

**Riverwood  
Community  
Development  
District**

**AUGUST 20, 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

August 13, 2019

Board of Supervisors  
Riverwood Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of Riverwood CDD will be held on Tuesday, August 20, 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 August 20, 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 July 16, 2019 Meeting
  - B. Acceptance of the Financial Statements and Check Registers
5. Management Services Slide Presentation
  - A. Consideration of Management Services Contract
6. Public Hearing to Consider Adoption of the Fiscal Year 2020 Budget
  - A. FY2020 Budget Slideshow Presentation
  - B. Proposed Budget for Fiscal Year 2020
  - C. Consideration of Resolution 2019-09 Adopting the Budget
  - D. Consideration of Resolution 2019-10 Levying Non-Ad Valorem Assessments
  - E. Consideration of Resolution 2019-11 Assign Fund Balance
7. Monthly Client Report
8. Financial Updates Report
  - A. Projects
  - B. Reserve Fund Detail for 2019
  - C. Loan Expenditure Analysis
9. Manager's Report
  - A. On-Site Manager's Report
10. Attorney's Report
11. Old Business

- A. Old Parking Lot Light Replacement Proposal
- 12. New Business
  - A. Beach Nourishment Construction Easement Agreement
  - B. Water Expense for Royal Oaks
  - C. Review Changes to Section 5 Rules- Attached Backups
  - D. Review of Current Rules for Access to the Campus Facilities
  - E. Approval of Activities Center Construction Contract
    - i. Additional items Construction – EV Blinds
    - ii. Additional items Construction – Dale Hobbs
  - F. Fitness Center Automatic Door Operator
  - G. Pickle Ball Pads for Court Dividers
  - H. Old Parking Lot Reseal
  - I. Tennis Court 3+4 Resurfacing
  - J. Access Control Construction Proposal
  - K. DMK Additional Potable Water Line Executive Summary Report
- 13. Other Reports
  - A. RV Park Report
  - B. Activities and Communications Report
- 14. Committee Reports
  - A. Sewer Committee
  - B. Water/Utility Billing Committee
  - C. Financial Advisory Committee
  - D. Strategic Planning Committee
  - E. Environmental Committee
  - F. Beach Club Committee
  - G. Dog Park Committee
  - H. Safety & Access Control Committee
- 15. Supervisor Comments
- 16. Audience Comments
- 17. 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, July 16, 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
Dolly Syrek	Assistant Secretary
Jim Martone (by telephone)	Assistant Secretary
Michael Spillane	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Brad McKnight	Project Coordinator
Scott Rudacille	District Attorney
Residents	

*Due to a failure of the recording equipment, the tape could not be transcribed and the following is a summary of the actions taken at the July 16, 2019 meeting of the Riverwood CDD Board of Supervisors.*

**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 July 16, 2019 Agenda**

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor the agenda for the July 16, 2019 meeting was approved.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- Audience comments were received.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. **Approval of the Minutes of the June 11, 2019 Meeting**
- B. **Acceptance of the Financial Statements and Check Registers**

On MOTION by Mr. Knaub seconded by Mr. Martone with all in favor the Consent Agenda was approved.

- One correction was made to the June 11<sup>th</sup> minutes and that refers to Mr. Dennis Knaub as being the President of the RCA.

**FIFTH ORDER OF BUSINESS**

**Monthly Client Report**

- There being no report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

**A. On-Site Manager's Report**

- Mr. McKnight updated the Board.

**B. FY 2020 Meeting Schedule**

- Mr. Koncar reviewed the dates for the Fiscal Year 2020 meetings.

On MOTION by Mr. Knaub seconded by Ms. Anderson with all in favor the Fiscal Year 2020 meeting schedule as presented, was approved.

**C. Number of Registered Voters Discussion of Management Contract**

- Charlotte County Supervisor of Elections reported there are 1,565 registered voters living in Riverwood CDD.

**SEVENTH ORDER OF BUSINESS**

**Attorney's Report**

- There being no report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Old Business**

**A. Golf Course Willow Tree Removal Discussion**

- Ms. Syrek discussed the golf course.

**NINTH ORDER OF BUSINESS**

**New Business**

**A. Preserve Management Plan**

- The preserve management plan was discussed.

**B. Activities Campus Rules and Process Update Section 5**

- Consensus for the following to the Safety and Access Control Rules: (A) Accept a change to Section 5.7: If an overnight guest is staying with a resident they can use the facilities if they are staying with the resident; (B) If someone is living in the area they can use the

facilities up to seven times a year. In both cases, a guest pass will be needed; (C) Page 6f: change language that diapers and/or water proof pants (worn in the pool) must be disposed of properly in the restrooms; (D) Part 8 Section 5.15 have all emergency calls go to 911; (E) All residents using the Activity Center Campus must have a phone key card; (F) All guests 14 years of age or older using the facilities must be a registered guest; (G) All residents and guests using the Campus Facilities will be required to show their resident ID; (H) All guests under 14 years old must be accompanied and supervised by a registered adult; (I) Residents are not allowed to give their key cards to guests; (J) All guests' vehicles must display the guest pass on the window of their vehicle.

- Other changes were discussed.

### **C. Activities Center Design Build Proposals**

- The following motion was made.

On MOTION by Ms. Anderson seconded by Mr. Knaub with all in favor the design build proposal from CBJ for a total cost of \$269,814.58 for renovation of the Activity Center was approved.

### **D. Old Parking Lot Lighting Upgrade**

- The following motion was made.

On MOTION by Ms. Anderson seconded by Mr. Spillane with Ms. Anderson, Mr. Spillane, Mr. Martone and Mr. Knaub voting aye and Ms. Syrek voting nay, the proposal from Jeff Masters Electric, Inc. proposal for 25' fiber glass poles in the old parking area for a cost of \$34,500 (15 poles) was approved.

### **E. Back Gate Lighting Upgrade**

- The following motion was made.

On MOTION by Mr. Spillane seconded by Ms. Anderson with all in favor a new light pole and wiring in the back gate by Jeff Masters Electric, Inc. in the amount of \$6,890, was approved.

## **TENTH ORDER OF BUSINESS**

## **Other Reports**

### **A. RV Park Report**

- Mr. Martone gave his report.

### **B. Activities and Communications Report**

- Ms. Anderson gave her report.

**ELEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Sewer Committee**

- Mr. Martone gave his report.

**B. Water/Utility Billing Committee**

- Mr. Knaub gave his report.

**C. Financial Advisory Committee**

**i. Committee Financial Reports**

**ii. Update of Reserve Study**

- Ms. Anderson gave her report.
- On August 8, 2019, there will be a Financial Advisory workshop is at 3:00 p.m.
- On August 12, 2019, there will be a Budget Workshop at 3:00 p.m.

**D. Strategic Planning Committee**

- An update was given.

**E. Environmental Committee**

- An update was given.

**F. Beach Club Committee**

- An update was given.

**G. Dog Park Committee**

- An update was given.

**H. Safety & Access Control Committee**

- An update was given.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Comments**

- Comments were made.

