$ 1,343,435</u>	<u>\$ 287,184</u>

See accompanying notes to financial statements.

Riverwood Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – SPECIAL REVENUE FUND
For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	\$ 150,300	\$ 150,300	\$ 155,266	\$ 4,966
Other revenues	-	-	81	81
Total Revenues	<u>150,300</u>	<u>150,300</u>	<u>155,347</u>	<u>5,047</u>
Expenditures				
Current				
Culture/recreation	98,276	98,276	90,920	7,356
Capital outlay	18,000	18,000	-	18,000
Debt service				
Principal	21,970	21,970	-	21,970
Interest	2,404	2,404	2,404	-
Total Expenditures	<u>140,650</u>	<u>140,650</u>	<u>93,324</u>	<u>47,326</u>
Net change in fund balances	9,650	9,650	62,023	52,373
Fund Balance - October 1, 2017	<u>19,989</u>	<u>19,989</u>	<u>(264,980)</u>	<u>(284,969)</u>
Fund Balance - September 30, 2018	<u>\$ 29,639</u>	<u>\$ 29,639</u>	<u>\$ (202,957)</u>	<u>\$ (232,596)</u>

See accompanying notes to financial statements.

Riverwood Community Development District
STATEMENT OF NET POSITION –
WATER & SEWER FUND
September 30, 2018

ASSETS**Current Assets**

Cash and cash equivalents	\$ 1,643,432
Investments	213,867
Accounts receivable	185,358
Due from other funds	82,647
Prepaid expenses	37,845
Restricted Assets-	
Customer deposits	159,238
Total Current Assets	<u>2,322,387</u>

Non-current Assets**Capital Assets:**

Construction in progress	163,939
Land	330,000
Buildings and improvements	1,413,584
Infrastructure	9,087,824
Equipment	10,477
Accumulated depreciation	(3,645,461)
Total Non-current Assets	<u>7,360,363</u>
Total Assets	<u>9,682,750</u>

LIABILITIES**Current Liabilities**

Accounts payable and accrued expenses	70,558
Unearned revenues	6,780
Payable from restricted assets-	
Customer deposits	159,238
Total Current Liabilities	<u>236,576</u>

NET POSITION

Net investment in capital assets	7,360,363
Unrestricted	2,085,811
Total Net Position	<u><u>\$ 9,446,174</u></u>

See accompanying notes to financial statements.

Riverwood Community Development District
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION – WATER & SEWER FUND
For The Year Ended September 30, 2018

Operating Revenues	
Charges for Services	
Water and sewer charges	\$ 2,067,596
Meter and connection fees	15,407
Total Operating Revenues	<u>2,083,003</u>
Operating Expenses	
Cost of sales and services	2,200,314
General and administrative	269,718
Total Operating Expenses	<u>2,470,032</u>
Operating Income	(387,029)
Non-operating revenues/(expenses)	
Interest earnings	<u>20,181</u>
Change in Net Position	(366,848)
Net Position - October 1, 2017	<u>9,813,022</u>
Net Position - September 30, 2018	<u><u>\$ 9,446,174</u></u>

See accompanying notes to financial statements.

Riverwood Community Development District
STATEMENT OF CASH FLOWS –
WATER & SEWER FUND
For The Year Ended September 30, 2018

	Water & Sewer Fund
Cash Flows From Operating Activities	
Cash received from customers	\$ 2,253,737
Cash paid to suppliers	(2,201,444)
Net Cash Provided By Operating Activities	<u>52,293</u>
Cash Flows From Investing Activities	
Purchases of investments	(3,448)
Interest income	20,181
Net Cash Provided By Investing Activities	<u>16,733</u>
Cash Flows From Capital Activities	
Investment in capital assets	<u>(171,525)</u>
Net increase in cash and equivalents	(102,499)
Cash and equivalents, beginning of year	<u>1,905,169</u>
Cash and equivalents, end of year	<u><u>\$ 1,802,670</u></u>
Reconciliation of Net Operating Income to Net Cash Provided By Operating Activities	
Cash Flows From Operating Activities:	
Operating income	<u>\$ (387,029)</u>
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	336,532
Changes in assets and liabilities:	
Decrease in due from other funds	155,805
Decrease in accounts receivable	7,231
Decrease in prepaid expenses	6,796
Decrease in accounts payable	(74,740)
Increase in customer deposits	6,795
Increase in unearned revenues	903
Total Adjustments	<u>439,322</u>
Net Cash Provided By Operating Activities	<u><u>\$ 52,293</u></u>

See accompanying notes to financial statements.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF ACCOUNTING POLICIES

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

1. Reporting Entity

The District was established in 1991, by the Board of County Commissioners of Charlotte County by Ordinance 91-58, pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure. The District is governed by a five member Board of Supervisors, who are elected to a term of four years by landholders of the District on a one-vote-per acre basis.

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

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

2. Measurement Focus and Basis of Accounting

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

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

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements (Continued)

Governmental activities which normally are supported by special assessments, rents and interest, are reported separately from business-type activities. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

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

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

b. Fund Financial Statements

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

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

Governmental Funds

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

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financial sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

Debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Enterprise Funds

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund type operating statements present increases (revenues) and decreases (expenses) in total net position. The District applies all GASB pronouncements as well as all FASB and AICPA pronouncements, issued on or before November 30, 1989, which do not conflict with, or contradict, GASB pronouncements.

Enterprise fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment earnings, result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as other financing sources.

Amounts paid to reduce long-term indebtedness are reported as a reduction of the related liabilities, rather than as an expense.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund

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

Special Revenue Fund

The special revenue fund is used to account for the activity of the Beach Club maintained by the District.

Debt Service Fund – Series 2007A

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term general obligation debt on the Series 2007A Bonds. This fund has been discontinued as the debt was paid.

Debt Service Fund – 2018

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the 2018 note payable.

Capital Projects Fund – 2018

The capital projects fund is used to account for the construction and related costs for the 2018 capital projects.

b. Enterprise Major Fund

Water and Sewer Fund

The water and sewer fund accounts for the operations that provide water and sewer utility services within the District.

c. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide statement of net position.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

c. Restricted Net Position

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

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

d. Capital Assets

Capital assets, which include land, buildings and equipment, are reported in the applicable governmental or business-type activities column.

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

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

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

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

Buildings and improvements	20-40 years
Infrastructure	15-40 years
Equipment	7 years

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds.

The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

f. Deferred Outflows of Resources

Deferred outflows of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the note.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

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

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

“Total fund balances” of the District’s governmental funds, \$868,841, differs from “net position” of governmental activities, \$5,585,675, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows:

Capital related items

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

Land	\$ 2,093,166
Construction in progress	2,361,968
Buildings and improvements	2,636,704
Infrastructure	26,428,899
Equipment	131,953
Accumulated depreciation	<u>(25,454,442)</u>
Total	<u>\$ 8,198,248</u>

Long-term debt transactions

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

Notes payable	<u>\$ (3,483,916)</u>
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Deferred amount on refunding

Deferred amount on refunding is an other debt service cost at the fund level. It is recognized as a deferred outflow of resources at the government-wide level and amortized over the life of the associated note payable.

Deferred amount on refunding	<u>\$ 2,502</u>
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Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

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

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

The “net change in fund balances” for government funds, \$(160,785), differs from the “change in net position” for governmental activities, \$(631,712), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital-related items

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

Depreciation	\$ (612,689)
Loss on disposal	(232,605)
Capital outlay	<u>2,336,987</u>
Total	<u>\$ (1,491,693)</u>

Long-term debt transactions

The issuance of long-term debt and repayments of principal are reported as other financing sources and expenditures in the governmental funds and, thus, have the effect of increasing fund balance because current financial resources have been used.

Issuance of note payable	\$ (3,483,916)
Note principal payments	1,009,164
Bond principal payments	<u>501,230</u>
Total	<u>\$ (1,973,522)</u>

The deferred amount on refunding is recognized as a current use at the fund level, however, at the government-wide level, it is a deferred outflow amortized over the life of the debt.

Deferred amount on refunding, net	<u>\$ 2,502</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 8,400</u>
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Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. The District does, however, follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2018, the District's bank balance was \$3,352,138 and the carrying value was \$3,081,210. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2018, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Certificates of Deposit	1/2019	\$ 213,687
First American Government Obligation Fund	26 days*	305,953
Total		<u>\$ 519,640</u>

*Maturity is a weighed average maturity.

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

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

Based on the criteria in the preceding paragraph, the investments in Florida American Government Obligation is a Level 1 asset.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Certificates of Deposit represent 41% of the District's investments. The investments in First American Government Obligation Fund represent 59% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2018 were typical. The First American Government Obligations Fund investments were rated AAAM by Standard & Poor's.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessment revenues recognized for the 2017-2018 fiscal year were levied in October 2017. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE E – INTERFUND BALANCES

Interfund balances at September 30, 2018, consisted of the following:

Receivable Fund	Payable Fund		Total
	General Fund	Special Revenue Fund	
General Fund	\$ -	\$ 255,182	\$ 255,182
Special Revenue Fund	67,296	-	67,296
Enterprise Fund	70,442	12,205	82,647
Total	\$ 137,738	\$ 267,387	\$ 405,125

Interfund balances between the General Fund and the Special Revenue are due to an internal advance from the General Fund to the Special Revenue for the Beach Club. Interfund balances between other funds are due to revenues and expenditures that are received or paid by one fund and are allocated to multiple funds.