**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.

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Secretary

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Rita Anderson  
Chairperson

**4B**

Riverwood  
Community Development District

Financial Report

*July 31, 2019*

Prepared by



# Riverwood

## Community Development District

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Riverwood  
Community Development District

Financial Statements

(Unaudited)

*July 31, 2019*

**Balance Sheet**  
July 31, 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	<b>ASSETS</b>									
26	Cash - Checking Account	\$ 669,839	\$ -	\$ -	\$ -	\$ -	\$ 296,263	\$ 966,102		
28	Accounts Receivable	-	922	-	-	-	192,181	193,103		
29	Accounts Receivable > 120	-	-	-	-	-	47,887	47,887		
33	Due From Beach Club (Loan)	255,182	-	-	-	-	-	255,182		
62	Due From Other Funds	-	113,605	-	3,125	544,692	32,870	694,292		
65	Investments:									
68	Certificates of Deposit - 12 Months	-	-	-	-	-	214,706	214,706		
77	Money Market Account	1,387,940	-	-	-	-	1,146,172	2,534,112		
88	Interest Account	-	-	-	118,491	-	-	118,491		
101	Reserve Fund	-	-	-	131,148	-	-	131,148		
104	Revenue Fund	-	-	-	186,152	-	-	186,152		
115	Fixed Assets									
116	Land	-	-	-	-	-	330,000	330,000		
117	Buildings	-	-	-	-	-	1,413,584	1,413,584		
118	Accum Depr - Buildings	-	-	-	-	-	(688,517)	(688,517)		
119	Infrastructure	-	-	-	-	-	9,087,824	9,087,824		
120	Accum Depr - Infrastructure	-	-	-	-	-	(2,952,907)	(2,952,907)		
121	Equipment and Furniture	-	-	-	-	-	10,477	10,477		
122	Accum Depr - Equip/Furniture	-	-	-	-	-	(4,037)	(4,037)		
123	Construction Work In Process	-	-	-	-	-	163,939	163,939		
129										
130	<b>TOTAL ASSETS</b>	<b>\$ 2,312,961</b>	<b>\$ 114,527</b>	<b>\$ -</b>	<b>\$ 438,916</b>	<b>\$ 544,692</b>	<b>\$ 9,290,442</b>	<b>\$ 12,701,538</b>		
131										
135	<b>LIABILITIES</b>									
138	Accounts Payable	\$ 80,450	\$ -	\$ -	\$ -	\$ -	\$ 13,062	\$ 93,512		
139	Accrued Expenses	9,133	-	-	-	-	26,411	35,544		
141	Retainage Payable	-	-	-	-	168,179	-	168,179		
147	Deposits	-	-	-	-	-	155,250	155,250		
150	Other Current Liabilities	-	-	-	-	-	3,365	3,365		
155	Due To Other Funds	694,292	-	-	-	-	-	694,292		
156	Due To General Fund (Loan)	-	-	255,182	-	-	-	255,182		
164										
165	<b>TOTAL LIABILITIES</b>	<b>783,875</b>	<b>-</b>	<b>255,182</b>	<b>-</b>	<b>168,179</b>	<b>198,088</b>	<b>1,405,324</b>		
166										

**Balance Sheet**  
July 31, 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			
168	<b>FUND BALANCES / NET ASSETS</b>									
170	<i>Fund Balances</i>									
181	<b>Restricted for:</b>									
182	Debt Service	-	-	-	438,916	-	-			438,916
183	Capital Projects	-	-	-	-	376,513	-			376,513
184	Special Revenue	-	114,527	-	-	-	-			114,527
193	<b>Assigned to:</b>									
194	Operating Reserves	12,500	-	-	-	-	-			12,500
195	Reserves - Dog Park	10,702	-	-	-	-	-			10,702
196	Reserves - Emergency	-	-	-	-	-	240,667			240,667
197	Reserves - Ponds	86,242	-	-	-	-	-			86,242
198	Reserves-Recreation Facilities	331,137	-	-	-	-	-			331,137
199	Reserves - Roadways	533,484	-	-	-	-	-			533,484
200	Reserves - RV Park	40,808	-	-	-	-	-			40,808
207	<b>Unassigned:</b>	514,213	-	(255,182)	-	-	-			259,031
215	<i>Net Assets</i>									
216	Invested in capital assets,									
217	net of related debt	-	-	-	-	-	7,356,998			7,356,998
224	Reserves - Sewer System	-	-	-	-	-	962,965			962,965
225	Reserves - Water System	-	-	-	-	-	296,862			296,862
226	Reserves - Irrigation System	-	-	-	-	-	16,950			16,950
230	Unrestricted/Unreserved	-	-	-	-	-	217,912			217,912
234	<b>TOTAL FUND BALANCES / NET ASSETS</b>	<b>\$ 1,529,086</b>	<b>\$ 114,527</b>	<b>\$ (255,182)</b>	<b>\$ 438,916</b>	<b>\$ 376,513</b>	<b>\$ 9,092,354</b>			<b>\$ 11,296,214</b>
236										
239	<b>TOTAL LIABILITIES &amp; FUND BALANCES / NET ASSETS</b>	<b>\$ 2,312,961</b>	<b>\$ 114,527</b>	<b>\$ -</b>	<b>\$ 438,916</b>	<b>\$ 544,692</b>	<b>\$ 9,290,442</b>			<b>\$ 12,701,538</b>

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL			
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	JUL-19	JUL-19	VARIANCE (\$)
34		BUDGET				ADOPTED BUD	BUDGET	ACTUAL	FAV(UNFAV)
36	<b>REVENUES</b>								
38	Interest - Investments	\$ 4,500	\$ 3,750	\$ 20,187	\$ 16,437	448.60%	\$ 375	\$ 1,812	\$ 1,437
39	Special Assmnts- Tax Collector	1,351,848	1,351,848	1,349,200	(2,648)	99.80%	-	3,966	3,966
40	Special Assmnts- Discounts	(54,074)	(54,074)	(46,345)	7,729	85.71%	-	-	-
41	Other Miscellaneous Revenues	100	83	254	171	254.00%	8	1	(7)
43	Dog Park Revenue	2,000	1,667	1,037	(630)	51.85%	167	-	(167)
44	RV Parking Lot Revenue	18,500	15,417	20,152	4,735	108.93%	1,542	-	(1,542)
50									
51	<b>TOTAL REVENUES</b>	<b>1,322,874</b>	<b>1,318,691</b>	<b>1,344,485</b>	<b>25,794</b>	<b>101.63%</b>	<b>2,092</b>	<b>5,779</b>	<b>3,687</b>
52									
62	<b>EXPENDITURES</b>								
64	<b>Administration</b>								
65	P/R-Board of Supervisors	4,350	3,625	3,190	435	73.33%	363	-	363
66	FICA Taxes	333	278	244	34	73.27%	28	-	28
67	ProfServ-Engineering	2,030	1,692	7,298	(5,606)	359.51%	169	1,753	(1,584)
68	ProfServ-Legal Services	11,600	9,667	9,605	62	82.80%	967	1,289	(322)
69	ProfServ-Mgmt Consulting Serv	46,627	38,856	38,856	-	83.33%	3,886	3,886	-
70	ProfServ-Trustee Fees	3,408	3,408	3,717	(309)	109.07%	-	-	-
71	Auditing Services	2,030	2,030	2,030	-	100.00%	-	-	-
72	Postage and Freight	522	435	812	(377)	155.56%	44	23	21
73	Communications-Other	6,510	5,425	2,620	2,805	40.25%	543	476	67
74	Insurance - Property	1,289	1,289	1,937	(648)	150.27%	-	-	-
75	Insurance - General Liability	9,275	9,275	9,032	243	97.38%	-	-	-
76	Printing and Binding	580	483	49	434	8.45%	48	2	46
77	Legal Advertising	827	689	557	132	67.35%	69	22	47
78	Miscellaneous Services	1,618	1,348	621	727	38.38%	135	-	135
79	Misc-Non Ad Valorem Taxes	4,500	4,500	2,341	2,159	52.02%	-	-	-
80	Misc-Records Storage	348	290	290	-	83.33%	29	29	-
81	Misc-Assessmnt Collection Cost	27,037	27,037	26,057	980	96.38%	-	79	(79)
82	Misc-Web Hosting	696	580	580	-	83.33%	58	58	-
83	Office Supplies	174	145	524	(379)	301.15%	15	-	15
85	<b>Total Administration</b>	<b>123,754</b>	<b>111,052</b>	<b>110,360</b>	<b>692</b>	<b>89.18%</b>	<b>6,354</b>	<b>7,617</b>	<b>(1,263)</b>

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL			
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	JUL-19	JUL-19	VARIANCE (\$)
34		BUDGET				ADOPTED BUD	BUDGET	ACTUAL	FAV(UNFAV)
86									
96	<b>Environmental Services</b>								
97	Contracts-Preserve Maintenance	75,000	62,500	38,300	24,200	51.07%	6,250	-	6,250
98	Contracts-Lakes	30,000	25,000	21,330	3,670	71.10%	2,500	2,133	367
99	R&M-Aquascaping	15,000	12,500	-	12,500	0.00%	1,250	-	1,250
100	R&M-Lake	10,000	8,333	1,824	6,509	18.24%	833	79	754
101	R&M-Storm Drain Cleaning	10,000	8,333	27,590	(19,257)	275.90%	833	556	277
102	R&M-Preserves	110,000	91,667	62,972	28,695	57.25%	9,167	159	9,008
103	R&M-Lake Erosion	25,000	20,833	33,125	(12,292)	132.50%	2,083	-	2,083
104	Misc-Contingency	5,000	4,167	89	4,078	1.78%	417	11	406
106	<b>Total Environmental Services</b>	<b>280,000</b>	<b>233,333</b>	<b>185,230</b>	<b>48,103</b>	<b>66.15%</b>	<b>23,333</b>	<b>2,938</b>	<b>20,395</b>
107									
109	<b>Road and Street Facilities</b>								
110	Gatehouse Attendants	200,000	166,667	155,799	10,868	77.90%	16,667	17,794	(1,127)
111	Electricity - General	2,400	2,000	1,905	95	79.38%	200	256	(56)
112	Utility - Water & Sewer	1,550	1,292	1,507	(215)	97.23%	129	282	(153)
114	R&M-Gate	5,000	4,167	6,008	(1,841)	120.16%	417	566	(149)
115	R&M-Gatehouse	1,000	833	3,632	(2,799)	363.20%	83	95	(12)
116	R&M-Sidewalks	10,000	8,333	15,723	(7,390)	157.23%	833	1,011	(178)
117	R&M-Signage	1,000	833	880	(47)	88.00%	83	-	83
118	R&M-Roads	20,000	16,667	8,094	8,573	40.47%	1,667	966	701
119	R&M-Road Striping	1,000	833	-	833	0.00%	83	-	83
120	R&M-Security Cameras	3,000	2,500	754	1,746	25.13%	250	-	250
121	R&M-Road Scaping	11,000	9,167	4,467	4,700	40.61%	917	336	581
122	Preventative Maint-Security Systems	5,000	4,167	4,000	167	80.00%	417	-	417
123	Misc-Gatehouse Administration	6,000	5,000	9,105	(4,105)	151.75%	500	29	471
124	Misc-Contingency	2,000	1,667	738	929	36.90%	167	-	167
125	Capital Outlay	-	-	49,286	(49,286)	0.00%	-	-	-
128	<b>Total Road and Street Facilities</b>	<b>268,950</b>	<b>224,126</b>	<b>261,898</b>	<b>(37,772)</b>	<b>97.38%</b>	<b>22,413</b>	<b>21,335</b>	<b>1,078</b>
129									

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32									
33									
34									
140	<b>Activity Center Campus</b>								
141	Contracts-On-Site Maintenance	12,000	10,000	8,333	1,667	69.44%	1,000	833	167
142	Electricity - General	29,705	24,754	29,037	(4,283)	97.75%	2,475	3,303	(828)
143	Utility - Water & Sewer	14,000	11,667	14,043	(2,376)	100.31%	1,167	2,279	(1,112)
144	Electricity-Pool	20,420	17,017	6,205	10,812	30.39%	1,702	620	1,082
145	Insurance - Property	22,000	22,000	28,317	(6,317)	128.71%	-	-	-
146	Insurance - General Liability	1,720	1,720	1,690	30	98.26%	-	-	-
148	R&M-Pools	3,000	2,500	8,892	(6,392)	296.40%	250	529	(279)
149	R&M-Tennis Courts	18,000	15,000	20,061	(5,061)	111.45%	1,500	311	1,189
150	R&M-Fitness Equipment	3,000	2,500	479	2,021	15.97%	250	229	21
151	R&M-Activity Center	64,100	53,417	45,464	7,953	70.93%	5,342	3,890	1,452
152	R&M-Security Cameras	9,000	7,500	1,067	6,433	11.86%	750	-	750
153	R&M-Recreation Center	3,000	2,500	5,149	(2,649)	171.63%	250	1,927	(1,677)
155	Activity Ctr Cleaning-Outside Areas	47,845	39,871	25,199	14,672	52.67%	3,987	2,423	1,564
156	Activity Ctr Cleaning- Inside Areas	20,325	16,938	13,463	3,475	66.24%	1,694	-	1,694
157	Pool Daily Maintenance	18,000	15,000	11,655	3,345	64.75%	1,500	1,665	(165)
158	R&M-Croquet Turf Maintenance	19,000	15,833	15,274	559	80.39%	1,583	-	1,583
159	Tennis Courts-Daily Maintenance	19,000	15,833	24,579	(8,746)	129.36%	1,583	2,458	(875)
160	Misc-Special Projects	30,000	25,000	25,025	(25)	83.42%	2,500	1,441	1,059
161	Misc-Contingency	45,555	37,963	3,025	34,938	6.64%	3,796	-	3,796
162	Capital Outlay	-	-	303,076	(303,076)	0.00%	-	70,859	(70,859)
165	<b>Total Activity Center Campus</b>	<b>399,670</b>	<b>337,013</b>	<b>590,033</b>	<b>(253,020)</b>	<b>147.63%</b>	<b>31,329</b>	<b>92,767</b>	<b>(61,438)</b>
166									
183	<b>Reserves</b>								
185	Reserve - Dog Park	2,000	2,000	565	1,435	28.25%	-	-	-
186	Reserves-Rec Facilities	-	-	101,411	(101,411)	0.00%	-	10,572	(10,572)
187	Reserve - Roadways	230,000	230,000	798	229,202	0.35%	-	-	-
188	Reserve - RV Park	18,500	18,500	7,168	11,332	38.75%	-	952	(952)
190	<b>Total Reserves</b>	<b>250,500</b>	<b>250,500</b>	<b>109,942</b>	<b>140,558</b>	<b>43.89%</b>	<b>-</b>	<b>11,524</b>	<b>(11,524)</b>
191									
192									
193	<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,322,874</b>	<b>1,156,024</b>	<b>1,257,463</b>	<b>(101,439)</b>	<b>95.06%</b>	<b>83,429</b>	<b>136,181</b>	<b>(52,752)</b>
194									