Interfund transfers for the year-ended September 30, 2018, consisted of the following:

Transfers In	Transfers Out		
	General Fund	Debt Service Fund Series 2007A	Capital Projects Fund Series 2018
General Fund	\$ -	\$ 1,359	\$ 781,491
Debt Service Fund Series 2007A	383,012	-	-
Debt Service Fund 2018	107,216	12	-
Total	\$ 490,228	\$ 1,371	\$ 781,491

Interfund transfer was made from Capital Projects Fund Series 2018 to the General Fund to refund the capital expenditures paid by the General Fund. Transfers from the General Fund to Debt Service Funds Series 2007A and 2018 related to assessments collected and allocated for use by Debt Service Funds Series 2007A and 2018.

Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018

NOTE F – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2018 was as follows:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 2,093,166	\$ -	\$ -	\$ 2,093,166
Construction in progress	407,813	2,125,960	(171,805)	2,361,968
Total Capital Assets, Not Depreciated	<u>2,500,979</u>	<u>2,125,960</u>	<u>(171,805)</u>	<u>4,455,134</u>
Capital assets, being depreciated:				
Buildings	2,543,166	187,076	(93,538)	2,636,704
Equipment	108,002	23,951	-	131,953
Infrastructure - water control	11,042,926	-	-	11,042,926
Infrastructure - roadways and other improvements	15,385,973	-	-	15,385,973
Total Capital Assets, Being Depreciated	<u>29,080,067</u>	<u>211,027</u>	<u>(93,538)</u>	<u>29,197,556</u>
Less accumulated depreciation for:				
Buildings	(785,736)	(64,829)	32,738	(817,827)
Equipment	(29,214)	(9,028)	-	(38,242)
Infrastructure - water control	(10,203,663)	(441,717)	-	(10,645,380)
Infrastructure - roadways and other improvements	(13,855,878)	(97,115)	-	(13,952,993)
Total Accumulated Depreciation	<u>(24,874,491)</u>	<u>(612,689)</u>	<u>32,738</u>	<u>(25,454,442)</u>
Total Capital Assets Depreciated, Net	<u>4,205,576</u>	<u>(401,662)</u>	<u>(60,800)</u>	<u>3,743,114</u>
Governmental Activities Capital Assets	<u><u>\$ 6,706,555</u></u>	<u><u>\$ 1,724,298</u></u>	<u><u>\$ (232,605)</u></u>	<u><u>\$ 8,198,248</u></u>

Depreciation of \$612,689 was charged to culture/recreation (\$73,857) and physical environment (\$538,832).

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE F – CAPITAL ASSETS (CONTINUED)

Capital Asset activity for the year ended September 30, 2018 was as follows:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018
<u>Business-type activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 330,000	\$ -	\$ -	\$ 330,000
Construction in progress	-	163,939	-	163,939
Total Capital Assets Not Depreciated	<u>330,000</u>	<u>163,939</u>	<u>-</u>	<u>493,939</u>
Capital assets, being depreciated:				
Buildings	1,413,584	-	-	1,413,584
Equipment	7,989	2,488	-	10,477
Infrastructure	9,082,726	5,098	-	9,087,824
Total Capital Assets, Being Depreciated	<u>10,504,299</u>	<u>7,586</u>	<u>-</u>	<u>10,511,885</u>
Less accumulated depreciation for:				
Buildings	(653,177)	(35,340)	-	(688,517)
Equipment	(2,853)	(1,184)	-	(4,037)
Infrastructure	(2,652,899)	(300,008)	-	(2,952,907)
Total Accumulated Depreciation	<u>(3,308,929)</u>	<u>(336,532)</u>	<u>-</u>	<u>(3,645,461)</u>
Total Capital Assets Depreciated, Net	<u>7,195,370</u>	<u>(328,946)</u>	<u>-</u>	<u>6,866,424</u>
Business-type Activities Capital Assets	<u><u>\$ 7,525,370</u></u>	<u><u>\$ (165,007)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,360,363</u></u>

Depreciation expense of \$336,532 was charged to cost of sales and services.

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2018:

Governmental Activities

Long-term debt at October 1, 2017	\$ 1,510,394
Debt proceeds	3,483,916
Principal payments	<u>(1,510,394)</u>
Long-term debt at September 30, 2018	<u><u>\$ 3,483,916</u></u>

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE G – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Revenue Refunding Note

The District issued Series 2018 Special Assessment Revenue Refunding Note on March 22, 2018, maturing May 2033 at an interest rate of 3.795% payable on May 1 and November 1 beginning May 1, 2018; collateralized by the pledged revenues of the special assessment levied against the benefited property owners.

\$ 3,483,916

On March 22, 2018, the District issued the Series 2018 Special Assessment Revenue Refunding Note (Series 2018 Note). The Series 2018 Note was issued to finance additional construction within the District and to refund the Series 2015A Note and Series 2015B Note. The Series 2018 Note will total \$7,500,000 after all note proceeds are used. The Series 2018 Note bears interest at 3.795% and mature on May 1, 2033. Interest is due semi-annually beginning May 1, 2018 and principal is due annually beginning May 1, 2020. As of September 30, 2018, the District has drawn \$3,483,916 on the note, and the balance remaining of \$4,016,084 will be used for construction within the District. The annual debt service requirements are unknown until all note proceeds are used.

The current refunding of the Series 2015A and 2015B Notes resulted in a deferred amount on refunding of \$2,677. The deferred amount on refunding is reported as a deferred outflow of resources on the Statement of Net Position. As a result of this transaction, the District increased its aggregate debt payment for the Series 2018 Note by \$173,909, over the next 15 years and realized an economic gain of approximately \$24,993.

During the current year, the District paid off the Series 2007A Special Assessment Revenue Refunding Bonds with legally available funds.

**Riverwood Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2018**

NOTE G – LONG-TERM DEBT (CONTINUED)

Summary of Significant Note Resolution Terms and Covenants

The Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners

The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Trust Indenture.

Depository Funds

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

1. Reserve Fund – The Series 2018 Reserve Account is funded from proceeds of the Series 2018 Note in an amount equal to twenty percent of the maximum annual debt service. Monies held in the reserve account will be used only for the purposes established by the Trust Indenture. As of September 30, 2018, the District had a reserve balance of \$131,148. The District has not drawn all note proceeds; therefore, the required reserve balance has not been determined.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for each of the past three fiscal years.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Riverwood Community Development District
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Riverwood Community Development District, as of and for the year ended September 30, 2018, and the related notes to the financial statements, and have issued our report thereon dated March 1, 2019.

Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Riverwood Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

A handwritten signature in cursive script that reads "Berger Toombs Elam Gaines & Frank".

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

March 1, 2019



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Riverwood Community Development District
Charlotte County, Florida

Report on the Financial Statements

We have audited the financial statements of the Riverwood Community Development District as of and for the year ended September 30, 2018, and have issued our report thereon dated March 1, 2019.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, Section AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 1, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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



To the Board of Supervisors
Riverwood Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2018 for Riverwood Community Development District. It is management's responsibility to monitor the Riverwood Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

March 1, 2019



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Riverwood Community Development District
Charlotte County, Florida

We have examined Riverwood Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2018. Management is responsible for Riverwood Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Riverwood Community Development District's compliance based on our examination.

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

In our opinion, Riverwood Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2018.

A handwritten signature in cursive script that reads "Berger Toombs Elam Gaines & Frank".

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

March 1, 2019

Ninth Order of Business

9B.



**HERMAN F. WHITE, PE
PROFESSIONAL ENGINEER**

P.O. Box 151, Osprey, FL 34229

(941) 373-5098

HFWPE@hotmail.com

February 1, 2019

Riverwood Community Development District

████████████████████ - Attn: Rita Anderson

210 North University Drive, Suite 702

Coral Springs, Florida 33071

Re: Required Southwest Florida Water Management District (SWFWMD) Inspection Report

Due: 4/16/2019
Inspection Fee: \$9,785.00
Permit No.: 40 6845.001
Project Name: Riverwood PDA Phase II
System Type: MAN-MADE WET DETENTION
Project Size: 255 ac.
County: Charlotte

Please review this offer and **email me at HFWPE@hotmail.com to schedule your inspection, or call or text me at (941) 373-5098. Please include the Permit Number in your email, text, or phone message.**

The Professional Engineering Inspection package is complete and includes the items below.

1. Review and obtain a copy of the SWFWMD approved Permit and As-built Plans.
2. I personally perform the inspection for proper operation and maintenance of the stormwater management (drainage) system, including swales, ditches, inlets, pipes, ponds, detention areas, and control structures in accordance with the approved permit and plans. The inspection is documented by notes and color photographs. **It includes removal of minor debris and weeds at the inflow and outlet control structures of the retention area, if feasible, to aid your system in passing the inspection.**
3. I prepare and submit the original, signed and sealed report directly to SWFWMD for you, with a copy emailed or mailed to you for your records.