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32									
33	<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JUL-19 BUDGET</b>	<b>JUL-19 ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
34									
195	Excess (deficiency) of revenues								
196	Over (under) expenditures	-	162,667	87,022	(75,645)	0.00%	(81,337)	(130,402)	(49,065)
197									
199	<b>OTHER FINANCING SOURCES (USES)</b>								
200									
201	Loan/Note Proceeds	-	-	98,629	98,629	0.00%	-	-	-
206	<b>TOTAL FINANCING SOURCES (USES)</b>	-	-	<b>98,629</b>	<b>98,629</b>	<b>0.00%</b>	-	-	-
207									
208	Net change in fund balance	\$ -	\$ 162,667	\$ 185,651	\$ 22,984	0.00%	\$ (81,337)	\$ (130,402)	\$ (49,065)
209									
213	<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,343,435</b>	<b>1,343,435</b>	<b>1,343,435</b>					
214									
215	<b>FUND BALANCE, ENDING</b>	<b>\$ 1,343,435</b>	<b>\$ 1,506,102</b>	<b>\$ 1,529,086</b>					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL			
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	JUL-19	JUL-19	VARIANCE (\$)
34		BUDGET				ADOPTED BUD	BUDGET	ACTUAL	FAV(UNFAV)
36	<b>REVENUES</b>								
37									
38	Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
39	Other Miscellaneous Revenues	-	-	129	129	0.00%	-	3	3
41	Membership Dues	148,000	123,333	153,200	29,867	103.51%	12,333	-	(12,333)
42	Initiation Fees	800	667	3,650	2,983	456.25%	67	-	(67)
43	Wait List Fees	500	417	650	233	130.00%	42	-	(42)
44	Amenities Revenue	1,000	833	700	(133)	70.00%	83	-	(83)
51									
52	<b>TOTAL REVENUES</b>	<b>150,300</b>	<b>125,250</b>	<b>158,329</b>	<b>33,079</b>	<b>105.34%</b>	<b>12,525</b>	<b>3</b>	<b>(12,522)</b>
53									
63	<b>EXPENDITURES</b>								
64									
73	<b><u>Parks and Recreation - General</u></b>								
74	ProfServ-Mgmt Consulting Serv	61,076	50,897	51,297	(400)	83.99%	5,090	5,090	-
75	Contracts-On-Site Maintenance	1,000	833	1,019	(186)	101.90%	83	111	(28)
76	Contracts-Landscape	3,000	2,500	941	1,559	31.37%	250	99	151
77	Communication - Telephone	2,000	1,667	1,572	95	78.60%	167	162	5
78	Postage and Freight	50	42	-	42	0.00%	4	-	4
79	Utility - General	900	750	712	38	79.11%	75	74	1
80	Utility - Refuse Removal	425	354	340	14	80.00%	35	26	9
81	Utility - Water & Sewer	2,000	1,667	1,534	133	76.70%	167	249	(82)
82	Insurance - Property	9,367	9,367	8,679	688	92.66%	-	-	-
83	Insurance - General Liability	1,950	1,950	2,046	(96)	104.92%	-	-	-
84	R&M-Buildings	5,200	4,333	5,622	(1,289)	108.12%	433	180	253
85	R&M-Equipment	2,300	1,917	1,715	202	74.57%	192	-	192
86	Preventative Maint-Security Systems	1,750	1,458	-	1,458	0.00%	146	-	146
87	Misc-Special Projects	9,000	7,500	11,232	(3,732)	124.80%	750	-	750
88	Misc-Taxes	675	675	652	23	96.59%	-	-	-
89	Misc-Contingency	500	417	28	389	5.60%	42	-	42
90	Office Supplies	550	458	460	(2)	83.64%	46	-	46
91	Op Supplies - General	400	333	579	(246)	144.75%	33	-	33
93	<b>Total Parks and Recreation - General</b>	<b>102,143</b>	<b>87,118</b>	<b>88,428</b>	<b>(1,310)</b>	<b>86.57%</b>	<b>7,513</b>	<b>5,991</b>	<b>1,522</b>
94									



	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32									
33									
34									
103	<b>Debt Service</b>								
104	Principal Debt Retirement	21,970	-	-	-	0.00%	-	-	-
105	Interest Expense	2,404	-	-	-	0.00%	-	-	-
107	<b>Total Debt Service</b>	24,374	-	-	-	0.00%	-	-	-
108									
112	<b>Reserves</b>								
113	Capital Reserve	18,000	18,000	7,601	10,399	42.23%	-	7,600	(7,600)
116	<b>Total Reserves</b>	18,000	18,000	7,601	10,399	42.23%	-	7,600	(7,600)
117									
118									
119	<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>144,517</b>	<b>105,118</b>	<b>96,029</b>	<b>9,089</b>	<b>66.45%</b>	<b>7,513</b>	<b>13,591</b>	<b>(6,078)</b>
120									
121	Excess (deficiency) of revenues								
122	Over (under) expenditures	5,783	20,132	62,300	42,168	1077.30%	5,012	(13,588)	(18,600)
123									
125	<b>OTHER FINANCING SOURCES (USES)</b>								
130	Contribution to (Use of) Fund Balance	5,783	-	-	-	0.00%	-	-	-
132	<b>TOTAL FINANCING SOURCES (USES)</b>	<b>5,783</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
133									
134	Net change in fund balance	\$ 5,783	\$ 20,132	\$ 62,300	\$ 42,168	1077.30%	\$ 5,012	\$ (13,588)	\$ (18,600)
135									
139	<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>52,227</b>	<b>52,225</b>	<b>52,227</b>					
140									
141	<b>FUND BALANCE, ENDING</b>	<b>\$ 58,010</b>	<b>\$ 72,357</b>	<b>\$ 114,527</b>					

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

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL			
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	JUL-19	JUL-19	VARIANCE (\$)
34		BUDGET				ADOPTED BUD	BUDGET	ACTUAL	FAV(UNFAV)
36	<b>REVENUES</b>								
38	Interest - Investments	\$ -	\$ -	\$ 8,821	\$ 8,821	0.00%	\$ -	\$ 709	\$ 709
39	Special Assmnts- Tax Collector	698,412	698,412	697,007	(1,405)	99.80%	-	2,126	2,126
40	Special Assmnts- Discounts	(27,937)	(27,937)	(24,072)	3,865	86.17%	-	-	-
47	<b>TOTAL REVENUES</b>	<b>670,475</b>	<b>670,475</b>	<b>681,756</b>	<b>11,281</b>	<b>101.68%</b>	<b>-</b>	<b>2,835</b>	<b>2,835</b>
58	<b>EXPENDITURES</b>								
81	<b>Debt Service</b>								
82	Misc-Assessmnt Collection Cost	13,968	13,968	13,459	509	96.36%	-	43	(43)
83	Principal Debt Retirement	-	-	378,000	(378,000)	0.00%	-	-	-
84	Interest Expense	167,570	167,570	157,334	10,236	93.89%	-	-	-
86	<b>Total Debt Service</b>	<b>181,538</b>	<b>181,538</b>	<b>548,793</b>	<b>(367,255)</b>	<b>302.30%</b>	<b>-</b>	<b>43</b>	<b>(43)</b>
97	<b>TOTAL EXPENDITURES</b>	<b>181,538</b>	<b>181,538</b>	<b>548,793</b>	<b>(367,255)</b>	<b>302.30%</b>	<b>-</b>	<b>43</b>	<b>(43)</b>
99	Excess (deficiency) of revenues								
100	Over (under) expenditures	488,937	488,937	132,963	(355,974)	27.19%	-	2,792	2,792
103	<b>OTHER FINANCING SOURCES (USES)</b>								
108	Contribution to (Use of) Fund Balance	488,937	-	-	-	0.00%	-	-	-
110	<b>TOTAL FINANCING SOURCES (USES)</b>	<b>488,937</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
112	Net change in fund balance	\$ 488,937	\$ 488,937	\$ 132,963	\$ (355,974)	27.19%	\$ -	\$ 2,792	\$ 2,792
117	<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>305,953</b>	<b>305,953</b>	<b>305,953</b>					
119	<b>FUND BALANCE, ENDING</b>	<b>\$ 794,890</b>	<b>\$ 794,890</b>	<b>\$ 438,916</b>					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenditures and Changes in Fund Balances</b>								
27	For the Period Ending July 31, 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	JUL-19 BUDGET	JUL-19 ACTUAL	VARIANCE (\$) FAV(UNFAV)
34									
36	<b>REVENUES</b>								
38	Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
45									
46	<b>TOTAL REVENUES</b>	-	-	-	-	0.00%	-	-	-
47									
57	<b>EXPENDITURES</b>								
67	<b>Activity Center Campus</b>								
68	Capital Outlay	-	-	2,963,352	(2,963,352)	0.00%	-	59,951	(59,951)
70	<b>Total Activity Center Campus</b>	-	-	2,963,352	(2,963,352)	0.00%	-	59,951	(59,951)
71									
93									
94	<b>TOTAL EXPENDITURES</b>	-	-	2,963,352	(2,963,352)	0.00%	-	59,951	(59,951)
95									
96	Excess (deficiency) of revenues								
97	Over (under) expenditures	-	-	(2,963,352)	(2,963,352)	0.00%	-	(59,951)	(59,951)
98									
100	<b>OTHER FINANCING SOURCES (USES)</b>								
102	Loan/Note Proceeds	-	-	3,917,455	3,917,455	0.00%	-	-	-
107	<b>TOTAL FINANCING SOURCES (USES)</b>	-	-	3,917,455	3,917,455	0.00%	-	-	-
108									
109	Net change in fund balance	\$ -	\$ -	\$ 954,103	\$ 954,103	0.00%	\$ -	\$ (59,951)	\$ (59,951)
110									
114	<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	-	-	(577,590)					
115									
116	<b>FUND BALANCE, ENDING</b>	\$ -	\$ -	\$ 376,513					