Proper operation and maintenance of the systems are essential to minimizing flooding and pollution of our water bodies, both fresh and salt. It is one of the main reasons the water quality of our streams, rivers, lakes, bays and gulf has been improving since their implementation starting in the 1970s and 1980s. How to Operate and Maintain Your Stormwater Management System may be reviewed on-line at the SWFWMD website.

Your business will be appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Herman F. White".

Herman F. White, PE
FL P.E. Lic. No. 57007



**HERMAN F. WHITE, PE
PROFESSIONAL ENGINEER**

P.O. Box 151, Osprey, FL 34229

(941) 373-5098

HFWPE@hotmail.com

February 1, 2019

Riverwood Community Development District

████████████████████ - Attn: Rita Anderson

210 North University Drive, Suite 702

Coral Springs, Florida 33071

Re: Required Southwest Florida Water Management District (SWFWMD) Inspection Report

Due: 4/15/2019
Inspection Fee: \$875.00
Permit No.: 49 6845.011
Project Name: Riverside at Riverwood Subdivision
System Type: MAN-MADE WET DETENTION
Project Size: 29.39 ac.
County: Charlotte

Please review this offer and **email me at HFWPE@hotmail.com to schedule your inspection, or call or text me at (941) 373-5098. Please include the Permit Number in your email, text, or phone message.**

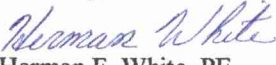
The Professional Engineering Inspection package is complete and includes the items below.

1. Review and obtain a copy of the SWFWMD approved Permit and As-built Plans.
2. I personally perform the inspection for proper operation and maintenance of the stormwater management (drainage) system, including swales, ditches, inlets, pipes, ponds, detention areas, and control structures in accordance with the approved permit and plans. The inspection is documented by notes and color photographs. **It includes removal of minor debris and weeds at the inflow and outlet control structures of the retention area, if feasible, to aid your system in passing the inspection.**
3. I prepare and submit the original, signed and sealed report directly to SWFWMD for you, with a copy emailed or mailed to you for your records.

Proper operation and maintenance of the systems are essential to minimizing flooding and pollution of our water bodies, both fresh and salt. It is one of the main reasons the water quality of our streams, rivers, lakes, bays and gulf has been improving since their implementation starting in the 1970s and 1980s. How to Operate and Maintain Your Stormwater Management System may be reviewed on-line at the SWFWMD website.

Your business will be appreciated.

Sincerely,


Herman F. White, PE
FL P.E. Lic. No. 57007



**HERMAN F. WHITE, PE
PROFESSIONAL ENGINEER**

P.O. Box 151, Osprey, FL 34229

(941) 373-5098

HFWPE@hotmail.com

February 1, 2019

Riverwood Community Development District

██████████ - Attn: Rita Anderson

210 North University Drive, Suite 702

Coral Springs, Florida 33071

Re: Required Southwest Florida Water Management District (SWFWMD) Inspection Report

Due: 4/15/2019
Inspection Fee: \$875.00
Permit No.: 49 6845.014
Project Name: Eagle Trace at Riverwood
System Type: MAN-MADE WET DETENTION
Project Size: 19.55 ac.
County: Charlotte

Please review this offer and **email me at HFWPE@hotmail.com to schedule your inspection, or call or text me at (941) 373-5098. Please include the Permit Number in your email, text, or phone message.**

The Professional Engineering Inspection package is complete and includes the items below.

1. Review and obtain a copy of the SWFWMD approved Permit and As-built Plans.
2. I personally perform the inspection for proper operation and maintenance of the stormwater management (drainage) system, including swales, ditches, inlets, pipes, ponds, detention areas, and control structures in accordance with the approved permit and plans. The inspection is documented by notes and color photographs. **It includes removal of minor debris and weeds at the inflow and outlet control structures of the retention area, if feasible, to aid your system in passing the inspection.**
3. I prepare and submit the original, signed and sealed report directly to SWFWMD for you, with a copy emailed or mailed to you for your records.

Proper operation and maintenance of the systems are essential to minimizing flooding and pollution of our water bodies, both fresh and salt. It is one of the main reasons the water quality of our streams, rivers, lakes, bays and gulf has been improving since their implementation starting in the 1970s and 1980s. How to Operate and Maintain Your Stormwater Management System may be reviewed on-line at the SWFWMD website.

Your business will be appreciated.

Sincerely,

A handwritten signature in blue ink that reads 'Herman F. White'.

Herman F. White, PE
FL P.E. Lic. No. 57007



**HERMAN F. WHITE, PE
PROFESSIONAL ENGINEER**

P.O. Box 151, Osprey, FL 34229

(941) 373-5098

HFWPE@hotmail.com

February 1, 2019

Riverwood Community Development District
[REDACTED] - Attn: Rita Anderson
210 North University Drive, Suite 702
Coral Springs, Florida 33071

Re: Required Southwest Florida Water Management District (SWFWMD) Inspection Report

Due: 4/15/2019
Inspection Fee: \$875.00
Permit No.: 49 6845.017
Project Name: Bay Ridge FKA Riverwood-Pod E
System Type: MAN-MADE WET DETENTION
Project Size: 19.19 ac.
County: Charlotte

Please review this offer and **email me at HFWPE@hotmail.com to schedule your inspection, or call or text me at (941) 373-5098. Please include the Permit Number in your email, text, or phone message.**

The Professional Engineering Inspection package is complete and includes the items below.

1. Review and obtain a copy of the SWFWMD approved Permit and As-built Plans.
2. I personally perform the inspection for proper operation and maintenance of the stormwater management (drainage) system, including swales, ditches, inlets, pipes, ponds, detention areas, and control structures in accordance with the approved permit and plans. The inspection is documented by notes and color photographs. **It includes removal of minor debris and weeds at the inflow and outlet control structures of the retention area, if feasible, to aid your system in passing the inspection.**
3. I prepare and submit the original, signed and sealed report directly to SWFWMD for you, with a copy emailed or mailed to you for your records.

Proper operation and maintenance of the systems are essential to minimizing flooding and pollution of our water bodies, both fresh and salt. It is one of the main reasons the water quality of our streams, rivers, lakes, bays and gulf has been improving since their implementation starting in the 1970s and 1980s. How to Operate and Maintain Your Stormwater Management System may be reviewed on-line at the SWFWMD website.

Your business will be appreciated.

Sincerely,

A handwritten signature in blue ink that reads 'Herman White'.

Herman F. White, PE
FL P.E. Lic. No. 57007

DATE: **March 1, 2019**

PROFESSIONAL SERVICES AGREEMENT

ENGINEERING

BETWEEN

JOHNSON ENGINEERING, INC., AND INFRAMARK

(CONSULTANT),

(OWNER, aka CLIENT).

PROJECT NAME: Riverwood CDD – SWFWMD Storm Inspections

Section: 2I **Township:** 40S **Range:** 21E **County:** Charlotte
Latitude: 26.984883 **Longitude:** -82.209447 **Comments:**

CONSULTANT CONTACT INFORMATION

Project Manager: Christopher D Beers
Address: 2122 Johnson Street
City: Fort Myers
State/Zip: Florida, 33901
Phone: (239) 334-0046
Fax: (239) 334-3661
Email: CBeers@JohnsonEng.com

OWNER CONTACT INFORMATION

INFRAMARK
Bill to the attention of: c/o Bradley McKnight
Billing Address: 4250 Riverwood Dr.
City/State/Zip: Port Charlotte, FL 33953
Phone: (941) 979-8720
Cell: (239) 672-0698
Fax:
Email: Brad.McKnight@inframark.com

SCOPE OF SERVICES (LIMITED TO THE FOLLOWING):

See Attached Exhibit "A".

FEE & TYPE:	Time & Materials (based on current Rate Schedule in effect at the time service is rendered:	\$6,660	T&M
	Not-To-Exceed Fixed Fee based on Rate Schedule in effect at the time service is rendered:		NTE
	Lump Sum Fixed Fee:		LS
	Reimbursables:		T&M
	TOTAL FEES:	\$6,660	

OWNER AUTHORIZATION: I warrant and represent I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to the Standard Business Terms and Conditions, including Limitation of Liability, printed on page 2 of this Agreement.

Authorized Signature: _____ Date: _____

Typed Name & Title: _____

These Standard Business Terms and Conditions are attached to, and made a part of, Proposals and Agreements for services by Johnson Engineering, Inc. ("CONSULTANT").

Standard of Care: The Standard of Care for all professional engineering and related services performed or furnished by the CONSULTANT under this Agreement with the care and skill ordinarily used by members of the CONSULTANT's profession practicing under similar conditions at the same time and the same locality.

Information from Owner: OWNER to provide supporting information and extraordinary project considerations or special services, deeds, easements, rights-of-way, etc. needed for CONSULTANT to complete the Scope described herein.

Cooperation with Other Consultants or Owner's Attorney: Due to the various laws, rules and ordinances relating to projects of this nature, legal counsel may be required, which is excluded from this Agreement. OWNER is expected to retain an attorney as needed for advice and participation as a professional team member. OWNER will serve as project coordinator and be responsible for assuring the cooperation of consultants contracting directly with him.

Permit and Application Fees: OWNER shall pay all project-related fees including, but not limited to plan review, platting, permits, DRI, impact fees, etc.

Termination: This Agreement and obligation to provide further service may be terminated by either party upon 30 days written notice in the event of substantial failure by the other party to perform to the terms hereof through no fault of the terminating party.

Billings and Payment: Fixed fees shall be billed monthly for the project portion completed to the billing date, plus reimbursables. Time/Material/Expenses (TME) fees shall be billed monthly based on time, materials, and expenses incurred to the billing date, plus reimbursables. A T/M/E estimate, if provided, is for information purposes only. Actual fee may be more or less and based on the Rate Code Schedule in effect at the time services are rendered. Additional Services mutually agreed upon by CONSULTANT and OWNER shall be billed monthly based on time, materials, and expenses incurred to the billing date plus Reimbursables based on the Rate Code Schedule in effect at the time services are rendered. The continuous progress of CONSULTANT's service requires prompt payment. Payment is due within thirty days of the invoice date. Past due amounts shall include a late charge of 1% per month from said thirtieth day; and, in addition, we may, after seven days notice to OWNER, suspend services under this Agreement until we have been paid in full for all amounts due for our services and expenses. CONSULTANT is entitled to collect reasonable fees and costs, including attorney fees and interest, if required to obtain collection of any amount due under this Agreement by a court action or settlement without court action.

Reimbursables: Project-related expenses such as transportation, subsistence, long distance communications, postage, shipping, report, drawing, specification reproduction, and OWNER-authorized overtime shall be reimbursable. The amount payable for reimbursables will be the charge actually incurred by or imputed cost allocated by CONSULTANT therefore times a factor of 1.10.

Taxes: Any government imposed taxes or fees shall be added to the invoice for services under this Agreement.

Renegotiation of Fees: CONSULTANT reserves the right to renegotiate fixed fees on an annual basis to reflect changes in price indices and pay scales applicable to the period when services are, in fact, being rendered.

Subconsultant: Subconsultant contracts will be administered at a cost of 10% of the Subconsultant contract fee.

Attorney Fees: Should litigation arise related to services under this Agreement, the prevailing party is entitled to recover reasonable costs including staff time, court costs, attorney fees and related expenses.

Legal Interpretations Clarified: The work proposed herein is based on the services of a professional engineer, professional surveyor, professional land planner, and/or professional landscape architect, and does not constitute the rendering of legal advice or opinion. Interpretations of laws, rules, and ordinances are based solely on the professional opinion of the Design Professional. OWNER is advised to secure adequate legal counsel as needed for the project.

Responsible Party: PURSUANT TO §558.0035 FLORIDA STATUTE, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL, PROFESSIONAL EMPLOYEE, AGENT,

DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS AGREEMENT.

Project Delays: The OWNER recognizes and agrees that various factors both within and without the control of Design Professional can operate to delay the performance of the work, the issuance of permits and licenses, and the overall construction of the project. The OWNER agrees that it shall not be entitled to any claim for damages on account of hindrances or delays from any course whatsoever including, but not limited to: the production of contract documents; issuance of permits from any government or agency; beginning or completion of construction; or performance of any phase of the work pursuant to this Agreement. Permitting is a regulatory function and CONSULTANT does not guarantee issuance of any permit.

Budgetary Limitations: It is necessary that OWNER advise CONSULTANT in writing at an early date if OWNER has budgetary limitations for the overall Project Cost or Construction Cost. CONSULTANT will endeavor to work within those limitations. If OWNER requests, CONSULTANT will submit to OWNER, as an Additional Service, opinions as to the probability of completing construction within OWNER's budget and, where appropriate, request an adjustment in the budget or a revision in the scope of services of the Project. CONSULTANT does not guarantee that opinions of probable cost will not differ materially from negotiated prices, fees or bids. If OWNER wishes greater assurance as to the probable construction costs, or if formal estimates are desired, an independent cost estimator should be employed.

Excluded Services: CONSULTANT will provide services including and limited to those described in the Scope of Services (Scope of Work). All other services are specifically excluded. Listed below are excluded services, unless otherwise specifically included in the Scope, which may be required or desired for the Project: Abstract of Title Review - Geotechnical Services - Materials Testing - Architectural Services - Hazardous Waste Assessments

Mediation: In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the OWNER and the Design Professional agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless parties mutually agree otherwise.

Betterment: If CONSULTANT mistakenly leaves out of the Construction Documents, any component or item required for the Project, CONSULTANT shall not be responsible for the cost or expense of constructing or adding the component or item to the extent such item or component would have been required and included in the original construction documents. In no event will the CONSULTANT be responsible for any cost or expense that provides betterment, upgrades or enhances the value of the Project.

Ownership of Instruments of Service: All reports, plans, specifications, field data, and notes or other documents, including all documents on electronic media, prepared by the Design Professional as instruments of service shall remain the property of the Design Professional.

Hazardous Materials: Services related to asbestos, hazardous or toxic materials are excluded. OWNER shall provide a site that complies with applicable laws and regulations. CONSULTANT may, at its option and without liability for consequential or other damages, suspend services until OWNER retains specialist consultants to abate or remove asbestos, hazardous, or toxic materials.

Entire Understanding: This Proposal/Agreement represents the entire understanding between OWNER and CONSULTANT in respect to this Project and may only be modified in writing.

Consultant's Limited Liability: Notwithstanding any other provision of this Agreement and to the fullest extent permitted by law, the total liability, in the aggregate, of CONSULTANT and CONSULTANT's officers, directors, partners, employees, agents and CONSULTANT's Sub-Consultants, and any of them, to OWNER and anyone claiming by, through or under OWNER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the Project, this Agreement, or any supplemental Agreements written or oral from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied of CONSULTANT or CONSULTANT's officers, directors, partners, employees, agents or CONSULTANT's Sub-Consultants or any of them, shall not exceed **\$6,660.00** (dollar amount).

Basic scope and understanding:

CONSULTANT received email direction on Feb 21, 2019 from Brad McKnight Project Manager to provide consulting services to perform the required Southwest Florida Water Management District (SWFWMD) inspections on the following permits:

#	Project Name	Permit #	Due Date
1	Eagle Trace at Riverwood	49006845.014	4/15/19
2	Bay Ridge FKA Riverwood – Pod E	49006845.017	4/15/19
3	Riverwood-Discovery Center	40006845.009	4/16/19
4	Riverside at Riverwood Subdivision	49006845.011	4/15/19
5	Riverwood PDA Phase II	40006845.001	4/16/19
6	Riverwood DRI Increment	49006845.007	4/16/19
7	Riverwood Subdivision-Pod B	40006845.008	4/16/19

OWNER-CLIENT shall provide all electronic files for the above-mentioned projects. Previous SWFWMD inspection report shall also be included in the file transfer. Also, in order to perform inspections, a golf cart shall be provided.

All inspection and online filing shall be provided by the Due Date listed.

Task 1: SWFWMD Inspections and online filing

CONSULTANT shall review plans provided for the above-mentioned projects and perform a site inspection of the stormwater components required to ascertain compliance the system is properly operated and maintained according to the permit requirements. A copy of the photo inspection file will be provided to the CDD for the official record.

Any and all work, re-work, cleaning, adjusting, clearing/grubbing or effort to bring the storm water management systems into compliance will be the responsibility of Riverwood, or others.

Deliverable for this task shall be the online receipt, a digital copy of the photo inspection file, and SWFWMD inspections report form "Statement of Inspection for Proper Operation and Maintenance".

Task 2: SWFWMD Inspection Database

CONSULTANT shall assembly from SWFWMD online database research a list of active projects and permit #s related to Riverwood CDD; including due dates and frequency of inspections to cover at least the next five (5) calendar years.

Deliverable for this task shall be a table schedule formatted report listing SWFWMD permits and dates of inspections.

TASK	DELIVERABLE	AMOUNT
1	SWFWMD Inspections and online filing	\$5,400
2	SWFWMD Inspection Database	\$1,260
Task Assignment Total		\$6,660

9C.



M.R.I. Inspection LLC
17891 Wetstone Rd.
N. Ft. Myers, FL. 33917
239-984-5241 Office
239-707-5034 Mike
239-236-1234 Fax



CGC 1507963

Name

Proposal

Date

Estimate #

2/19/2019

1720

Riverwood
 c/o Inframark Management
 Services
 4250 Riverwood Dr.
 Port Charlotte, FL 33953

Project

Riverwood Interconnect Cleaning

Description	Amount
<p>This proposal is for the total cost to clean all structures and lines found to contain 25% or more sand, debris and blockage per 2019 ROV inspection of Riverwood. We will set plugs, dewater, and pump out all sand, debris and blockage with the vac truck to establish flow. Divers will be utilized to clean in the areas where the Vac truck cannot be used. We will also locate and clean lake ends that were found to be buried under sand and sediment in lake.</p> <p>Total price is accurate as long as you provide an area on site to dump all material and sediment removed with the Vac truck. If you cannot provide an area to dump then additional charges will incur and cannot be determined until the crew has completed work (additional charges based on loads to be dumped).</p> <p>This price includes all labor, material and equipment needed to complete this job.</p>	16,775.00
Total	\$16775.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's Compensation insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean,

Authorized Signature Mike Radford

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

9D.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Reserve Study/Insurance Appraisal Update with Site Inspection **\$5,500**

We will provide you with electronic copies of the reports. Payment will be due at the first submission of the reports. The reports will be completed within six weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Scope of Service - Reserve Study

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the first day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats and site aerials.