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenses and Changes in Net Assets</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL			
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	JUL-19	JUL-19	VARIANCE (\$)
34		BUDGET				ADOPTED BUD	BUDGET	ACTUAL	FAV(UNFAV)
36	<b>OPERATING REVENUES</b>								
38	Interest - Investments	\$ 5,000	\$ 4,167	\$ 18,180	\$ 14,013	363.60%	\$ 417	\$ 1,687	\$ 1,270
39	Water-Base Rate	282,517	235,431	223,604	(11,827)	79.15%	23,543	29,899	6,356
40	Water-Usage	159,047	132,539	157,700	25,161	99.15%	13,254	17,594	4,340
41	Irrigation-Base Rate	157,678	131,398	132,935	1,537	84.31%	13,140	13,048	(92)
42	Irrigation-Usage	110,000	91,667	117,549	25,882	106.86%	9,167	11,523	2,356
43	Sewer Revenue	1,213,430	1,011,192	1,071,407	60,215	88.30%	101,119	107,835	6,716
44	Meter Fees	1,000	833	390	(443)	39.00%	83	-	(83)
45	Standby Fees	-	-	10,785	10,785	0.00%	-	967	967
46	Water Quality Surcharge	23,094	19,245	-	(19,245)	0.00%	1,925	-	(1,925)
47	Other Miscellaneous Revenues	9,800	8,167	22,581	14,414	230.42%	817	1,943	1,126
48	Installation Charges	-	-	35	35	0.00%	-	-	-
49	Connection Fees - W/S	-	-	1,720	1,720	0.00%	-	-	-
50	Compliance Fees	48,720	40,600	-	(40,600)	0.00%	4,060	-	(4,060)
56									
57	<b>TOTAL OPERATING REVENUES</b>	<b>2,010,286</b>	<b>1,675,239</b>	<b>1,756,886</b>	<b>81,647</b>	<b>87.39%</b>	<b>167,525</b>	<b>184,496</b>	<b>16,971</b>
58									
68	<b>OPERATING EXPENSES</b>								
70	<b>Personnel and Administration</b>								
71	P/R-Board of Supervisors	10,500	8,750	7,700	1,050	73.33%	875	-	875
72	FICA Taxes	803	669	589	80	73.35%	67	-	67
73	ProfServ-Engineering	9,590	7,992	35,440	(27,448)	369.55%	799	4,291	(3,492)
74	ProfServ-Legal Services	29,400	24,500	26,313	(1,813)	89.50%	2,450	3,156	(706)
75	ProfServ-Mgmt Consulting Serv	136,686	113,905	113,905	-	83.33%	11,391	11,391	-
76	Auditing Services	4,900	4,900	4,900	-	100.00%	-	-	-
77	Postage and Freight	1,260	1,050	754	296	59.84%	105	57	48
78	Insurance - Property	35,337	35,337	14,005	21,332	39.63%	-	-	-
79	Insurance - General Liability	37,174	37,174	38,063	(889)	102.39%	-	-	-
80	Printing and Binding	1,400	1,167	117	1,050	8.36%	117	5	112
81	Legal Advertising	1,996	1,663	1,588	75	79.56%	166	52	114
82	Miscellaneous Services	3,906	3,255	3,461	(206)	88.61%	326	202	124
83	Misc-Records Storage	840	700	700	-	83.33%	70	70	-
84	Misc-Web Hosting	1,680	1,400	1,400	-	83.33%	140	140	-
85	Office Supplies	420	350	139	211	33.10%	35	-	35
87	<b>Total Personnel and Administration</b>	<b>275,892</b>	<b>242,812</b>	<b>249,074</b>	<b>(6,262)</b>	<b>90.28%</b>	<b>16,541</b>	<b>19,364</b>	<b>(2,823)</b>

	M	X	Z	AB	AD	AL	AN	AP	AT
25	<b>Statement of Revenues, Expenses and Changes in Net Assets</b>								
27	For the Period Ending July 31, 2019								
29									
31									
32		ANNUAL	YEAR TO DATE	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL			
33	ACCOUNT DESCRIPTION	ADOPTED	BUDGET	ACTUAL	FAV(UNFAV)	AS A % OF	JUL-19	JUL-19	VARIANCE (\$)
34		BUDGET				ADOPTED BUD	BUDGET	ACTUAL	FAV(UNFAV)
88									
92	<b>Water-Sewer Comb Services</b>								
93	ProfServ-Utility Billing	3,570	2,975	751	2,224	21.04%	298	-	298
94	Contracts-Other Services	429,025	357,521	322,389	35,132	75.14%	35,752	-	35,752
95	Communication - Telephone	3,580	2,983	5,553	(2,570)	155.11%	298	421	(123)
96	Electricity - General	79,000	65,833	71,955	(6,122)	91.08%	6,583	6,392	191
97	Utility - Water & Sewer	2,500	2,083	2,876	(793)	115.04%	208	131	77
98	Utility - Base Rate	124,888	104,073	104,074	(1)	83.33%	10,407	10,407	-
99	Utility - Water-Usage	243,000	202,500	237,405	(34,905)	97.70%	20,250	16,000	4,250
100	Utility-CCU Admin Fee	42	35	36	(1)	85.71%	4	4	-
101	R&M-General	306,405	255,338	395,560	(140,222)	129.10%	25,534	74,695	(49,161)
102	R&M-Sludge Hauling	76,620	63,850	51,047	12,803	66.62%	6,385	10,100	(3,715)
103	Preventative Maint-Security Systems	1,750	1,458	-	1,458	0.00%	146	-	146
105	Misc-Bad Debt	3,500	2,917	-	2,917	0.00%	292	-	292
106	Misc-Licenses & Permits	140	117	3,595	(3,478)	2567.86%	12	35	(23)
107	Misc-Contingency	5,296	4,413	1,274	3,139	24.06%	441	51	390
108	Op Supplies - Chemicals	40,500	33,750	26,871	6,879	66.35%	3,375	1,720	1,655
109	Back Flow Preventors	48,720	40,600	-	40,600	0.00%	4,060	-	4,060
110	Reserves - Irrigation System	40,000	40,000	23,050	16,950	57.63%	-	23,050	(23,050)
111	Reserve - Sewer System	355,000	355,000	573,195	(218,195)	161.46%	-	35,108	(35,108)
112	Reserve - Water System	-	-	42,000	(42,000)	0.00%	-	-	-
114	<b>Total Water-Sewer Comb Services</b>	<b>1,763,536</b>	<b>1,535,446</b>	<b>1,861,631</b>	<b>(326,185)</b>	<b>105.56%</b>	<b>114,045</b>	<b>178,114</b>	<b>(64,069)</b>
115									
144									
145	<b>TOTAL OPERATING EXPENSES</b>	<b>2,039,428</b>	<b>1,778,258</b>	<b>2,110,705</b>	<b>(332,447)</b>	<b>103.49%</b>	<b>130,586</b>	<b>197,478</b>	<b>(66,892)</b>
146									
148	Operating income (loss)	(29,142)	(103,019)	(353,819)	(250,800)	1214.12%	36,939	(12,982)	(49,921)
149									
160	Change in net assets	\$ (29,142)	\$ (103,019)	\$ (353,819)	\$ (250,800)	1214.12%	\$ 36,939	\$ (12,982)	\$ (49,921)
161									
165	<b>TOTAL NET ASSETS, BEGINNING (OCT 1, 2018)</b>	<b>9,446,173</b>	<b>9,446,173</b>	<b>9,446,173</b>					
166									
167	<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 9,417,031</b>	<b>\$ 9,343,154</b>	<b>\$ 9,092,354</b>					