9E.

RCDD Open Insurance Items for Board Decision

3/11/19

1. Fitness center flood quotes:

a. NFIP primary: \$500,000 building limit, \$175,000 contents limit, Deductible \$1,250. Annual premium: \$2,883.00. Invoice to follow board decision. Mandatory 30 day wait to bind.

b. Excess flood: \$800,000 building coverage. This coverage will be added to the existing excess flood policy. Annual premium: \$2,664.24. Invoice to follow board decision.

2. Guardhouse flood quote: \$74,000 building limit, no contents coverage. Annual premium: \$4,041.00. The guardhouse is a minus 1 elevation and that is the reason for the high premium. Invoice to follow board decision.

3. Property Quotes:

a. Fitness Center \$1.3M building limit & \$175K contents coverage.

b. Pickle/Bocci ball property value \$156K.

c. Willow Bend: new electronic gate \$15,000 & lights & cameras for \$10,000

d. Annual premium for A, B, C above: \$5,683.00. If added prorate effective: 3/15; \$3,400 or if added 4/1: \$3,100. Invoice to follow board decision

Eleventh Order of Business

11Ci

RCDD PROJECTS COMPLETED IN 2017-19

Agenda Page 140

PROJECT	START DATE	VENDOR	WHO IS HANDLING	FA REV	BOS APPR	ACCT TO BE CHARGED	FUND	EST COST	Approved COST	Amount Paid to date	Over/ Under	COM- PLETED	COMMENTS
HVAC Unit Replace-Admin	1/10/18	Putnam	Brad McKnight	Yes	Yes		001-568128-58100	RES	7,400	7,400	7,400	-	1/10/18 Completed
HVAC Engineering Expenses	1/1/18	CPH	Brad McKnight	Yes	Yes	12/15/17	001-568128-58100	RES	14,000	13,800	13,092	(708)	2/1/18 Completed
Fitness Equipment Replacement	2/1/18	Fitness Svcs	Brad & Rita	No	No	2/20/18	001-568128-58100	RES	2,800	2,650	2,650	-	2/27/18 Completed
Ice Maker Upgrade	5/16/18	Grande Aire	Brad McKnight	No			001-568128-58100	RES	3,373	3,373	3,373	-	5/20/18 Completed
Roof Replacement Admin Bldg	2/1/18	Crown Roofing	Brad McKnight	Yes	Yes	2/1/18	001-568128-58100	RES	39,340	39,340	39,340	-	5/31/18 Completed
Fire Sprinkler Upgrade Act & Admin Bldgs	2/1/18	Wayne Automatic	Brad McKnight	Yes	Yes	2/1/18	001-568128-58100	RES	22,500	22,500	22,500	-	6/30/18 Completed
Hot Water Heater Replacement	8/10/18	Tizanz Plumb	Brad McKnight	No	No	R&M	001-568128-58100	RES	1,004	1,004	1,004	-	8/15/18 Completed
HVAC electric work	2/1/18	Empire Electric	Brad McKnight	No	Yes	3/20/18	001-568128-58100	RES	22,000	21,950	18,976	(2,974)	8/31/18 Completed
HVAC Replacement in Act Bldg	2/1/18	Putnam + Various	Brad McKnight	Yes	Yes	4/17/18	001-568128-58100	RES	190,000	190,000	184,332	(5,668)	8/31/18 Completed
Spray Foam Insulation-Admin	5/1/18	Willis Smith	Dolly Syrek	No	Yes	4/1/18	001-568128-58100	RES	51,449	51,449	18,040	(33,409)	Completed
Traffic Light	2/16/16	Traffic Control Devices	Rich Knaub & Brad McKnight	No	Yes	8/16/16	001-564043-54101	LOAN	386,549	470,678	406,528	(64,150)	9/30/18 Completed
Traffic Light/Engineering	2/16/16	CPH	Rich Knaub & Brad McKnight	No	Yes	2/16/16	001-564043-54101	LOAN	82,068	82,068	81,282	(786)	9/30/18 Completed
Pergola Upgrade (pool area)	11/13/18	Divinity	Brad/Rita	No	Yes	11/13/18	001-568128-58100	RES	3,750	3,750	3,645	(105)	12/15/18 Completed
Window Coverings in Admin Bldg	1/7/19	EV Blinds	Brad	Yes	Yes	1/15/19	001-568128-58100	RES	4,800	4,200	4,180	(20)	2/4/19 Completed

REVISED 2/28/19

RCDD PROJECTS IN PROGRESS 2018-19

Agenda Page 142

<u>PROJECT</u>	<u>START DATE</u>	<u>VENDOR</u>	<u>WHO IS HANDLING</u>	<u>FA REV</u>	<u>BOS APPR</u>	<u>APPR DATE</u>	<u>ACCT TO BE CHARGED</u>	<u>FUND</u>	<u>EST COST</u>	<u>Approved COST</u>	<u>Amount Paid to date</u>	<u>Over/ Under</u>	<u>COM- PLETED</u>	<u>COMMENTS</u>
Bathroom Remodel Admin Bldg	5/30/18	Willis Smith	Dolly Syrek	No	Yes		001-568128-58100	RES	41,732			-		In Process
Equipment Purchase	7/17/18	Various	Brad	Yes	Yes	7/17/18	Various	RES	35,900	35,900	31,377	(4,523)		In Process
Porte Cochere	5/15/18							RES	55,000			-		In Process
Sound Sys Upgrade-Act Bldg	8/1/18	Pro Audio Svc	Brad/Rita	No	Yes	8/21/18	001-568128-58100	RES	38,757	38,757	43,121	4,363		In Process
Spray Foam Insulation-Act Bldg		Supreme Foam	Brad/Rita	No	Yes	8/21/18	001-568128-58100	RES	34,440	34,440		(34,440)		In Process
Tiki Bar Remodel	10/16/18	Various	Brad/Rita	Yes	Yes	10/16/18	001-568128-58100	RES	21,036	25,300	24,426	(874)		In Process
Window Replacement-Admin	5/15/18	Willis Smith	Dolly Syrek	No	Yes		001-568128-58100	RES	55,443			-		In Process
WWTP Generator	2/1/18	Ring Power	Martone	No	Yes	2/20/18	5005	RES		280,000	179,114	(100,886)		In Process
Pond 19 Erosion Project	12/18/18	Dredgesox	Mike	No	Yes	12/18/18	001-546132-53801	R&M	14,000	14,000		(14,000)		Planned
Willow Bend Gate	12/1/18	TEM	Brad	No	Yes	12/18/18	001-568128-58100	RES	45,000	45,000		(45,000)		In Process
Drop Ceiling & LED Lighting			Brad/Rita					CAP				-		Planned
Carpet Replacement Act Bldg								CAP				-		Planned
Dance Floor Refinish			Brad/Rita					O&M				-		Planned
Interior Painting Act Bldg								O&M				-		Planned
Kitchen Upgrade Items-Act Bldg								O&M				-		Planned
Library shelves & Furni-Admin										15,000	14,892	(108)		In Process
Outside Furniture Additional														Planned
Playground														Planned
Pool Generator & Extra Pump														Planned
RCDD Office Furnishings-Admin	11/13/18	Office Depot	Brad	No	Yes	11/13/18	001-568128-58100	RES	4,200	4,200	4,124	(76)		In Process
Storage Areas-All Bldg														Planned
Window Treat Replacement-Act								O&M				-		Planned

REVISED 2/28/19

RECREATIONAL FACILITIES RESERVES - GENERAL FUND**2019****ADDITIONS**

10/1/18	Balance from 2018	\$ 432,546.40
9/30/18	Interest 2019	

EXPENDITURES

Admin	Furniture	\$ 14,720.92
Admin	Tiki Bar Renovation	\$ 22,136.95
Admin	Outside Furniture	\$ -
Admin	RCA New Office Related	\$ -
Admin	Pergola	\$ 3,645.00
Activity	Audio Visual Upgrade	\$ 43,120.91
Admin	RCDD Office Furniture	\$ 4,124.00
Acctvty	AC Upgrade	\$ 1,750.00
		\$ -
		\$ -
		\$ -

	Expenditures	\$ 89,497.78
2/28/19	Adjustments in March	\$ 1,389.90

Additions \$ -

	Financial Report Balance YTD	\$ 90,887.68
2/28/19	Balance	\$ 341,658.72

LOAN RELATED INCOME AND DISBURSEMENTS

RIVERWOOD CDD DEBT INFORMATION						INCOME SOURCES		INITIAL DEBT PAYOFFS & ISSUANCE COSTS			CURRENT CAMPUS PROJECT		OTHER PROJECTS FUNDED BY LOAN		
DRAW	DATE	LOAN + FUNDS REMAINING	7.5 MILION LOAN REMAINING	USED TO DATE	TOTAL	Debt Svc Assessments & Return of Trustee Revenue		Payoff Disbursements	Cost of Issuance	Interest Exp	Campus Upgrade Project-Other	Campus Upgrade Willis Smith Only	Pre Project Related Expenses DRI Related		
						Bank Loan Funds							Traffic Light		
	3/31/18	8,096,175	7,500,000	0	8,096,175	7,500,000	596,175								
	3/31/18	6,168,889	5,572,714	1,927,286	1,927,286			1,759,775	162,038	5,473					
1	5/9/18	6,112,055	5,515,880	1,984,120	56,835							56,835			
2	6/7/18	4,992,702	4,396,527	3,103,473	1,119,352						278,366	337,861	439,299	26,044	37,781
3	7/5/18	4,832,874	4,236,699	3,263,301	159,829						8,170	151,659			
4	8/4/18	4,390,303	3,794,128	3,705,872	442,570						17,535	356,980		65,601	2,454
5	9/11/18	4,016,084	3,419,909	4,080,091	374,220						4,500	333,007	48,511	(11,798)	
6	10/9/18	3,559,306	2,963,131	4,536,869	456,778						48,356	409,411		(990)	
7	11/4/18	3,199,328	2,603,153	4,896,847	359,978						14,582	345,396			
8	12/7/18	2,700,311	2,104,136	5,395,864	499,017						16,238	482,779			
9	1/10/19	2,378,656	1,782,481	5,717,519	321,655						20,441	301,214			
10	2/1/19	1,977,190	1,381,015	6,118,985	401,465							401,465			
					-										
					-										
					-										
					-										
					-										
TOTAL		1,977,190	1,381,015		6,118,985	7,500,000	596,175	1,759,775	162,038	5,473	408,190	3,176,606	487,810	78,858	40,235

REVISED 2/12/19

11Fi

Roof Replacement Proposal

Prepared for:

Riverwood Beach Club Cabanas



RESOURCES TO DO THE JOB -- ANY JOB!



Crowther Roofing and Sheet Metal of Florida, Inc.

Ft. Myers: (239) 337-1600 ♦ Naples: (239) 649-5006 ♦ Port Charlotte: (941) 764-9800
Sarasota: (941) 343-9600 ♦ Jupiter: (561) 624-9400

INITIALS _____

Roof Replacement Proposal

January 16, 2019

Crowther Roofing and Sheet Metal of Florida, Inc. (hereafter "Crowther") submits this proposal subject to the terms and conditions outlined on the reverse side:

**Owner / Agent
Address**

Riverwood CDD
4250 Riverwood Dr
Port Charlotte, FL. 33953

**Name of Building
Address**

Riverwood Beach Club
2610 North Beach Rd
Englewood, FL. 34223

**Contact Person
Phone #
Fax #
Email**

Brad McKnight
239-672-0698

BradMcKnight@inframark.com

Crowther Roofing & Sheet Metal of Florida, Inc.

2543 Rockfill Road, Fort Myers, Florida 33916
Phone: (239) 337-1600 Fax: (239) 337-0878

2900 South Horseshoe Dr., S., Suite 1400, Naples, Florida 34104
Phone: (239) 649-5006 Fax: (239) 649-6006

7321 International PL., Sarasota, Florida 34240
Phone: (941) 343-9600 Fax: (941) 371-8969

15865 Assembly Loop Rd., Jupiter, Florida 33478
Phone: (561) 624-9400 Fax: (561) 624-9189

Toll Free: 1-800-741-3114
www.crowther.net ♦ www.roofcheck.net

Florida Contractors License Numbers:
CCC 039822 / CMC 1250360 / EC13005333

INITIALS _____

Roof Replacement Proposal

We hereby submit specifications and estimates for roofing and sheet metal work as follows:

Buildings included in proposal

Main East building

West Cabana

Square Feet

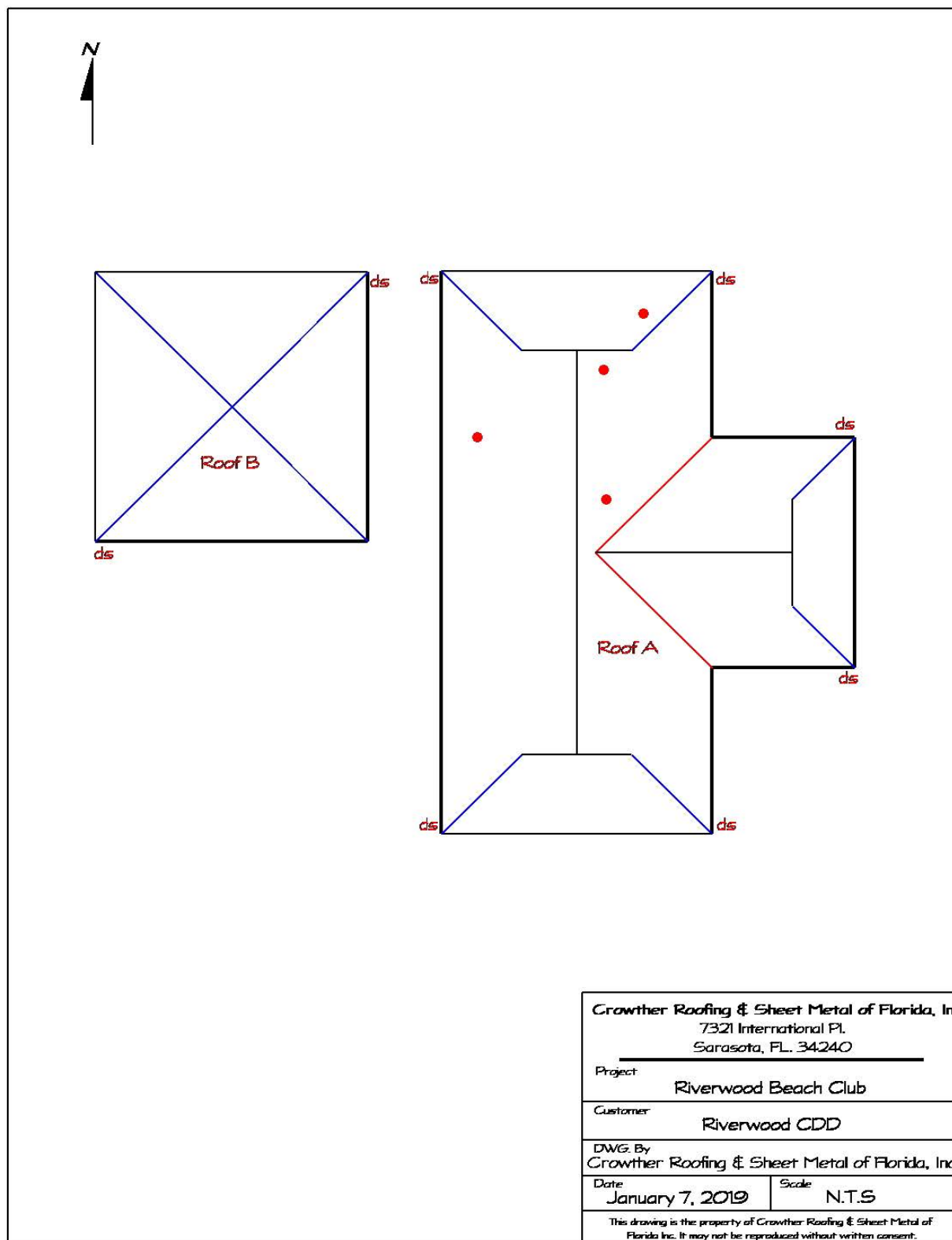
Approximately 2,627 square feet

Approximately 1,041 square feet

Proposal Details, Specifications and Estimate:

- 1) Remove the metal panels, flashings, gutters, downspout and underlayment (if 30# felt), down to the existing deck and dispose of properly off premises.
 - a. If found that the existing underlayment is adhered to the existing deck, the existing membrane will be primed and new membrane adhered to the existing will be applied.
- 2) Repair the existing deck as needed to provide a suitable surface for the new roof system. Any repairs or replacement of the existing deck, fascia, framing, etc. will be completed at a time and material basis and is not included in this proposal.
 - a. Note: There is possible wood damage in several areas however because the majority is hidden, all wood and deck repairs will be additional.
 - b. It is assumed that the existing roof system has an additional layer of plywood installed over the bottom exposed layer of T1-11 however if found that the existing roof only has one layer of decking and is less than 5/8 plywood, an additional layer of plywood may need to be installed and or there may be visible exposed fasteners from the new roof system.
- 3) Remove the bottom trim from the three (3) gable ends on the main east building to allow for the new flashings to be properly installed and install one (1) new pressure treated lower trim at each to match the existing as close as possible.
 - a. Repairs to the remaining wood gable ends, trim, or any painting if required to be completed by others and is not included in this proposal.
- 4) Furnish and apply one layer of Polyglass MTS Plus self-adhered membrane over the existing deck as per the manufacturer specific recommendations and current code requirements.
- 5) Shop fabricate and install new .032" aluminum Kynar finish standard color drip edge and edge flashings that are properly installed and sealed.
- 6) Site roll new .032" aluminum Kynar finish standard color Petersen Pac-clad 18" wide 1.75" high snap lock panels over the new membrane with hidden clips and fasteners as per the manufacturer's specific recommendations and current code requirements.
- 7) Shop fabricate and install new .032" aluminum Kynar finish standard color flashings at the peak that is properly installed and sealed.
- 8) Shop fabricate and install a new .032" aluminum Kynar finish standard color box gutter and downspouts at the existing location that is properly installed and sealed having hidden hangers.
- 9) Furnish a Two (2) year contractors warranty and a Twenty (20) year manufacturer's weathertightness warranty.