	G	L	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
14	<b>RIVERWOOD CDD</b> <b>WATER, SEWER &amp; IRRIGATION FUND FUND</b> <b>STATEMENT OF REVENUES, EXPENSES AND FUND NET ASSETS - (SEWER ONLY)</b> <b>FOR THE PERIOD ENDING JULY 31, 2019</b>																	
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14	<b>RIVERWOOD CDD</b> <b>WATER, SEWER &amp; IRRIGATION FUND FUND</b> <b>STATEMENT OF REVENUES, EXPENSES AND FUND NET ASSETS - (WATER ONLY)</b> <b>FOR THE PERIOD ENDING JULY 31, 2019</b>																	
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14	<b>RIVERWOOD CDD</b> <b>WATER, SEWER &amp; IRRIGATION FUND FUND</b> <b>STATEMENT OF REVENUES, EXPENSES AND FUND NET ASSETS - (IRRIGATION ONLY)</b> <b>FOR THE PERIOD ENDING JULY 31, 2019</b>																	
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Riverwood  
Community Development District

Supporting Schedules

*July 31, 2019*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b>Revenues</b>												
Interest - Investments	\$ 1,192	\$ 1,606	\$ 1,537	\$ 2,378	\$ 2,356	\$ 2,650	\$ 2,400	\$ 2,318	\$ 1,937	\$ 1,812	\$ 20,187	\$ 4,500
Special Assmnts- Tax Collector	-	288,267	669,400	260,852	45,104	22,105	46,285	11,238	1,983	3,966	1,349,200	1,351,848
Special Assmnts- Discounts	-	(11,309)	(26,262)	(7,674)	(884)	(217)	-	-	-	-	(46,345)	(54,074)
Other Miscellaneous Revenues	424	-	9,351	376	-	(9,945)	47	-	-	1	254	100
Dog Park Revenue	-	-	-	-	-	-	-	-	1,037	-	1,037	2,000
RV Parking Lot Revenue	-	441	631	4,445	2,722	11,168	280	-	464	-	20,152	18,500
<b>Total Revenues</b>	<b>1,616</b>	<b>279,005</b>	<b>654,657</b>	<b>260,377</b>	<b>49,298</b>	<b>25,761</b>	<b>49,012</b>	<b>13,556</b>	<b>5,421</b>	<b>5,779</b>	<b>1,344,485</b>	<b>1,322,874</b>
<b>Expenditures</b>												
<b>Administrative</b>												
P/R-Board of Supervisors	290	290	290	290	580	580	290	-	580	-	3,190	4,350
FICA Taxes	22	22	22	22	44	44	22	-	44	-	244	333
ProfServ-Engineering	-	-	-	-	-	-	-	-	5,545	1,753	7,298	2,030
ProfServ-Legal Services	-	1,067	-	6,095	(1,893)	689	751	880	728	1,289	9,605	11,600
ProfServ-Mgmt Consulting Serv	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	38,856	46,627
ProfServ-Trustee Fees	-	-	-	-	-	-	-	3,717	-	-	3,717	3,408
Auditing Services	-	-	-	-	-	2,030	-	-	-	-	2,030	2,030
Postage and Freight	49	228	118	35	58	161	53	41	46	23	812	522
Communications-Other	336	123	123	127	254	63	520	266	332	476	2,620	6,510
Insurance - Property	1,937	-	-	-	-	-	-	-	-	-	1,937	1,289
Insurance - General Liability	8,906	(257)	735	-	(735)	383	-	-	-	-	9,032	9,275
Printing and Binding	-	-	-	-	-	-	-	42	4	2	49	580
Legal Advertising	107	66	-	76	74	144	22	25	21	22	557	827
Miscellaneous Services	205	30	21	(14)	-	1	180	-	199	-	621	1,618
Misc-Non Ad Valorem Taxes	-	2,341	-	-	-	-	-	-	-	-	2,341	4,500
Misc-Records Storage	29	29	29	29	29	29	29	29	29	29	290	348
Misc-Assessmnt Collection Cost	-	5,539	12,863	5,064	884	438	926	225	40	79	26,057	27,037
Misc-Web Hosting	58	58	58	58	58	58	58	58	58	58	580	696
Office Supplies	93	-	39	-	194	140	-	58	-	-	524	174
<b>Total Administrative</b>	<b>15,918</b>	<b>13,422</b>	<b>18,184</b>	<b>15,668</b>	<b>3,433</b>	<b>8,646</b>	<b>6,737</b>	<b>9,227</b>	<b>11,512</b>	<b>7,617</b>	<b>110,360</b>	<b>123,754</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b><u>Environmental Services</u></b>												
Contracts-Preserve Maintenance	-	19,150	-	-	23,404	-	7,555	39,610	(51,419)	-	38,300	75,000
Contracts-Lakes	2,133	2,133	2,133	2,133	2,133	2,133	2,133	2,133	2,133	2,133	21,330	30,000
R&M-Aquascaping	-	-	-	-	-	-	-	-	-	-	-	15,000
R&M-Lake	57	85	200	28	79	279	579	358	79	79	1,824	10,000
R&M-Storm Drain Cleaning	397	596	-	199	2,956	556	20,662	1,112	556	556	27,590	10,000
R&M-Preserves	114	170	-	657	159	159	159	9,818	51,578	159	62,972	110,000
R&M-Lake Erosion	-	-	13,250	-	6,408	-	10,263	-	3,204	-	33,125	25,000
Misc-Contingency	-	-	-	41	21	-	8	9	-	11	89	5,000
<b>Total Environmental Services</b>	<b>2,701</b>	<b>22,134</b>	<b>15,583</b>	<b>3,058</b>	<b>35,160</b>	<b>3,127</b>	<b>41,359</b>	<b>53,040</b>	<b>6,131</b>	<b>2,938</b>	<b>185,230</b>	<b>280,000</b>
<b><u>Road and Street Facilities</u></b>												
Gatehouse Attendants	17,279	13,836	14,119	18,389	14,118	14,065	14,490	17,402	14,307	17,794	155,799	200,000
Electricity - General	151	123	140	124	255	297	148	191	219	256	1,905	2,400
Utility - Water & Sewer	46	46	59	152	270	182	46	377	46	282	1,507	1,550
R&M-Gate	1,761	939	2,961	(1,779)	(192)	747	428	(5,640)	6,216	566	6,008	5,000
R&M-Gatehouse	278	325	566	420	393	333	513	677	33	95	3,632	1,000
R&M-Sidewalks	750	1,063	-	444	992	992	7,492	1,985	992	1,011	15,723	10,000
R&M-Signage	-	-	295	-	-	-	-	585	-	-	880	1,000
R&M-Roads	567	851	-	444	865	794	819	1,618	1,169	966	8,094	20,000
R&M-Road Striping	-	-	-	-	-	-	-	-	-	-	-	1,000
R&M-Security Cameras	-	481	-	-	-	-	-	-	273	-	754	3,000
R&M-Road Scaping	260	366	1,102	114	373	539	339	695	343	336	4,467	11,000
Preventative Maint-Security Systems	-	-	-	-	-	-	4,000	-	-	-	4,000	5,000
Misc-Gatehouse Administration	296	-	-	2,919	2,649	-	-	1,973	1,237	29	9,105	6,000
Misc-Contingency	-	-	270	(270)	-	-	130	608	-	-	738	2,000
Capital Outlay	-	-	-	-	-	21,743	33,298	-	(5,754)	-	49,286	-
<b>Total Road and Street Facilities</b>	<b>21,388</b>	<b>18,030</b>	<b>19,512</b>	<b>20,957</b>	<b>19,723</b>	<b>39,692</b>	<b>61,703</b>	<b>20,471</b>	<b>19,081</b>	<b>21,335</b>	<b>261,898</b>	<b>268,950</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b><u>Activity Center Campus</u></b>												
Contracts-On-Site Maintenance	833	833	833	833	833	833	833	833	833	833	8,333	12,000
Electricity - General	1,542	1,799	1,600	3,178	5,130	3,370	3,125	2,852	3,138	3,303	29,037	29,705
Utility - Water & Sewer	370	370	1,113	1,226	3,432	1,466	370	3,046	370	2,279	14,043	14,000
Electricity-Pool	28	117	100	895	1,824	767	755	561	539	620	6,205	20,420
Insurance - Property	17,669	-	-	-	-	1,924	5,645	3,079	-	-	28,317	22,000
Insurance - General Liability	1,677	14	143	-	(143)	-	-	-	-	-	1,690	1,720
R&M-Pools	-	-	1,045	570	-	189	-	6,009	550	529	8,892	3,000
R&M-Tennis Courts	2,662	2,862	1,120	3,150	2,015	3,147	-	4,794	-	311	20,061	18,000
R&M-Fitness Equipment	-	250	-	-	-	-	-	-	-	229	479	3,000
R&M-Activity Center	1,159	635	4,711	4,143	1,950	5,628	12,890	8,123	2,336	3,890	45,464	64,100
R&M-Security Cameras	-	-	-	1,067	-	-	-	-	-	-	1,067	9,000