INITIALS _____



INITIALS _____

Safety and Insurance:

Crowther shall be responsible for initiating, maintaining and supervising safety precautions in connection with the performance of this proposal.

We will provide Fall Protection utilizing a Safety Monitoring System in accordance with current OSHA Standards.

If Fall Projection other than Safety Monitoring is imposed, the cost of the additional Fall Protection will be added to the above mentioned Contract Amounts.

Crowther shall provide proper insurance and provide Owner with a copy of the insurance certificate.

Acknowledgements:

- ◆ Agreements are contingent upon strikes, accidents or delays beyond our control.
- ◆ Workers are fully covered by Workman's Compensation General Liability Insurance. Owner to carry fire, tornado and other necessary insurance.

Qualifications:

- (a) Because the condition of the existing roof deck is hidden until the roof is removed, there may be some necessary repairs to the deck to ensure that we have a smooth, pliable surface to install the new roof systems. Any minor repairs to the roof deck will be completed on a time (**\$75.00 per hour, per technician**) and materials (**our costs, plus 15%**) basis.
- (b) There may be some necessary repairs to any area that is hidden or unforeseen such as but not limited to decking fascia etc. Any repairs to these areas will be completed on a time (**\$75.00 per hour, per technician**) and materials (**our costs, plus 15%**) basis.
- (c) The color of the new metal flashings will need to be chosen from standard manufacturer's color selection and verified in writing prior to commencement of this work.
- (d) Any satellite or antennae equipment should be relocated by others prior to commencement of this scope of work and is not included in this proposal. Any relocation, disconnection, re-connection, adjustment, is not included in this proposal and should be completed by others.
- (e) Stucco repairs and painting above the roof areas and flashings are not included in this scope of work and will be completed on a time and material basis, unit price, or by separate proposal.
- (f) All sheet metal components to be lapped together or have underside expansion-plates installed in accordance with the installation guidelines of SMACNA (Sheet Metal and Air Conditioning Contractors' National Association, Inc.).
- (g) Submit a full specification/detail package detailing all related roof details for the owner's agent approval. This package will need to be accepted by the owner's agent and verified in writing prior to commencement of this work.
- (h) This includes all the proper roofing permits and inspections required for this project. This will require the owner/owner's representative to complete and notarize a Notice of Commencement to obtain the proper permits.
- (i) Crowther to have access next to the building. This may require traffic/parking considerations at the existing facility.
 - a. Crowther Roofing has not included any consideration for landscape repair and if we are directed to landscaped areas for roof access, all repairs to return this area to the previous condition has been excluded from the scope of work.
- (j) This project is to be completed during normal business hours of the day, which are approximately 6:30 a.m. to 5:00 p.m.
- (k) Normal construction debris and noise shall be expected.
- (l) Clean up and removal from premises of all debris caused by this work is included.
- (m) The scope of work described above will be completed by experienced mechanics fully covered with the proper amount of workers compensation and general liability insurance.
- (n) Any additional scopes of work or repairs will incur the time and materials rates as stated prior. Such additional work will require the issuance of a Change Order to amend the proposed value.
- (o) We reserve the right to negotiate the Terms and Conditions of a Subcontract Agreement.
- (p) During the time the lightning protection is removed, Crowther Roofing and its insurance company are not responsible for possible lightning strikes during the completed of this work.

Payment:

Main East Building roof area:

\$44,620.00

Initial

West Cabana building roof area:

\$21,980.00

Initial

Terms: Monthly Progress Payments based on percentage completed due within 30 days of invoice with 100% Due Upon Completion

NOTIFICATION:

This proposal may be voided by Crowther if not accepted within 30 days.

THE ABOVE REFERENCED PROPOSAL IS MADE SUBJECT TO THE TERMS AND CONDITIONS AS LISTED HEREIN. PLEASE REVIEW, SIGN BELOW AND RETURN TO CROWTHER FOR FINAL AKNOWLEDGEMENT AND SIGNATURE. ONE COPY OF THIS FULLY EXECUTED PROPOSAL WILL BE RETURNED FOR YOUR FILE.

Acceptance of Proposal:

The undersigned also acknowledges acceptance of all terms and conditions contained on the reverse side hereof ("Terms and Conditions"), which are incorporated herein and made part of this proposal for the work to be performed. Performance of the contract will be in accordance with the terms and conditions set forth on the reverse side hereof, together with any modifications, changes or addition to this agreement, which are made in writing and signed by both Owner and an authorized representative of Crowther Roofing & Sheet Metal of Florida, Inc.

OWNER:

Signature

Print Name: _____
As agent and/or on behalf of Owner

Title: _____

Date: _____

Ask about our Investment Protection Programs



CROWTHER:

Signature

Print Name: **Paul Howard**

Title: **Service Manager**

Date: _____

A Crowther Roof Is A Quality Roof

INITIALS _____



CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC.