R&M-Recreation Center	170	255	2,701	85	238	260	(1,926)	1,200	238	1,927	5,149	3,000
Activity Ctr Cleaning-Outside Areas	1,588	2,591	372	3,499	2,278	3,155	2,235	4,461	2,599	2,423	25,199	47,845
Activity Ctr Cleaning- Inside Areas	-	-	2,056	334	-	4,952	181	5,940	-	-	13,463	20,325
Pool Daily Maintenance	-	-	-	1,665	-	3,330	-	4,995	-	1,665	11,655	18,000
R&M-Croquet Turf Maintenance	-	3,000	709	1,500	3,000	402	3,664	1,500	1,500	-	15,274	19,000
Tennis Courts-Daily Maintenance	2,458	-	-	4,916	2,458	2,458	2,458	4,916	2,458	2,458	24,579	19,000
Misc-Special Projects	-	-	-	-	-	16,311	2,138	(2,138)	7,272	1,441	25,025	30,000
Misc-Contingency	-	2,850	798	(778)	-	-	-	-	155	-	3,025	45,555
Capital Outlay	13,218	16,762	508	11,808	53,433	54,281	69,905	5,115	7,187	70,859	303,076	-
<b>Total Activity Center Campus</b>	<b>43,374</b>	<b>32,338</b>	<b>17,809</b>	<b>38,091</b>	<b>76,448</b>	<b>102,473</b>	<b>102,273</b>	<b>55,286</b>	<b>29,175</b>	<b>92,767</b>	<b>590,033</b>	<b>399,670</b>
<b>Total Expenditures</b>	<b>83,381</b>	<b>85,924</b>	<b>71,088</b>	<b>77,774</b>	<b>134,764</b>	<b>153,938</b>	<b>212,072</b>	<b>138,024</b>	<b>65,899</b>	<b>124,657</b>	<b>1,147,521</b>	<b>1,072,374</b>
<b><u>Reserves</u></b>												
Reserve - Dog Park	-	-	-	-	-	-	-	494	70	-	565	2,000
Reserves-Rec Facilities	16,156	23,952	71,182	(20,402)	-	549	359	(958)	-	10,572	101,411	-
Reserve - Roadways	-	-	798	20,945	-	(21,743)	-	798	-	-	798	230,000
Reserve - RV Park	723	568	177	449	1,333	541	555	1,233	639	952	7,168	18,500
<b>Total Reserves</b>	<b>16,879</b>	<b>24,520</b>	<b>72,157</b>	<b>992</b>	<b>1,333</b>	<b>(20,653)</b>	<b>914</b>	<b>1,567</b>	<b>709</b>	<b>11,524</b>	<b>109,942</b>	<b>250,500</b>
<b>Total Expenditures &amp; Reserves</b>	<b>100,260</b>	<b>110,444</b>	<b>143,245</b>	<b>78,766</b>	<b>136,097</b>	<b>133,285</b>	<b>212,986</b>	<b>139,591</b>	<b>66,608</b>	<b>136,181</b>	<b>1,257,463</b>	<b>1,322,874</b>
Excess (deficiency) of revenues												
Over (under) expenditures	(98,644)	168,561	511,412	181,611	(86,799)	(107,524)	(163,974)	(126,035)	(61,187)	(130,402)	87,022	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b><u>Other Financing Sources (Uses)</u></b>												
Loan/Note Proceeds	47,367	14,582	16,238	20,441	-	-	-	-	-	-	98,629	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Financing Sources (Uses)</b>	<b>47,367</b>	<b>14,582</b>	<b>16,238</b>	<b>20,441</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>98,629</b>	<b>-</b>
Net change in fund balance	\$ (51,277)	\$ 183,143	\$ 527,650	\$ 202,052	\$ (86,799)	\$ (107,524)	\$ (163,974)	\$ (126,035)	\$ (61,187)	\$ (130,402)	\$ 185,651	\$ -
<b>Fund Balance, Beginning (Oct 1, 2018)</b>											<b>1,343,435</b>	<b>1,343,435</b>
<b>Fund Balance, Ending</b>											<b><u>\$ 1,529,086</u></b>	<b><u>\$ 1,343,435</u></b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b>Revenues</b>												
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Miscellaneous Revenues	-	25	29	264	30	(234)	9	3	-	3	129	-
Membership Dues	14,000	40,400	32,800	60,400	400	4,400	800	-	-	-	153,200	148,000
Initiation Fees	-	200	-	1,550	450	700	550	-	200	-	3,650	800
Wait List Fees	150	50	-	100	300	50	-	-	-	-	650	500
Amenities Revenue	-	-	100	100	100	100	100	-	200	-	700	1,000
<b>Total Revenues</b>	<b>14,150</b>	<b>40,675</b>	<b>32,929</b>	<b>62,414</b>	<b>1,280</b>	<b>5,016</b>	<b>1,459</b>	<b>3</b>	<b>400</b>	<b>3</b>	<b>158,329</b>	<b>150,300</b>
<b>Expenditures</b>												
<b><u>Parks and Recreation - General</u></b>												
ProfServ-Mgmt Consulting Serv	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,490	5,090	5,090	51,297	61,076
Contracts-On-Site Maintenance	80	119	-	40	111	111	111	223	111	111	1,019	1,000
Contracts-Landscape	71	106	-	35	99	134	99	198	99	99	941	3,000
Communication - Telephone	155	155	155	155	157	157	158	158	158	162	1,572	2,000
Postage and Freight	-	-	-	-	-	-	-	-	-	-	-	50
Utility - General	72	70	60	65	60	78	81	70	84	74	712	900
Utility - Refuse Removal	104	26	26	26	26	26	26	26	26	26	340	425
Utility - Water & Sewer	97	67	60	67	100	152	111	149	482	249	1,534	2,000
Insurance - Property	1,421	-	-	-	-	3,774	3,484	-	-	-	8,679	9,367
Insurance - General Liability	1,900	15	162	-	(162)	130	-	-	-	-	2,046	1,950
R&M-Buildings	774	157	42	552	1,914	648	399	810	147	180	5,622	5,200
R&M-Equipment	82	5	124	1,194	72	32	5	10	192	-	1,715	2,300
Preventative Maint-Security Systems	-	-	-	-	-	-	-	-	-	-	-	1,750
Misc-Special Projects	-	-	-	-	4,392	2,066	4,774	-	-	-	11,232	9,000
Misc-Taxes	-	652	-	-	-	-	-	-	-	-	652	675
Misc-Contingency	-	-	-	-	-	28	-	-	-	-	28	500
Office Supplies	-	-	-	-	-	-	-	460	-	-	460	550
Op Supplies - General	73	-	112	-	-	227	(93)	260	-	-	579	400
<b>Total Parks and Recreation - General</b>	<b>9,919</b>	<b>6,462</b>	<b>5,831</b>	<b>7,224</b>	<b>11,859</b>	<b>12,653</b>	<b>14,245</b>	<b>7,854</b>	<b>6,389</b>	<b>5,991</b>	<b>88,428</b>	<b>102,143</b>
<b><u>Debt Service</u></b>												
Principal Debt Retirement	-	-	-	-	-	-	-	-	-	-	-	21,970
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	2,404
<b>Total Debt Service</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,374</b>
<b>Total Expenditures</b>	<b>9,919</b>	<b>6,462</b>	<b>5,831</b>	<b>7,224</b>	<b>11,859</b>	<b>12,653</b>	<b>14,245</b>	<b>7,854</b>	<b>6,389</b>	<b>5,991</b>	<b>88,428</b>	<b>126,517</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b><u>Reserves</u></b>												
Capital Reserve	-	-	-	-	-	-	-	-	-	7,600	7,601	18,000
<b>Total Reserves</b>	-	-	-	-	-	-	-	-	-	7,600	7,601	18,000
<b>Total Expenditures &amp; Reserves</b>	<b>9,919</b>	<b>6,462</b>	<b>5,831</b>	<b>7,224</b>	<b>11,859</b>	<b>12,653</b>	<b>14,245</b>	<b>7,854</b>	<b>6,389</b>	<b>13,591</b>	<b>96,029</b>	<b>144,517</b>
Excess (deficiency) of revenues Over (under) expenditures	4,231	34,213	27,098	55,190	(10,579)	(7,637)	(12,786)	(7,851)	(5,989)	(13,588)	62,300	5,783
<b><u>Other Financing Sources (Uses)</u></b>												
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-	-	-	-	5,783
<b>Total Financing Sources (Uses)</b>	-	-	-	-	-	-	-	-	-	-	-	<b>5,783</b>
Net change in fund balance	\$ 4,231	\$ 34,213	\$ 27,098	\$ 55,190	\$ (10,579)	\$ (7,637)	\$ (12,786)	\$ (7,851)	\$ (5,989)	\$ (13,588)	\$ 62,300	\$ 5,783
<b>Fund Balance, Beginning (Oct 1, 2018)</b>											<b>52,227</b>	<b>52,227</b>
<b>Fund Balance, Ending</b>											<b>\$ 114,527</b>	<b>\$ 58,010</b>