Terms and Conditions

1. All material is guaranteed as specified and the work to be performed in accordance to the terms and conditions as set forth on "Scope of Work" as mentioned above.
2. All work to be completed in a workmanlike manner according to generally accepted practices in the industry. Any alteration or deviation from the specifications set forth in this contract shall be set forth and agreed to in writing. All modifications to this contract will be performed upon written change order, which will require signature by Crowther Roofing & Sheet Metal of Florida, Inc. and Owner.
3. Owner to carry fire, wind, and other necessary insurance.
4. **Modification of Material Supply Pricing (if applicable):** It is understood and agreed that the building material market is currently in a very unstable situation which may result in increasing building material pricing for the performance of the work contained herein. The pricing for the building material to be supplied herein is specified on Page One. In the event that the building material market increases the costs of Crowther Roofing & Sheet Metal of Florida, Inc. under this Agreement, then in such event Crowther Roofing & Sheet Metal of Florida, Inc. will notify Owner of such increase and Owner will accept such increase not to exceed the sum of five percent (5%) of the total estimated building material costs plus reasonable overhead and profit on such cost increase to Crowther Roofing & Sheet Metal of Florida, Inc. not to exceed fifteen percent (15%) overhead and ten percent (10%) profit of such increased cost. In the event Crowther Roofing & Sheet Metal of Florida, Inc. notifies Owner of an increase in building materials which exceeds five percent (5%) of the original cost, then in such event Crowther Roofing & Sheet Metal of Florida, Inc. and Owner agree that either (a) Owner may cancel this contract, subject to Owner paying Crowther Roofing & Sheet Metal of Florida, Inc. for the material supplied, ordered, or delivered to the job site and all work performed and installed on the job site, at which time both Crowther Roofing & Sheet Metal of Florida, Inc. and Owner shall have no further liabilities or any obligations under this contract, which will then be deemed to be cancelled and of no further force and effect, or (b) Owner will acknowledge the increase in price with such increase in price being passed along to the Owner in accordance with the increase in cost of such building material to Crowther Roofing & Sheet Metal of Florida, Inc. plus reasonable overhead and profit not to exceed fifteen percent (15%) overhead and ten percent (10%) profit of such increased cost based upon the current pricing for such building materials based upon the supply cost to Crowther Roofing & Sheet Metal of Florida, Inc.
5. Owner acknowledges that the work being performed by Crowther, pursuant to this proposal, is continuous throughout the time period of this proposal. Crowther's lien rights pursuant to Chapter 713, Florida Statutes, for labor and material furnished in performing the services shall not expire until 90 days after the expiration of the proposal.
6. **Acceptance of Proposal:** Unless otherwise agreed to, Owner shall pay the entire unpaid balance of the contract, together the amount due for additional work, on the day of completion. All amounts due to Crowther Roofing & Sheet Metal of Florida, Inc. shall bear interest at 1 1/2% per month from the date such amounts are due.
7. Crowther Roofing & Sheet Metal of Florida, Inc. may either invoice the Owner for such work performed or, alternatively, the proposal contains a draw schedule for which Crowther Roofing & Sheet Metal of Florida, Inc. is to be paid. In either case, Crowther Roofing & Sheet Metal of Florida, Inc. shall be entitled to recover interest on all monies due and owing thirty (30) days from such time as the invoice is due or draws are due in accordance with the terms and conditions hereunder.
8. **Disclaimer of Incidental and Consequential Damages:** Owner expressly waives any and all claims for special, incidental or consequential damages that it may have against Crowther Roofing & Sheet Metal of Florida, Inc., including, without limitation, damages for loss of business and reputation, loss of use of the property, including any health problems or personal injury, including past, present or future water intrusion, mold, fungus, mildew or algae growth, together with a complete waiver of any and all claims as to damage to personal property or inventory. In addition thereto, Owner specifically excludes, waives and relinquishes any claims for structural deficiency, or damages that may occur during the re-roofing application, including, but not limited to, damages, cracking of interior ceilings or walls that may occur during the re-roofing process. As a mutual acknowledgement of consequential damages, Crowther Roofing & Sheet Metal of Florida, Inc. hereby waives and relinquishes all claims for consequential or incidental damages arising out of this contract and shall look only to receive the outstanding sums due and owing to Crowther Roofing & Sheet Metal of Florida, Inc. due hereunder, together with interest and attorney fees (if applicable), except as a result of any damage occurring to equipment, material or supplies which has been directly caused by the negligence of the Owner or the Owner's agents during the time period that Crowther Roofing & Sheet Metal of Florida, Inc. is performing its obligations hereunder.
9. **Disclaimer of Implied or Expressed Warranties:** Crowther Roofing & Sheet Metal of Florida, Inc. hereby specifically disclaims any and all warranties (incidental or otherwise) disclaims any and all liabilities for the painting required to be performed by Crowther Roofing & Sheet Metal of Florida, Inc., any and all repairs for structural deficiency or damages which may occur during the re-roofing application, which includes but is not limited to damages, cracking to the interior ceilings or walls that may occur during the re-roofing process. Crowther Roofing & Sheet Metal of Florida, Inc. disclaims any and all liability or warranty for existing mechanical or electrical equipment, unless such mechanical or electrical equipment are addressed in Crowther Roofing & Sheet Metal of Florida, Inc.'s scope of work on Page One of this agreement as a separate line item of repair and responsibility. Crowther Roofing & Sheet Metal of Florida, Inc. excludes disconnect and re-connect of any existing antennas that may interfere with application of new roofing.
10. **Unforeseen Conditions:** Owner agrees that because portions of the work are hidden until existing materials are removed; there may be unforeseen conditions that allow Crowther Roofing & Sheet Metal of Florida, Inc. additional compensation to remedy such unforeseen conditions and the additional scope of work necessary. Crowther Roofing & Sheet Metal of Florida, Inc. will not proceed with said additional work without written authorization from Owner. Crowther Roofing & Sheet Metal of Florida, Inc. is also not liable for any damages as a result of said unforeseen conditions and damages they may cause as a result of this work.
11. **Non Liability of Principals of Crowther Roofing & Sheet Metal of Florida, Inc. and Limitation of Liability to Insurance Coverage and Indemnification.**
 - a. **Non-Liability of Officers, Directors and Shareholders of Crowther Roofing & Sheet Metal of Florida, Inc.:** The officers, directors or shareholders of Crowther roofing & Sheet Metal of Florida, Inc. shall not be liable to Owner for any loss, injury or damage to Owner or to Owner's property, irrespective of the cause of such injury, damage or loss.
 - b. **Limitation of Liability of Crowther Roofing & Sheet Metal of Florida, Inc. to Current Insurance Policy Limits:** Crowther Roofing & Sheet Metal of Florida, Inc. and Owner acknowledge and agree that in the event of any claim by Owner or Owner's successors, heirs, or assigns arising out of or in any way related to this proposal, Crowther Roofing & Sheet Metal of Florida, Inc.'s liability there under is specifically limited to the amount of existing insurance policy of Crowther Roofing & Sheet Metal of Florida, Inc. Acceptance of such policy will be furnished upon request. This provision as to limitation of Crowther Roofing & Sheet Metal of Florida, Inc.'s liability shall survive the term of the contract proposal performance, whether such contract proposal is ended by the lapse of time or is voluntarily or involuntarily terminated.
12. **Alternate Dispute Resolution Provision.**
 - a. **Informal negotiation and settlement.** It is mutually agreed between Crowther Roofing & Sheet Metal of Florida, Inc. and Owner that in the event of a controversy, dispute or claim arising out of or in any way relating to this agreement, including any and all statutory or tort claims asserted by either party arising out of or in any way relating to this agreement, as well as all and all claims by either party as to claims for negligence inclusive of personal injury, death or damages to personal property Crowther Roofing & Sheet Metal of Florida, Inc. and Owner shall enter into good faith negotiation over this dispute within five (5) business days of such dispute. "Good faith negotiation", for purposes of this particular paragraph, is a bona fide effort made by Crowther Roofing & Sheet Metal of Florida, Inc. and Owner to meet or discuss via telephone conference and address their respective disputes for purposes of resolving same without further proceedings.
 - b. **Formal Non-Binding Mediation.** Crowther Roofing & Sheet Metal of Florida, Inc. and Owner further hereby agree that in the event they are unable to resolve their respective controversy, dispute or claim arising out of or in any way relating to this agreement, including any and all statutory or tort claims asserted by either party arising out of or in any way relating to this agreement, as well as any and all claims by either party as to claims for negligence inclusive of personal injury, death or damages to personal property, after good faith mediation takes place (as defined hereinabove), then in such event Crowther Roofing & Sheet Metal of Florida, Inc. and Owner shall submit, within ten (10) business days, to non-binding mediation in accordance with the general rules governing mediation as promulgated by the Office in the Judicial Circuit in and for Lee County, Florida with venue for mediation to be in Lee County, Florida.
 - c. **Arbitration.** In the event that formal non-binding mediation does not result in settlement of the respective parties' controversy, dispute or claim arising out of or in any way relating to this agreement, including any and all statutory or tort claims asserted by either party arising out of or in any way relating to this agreement, as well as any and all claims by either party as to claims for negligence inclusive of personal injury, death or damages to personal property, Crowther Roofing & Sheet Metal of Florida, Inc. and Owner acknowledge and agree that they shall thereafter submit all such disputes to arbitration pursuant to the arbitration provision as set forth herein below.
 - d. It is mutually agreed that any controversy, dispute or claim arising out of or in any way relating to this Agreement, the interpretation thereof, or the breach thereof, shall be settled by arbitration in accordance with the Florida Arbitration Code and to the extent they do not conflict with the arbitration provisions contained herein the parties agree to utilize the Commercial Arbitration Rules promulgated by the American Arbitration Association, although the American Arbitration Association will not be the arbitration administrator. The controversy or claim shall be submitted to a single arbitrator mutually agreed upon by the parties, having ten (10) years experience in construction and commercial litigation, within thirty (30) days of notice of intent to arbitrate any matter hereunder. If the parties cannot agree upon an arbitrator within thirty (30) day period, such an arbitrator shall be selected in accordance with the Florida Arbitration Code through a court which has a site in Lee County, Florida. The arbitration of such dispute will be held in Lee County, Florida within thirty (30) days after completion of discovery. The award of the arbitrator will be final and binding on all parties to the arbitration and judgment may be entered upon it in accordance with law in any court of competent jurisdiction.
 - e. In the event of any arbitration between parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder (including appellate proceedings), the unsuccessful party to such proceeding agrees to pay to the successful party all costs and expenses, including all reasonable attorneys' fees, court costs and all other costs and expenses incurred therein by the successful party, all of which shall be included in and as a part of the arbitration award and/or judgment rendered upon such award.
13. **Acknowledgement of Waiver of Litigation and Jury Trial:** Owner and Crowther Roofing & Sheet Metal of Florida, Inc. acknowledge and agree that the contractual terms hereunder can best be determined by providing any disputes or interpretation of this contract (in the event negotiation or mediation is unsuccessful) for a decision to an arbitrator having experience in the area of construction litigation. Accordingly, Owner and Crowther Roofing & Sheet Metal of Florida, Inc. further specifically acknowledge and agree to waive any and all rights to a Jury Trial and any and all rights to litigation and specifically acknowledge the use of the Alternate Dispute Resolution provisions as set forth hereinabove, which include negotiation, non-binding mediation and binding arbitration.
14. **Attorneys Fees and Costs:** Without waiver of the Parties obligations to submit all claims or controversies to the Alternate Dispute Resolution set forth in Section 11, should proceedings or litigation, including appellate proceedings, be instituted between the parties to this agreement concerning this agreement or the rights, duties and obligations of either in relation thereto, the prevailing party in such litigation, shall be entitled, in addition to such relief as may be granted, a reasonable sum as and for its attorney fees in such litigation which shall be determined by the Court in such litigation or in separate action brought for that purpose.
15. **Governing Law:** The law of Florida shall govern the validity, interpretation, construction and performance of this Agreement and any litigation or arbitration proceedings relating to this Agreement shall only be determined judicially or by arbitration within the jurisdiction of the State of Florida with venue to be solely and exclusively in Lee County, Florida.
16. **Entire Agreement:** It is mutually agreed by and between the parties hereto that this instrument contains the whole agreement between them as of this date, and that the execution thereof has not been induced by either party by any representations, promises or understandings not expressed herein, and that there are no collateral agreements, stipulations, promises or undertakings whatsoever upon the respective parties in any way effecting the subject matter of this contract which are not expressly contained in this instrument.
17. **Severability:** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Agreement. If, moreover, any one or more of the provisions had never been contained in this Agreement shall, for any reason, be held to be excessively broad as to time, duration, geographical scope, activity or subject, it shall be construed by limiting and reducing it so as to be enforceable to the extent compatible with the applicable law as it shall then appear.
18. **Lien Law:** According to Florida's Construction Lien Law (Sections 713.001 -- 713.37, Florida Statutes), those who work on your property or provide materials and services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, those people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "Notice to Owner." Florida's Construction Lien Law is complex, and it is recommended that you consult an attorney.
19. **Chapter 558 Notice of Claim:** Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes.
20. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND:** Payment, up to a limited amount, may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the losses result from specified violations of Florida Law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: (850) 487-1395, 1940 N. Monroe Street, Tallahassee, Florida 32339-0783, www.myfloridalicense.com