**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b><u>Operating Revenues</u></b>												
Interest - Investments	\$ 1,586	\$ 2,387	\$ 1,459	\$ 2,699	\$ 1,746	\$ 1,678	\$ 1,626	\$ 1,683	\$ 1,631	\$ 1,687	\$ 18,180	\$ 5,000
Water-Base Rate	22,279	21,865	22,102	16,478	21,978	27,595	18,943	12,990	29,476	29,899	223,604	282,517
Water-Usage	8,692	15,211	14,720	12,700	16,950	23,682	17,975	11,299	18,878	17,594	157,700	159,047
Irrigation-Base Rate	13,039	11,562	12,186	9,991	13,016	16,096	12,702	19,397	11,900	13,048	132,935	157,678
Irrigation-Usage	16,950	7,961	11,190	14,771	8,613	13,357	12,057	11,421	9,706	11,523	117,549	110,000
Sewer Revenue	108,441	108,498	109,208	93,929	107,917	119,337	102,016	107,505	106,720	107,835	1,071,407	1,213,430
Meter Fees	-	-	-	-	-	-	-	-	390	-	390	1,000
Standby Fees	1,063	1,078	1,078	1,078	1,063	1,871	1,015	603	967	967	10,785	-
Water Quality Surcharge	-	-	-	-	-	-	-	-	-	-	-	23,094
Other Miscellaneous Revenues	-	210	635	200	416	1,165	16,179	(4,612)	6,444	1,943	22,581	9,800
Installation Charges	-	-	-	-	-	-	-	-	35	-	35	-
Connection Fees - W/S	-	-	-	-	-	-	-	-	1,720	-	1,720	-
Compliance Fees	-	-	-	-	-	-	-	-	-	-	-	48,720
<b>Total Operating Revenues</b>	<b>172,050</b>	<b>168,772</b>	<b>172,578</b>	<b>151,846</b>	<b>171,699</b>	<b>204,781</b>	<b>182,513</b>	<b>160,286</b>	<b>187,867</b>	<b>184,496</b>	<b>1,756,886</b>	<b>2,010,286</b>
<b><u>Operating Expenses</u></b>												
<b><u>Personnel and Administration</u></b>												
P/R-Board of Supervisors	700	700	700	700	1,400	1,400	700	-	1,400	-	7,700	10,500
FICA Taxes	54	54	54	54	107	107	54	-	107	-	589	803
ProfServ-Engineering	-	-	6,563	-	9,656	-	-	-	14,931	4,291	35,440	9,590
ProfServ-Legal Services	-	2,784	-	1,263	11,639	1,697	1,838	2,155	1,782	3,156	26,313	29,400
ProfServ-Mgmt Consulting Serv	11,391	11,391	11,391	11,391	11,391	11,391	11,391	11,391	11,391	11,391	113,905	136,686
Auditing Services	-	-	-	-	-	4,900	-	-	-	-	4,900	4,900
Postage and Freight	85	194	47	85	67	76	47	59	37	57	754	1,260
Insurance - Property	14,005	-	-	-	-	-	-	-	-	-	14,005	35,337
Insurance - General Liability	35,360	202	2,141	-	(2,141)	2,501	-	-	-	-	38,063	37,174
Printing and Binding	-	-	-	-	-	-	-	102	10	5	117	1,400
Legal Advertising	259	158	-	183	179	348	297	61	51	52	1,588	1,996
Miscellaneous Services	452	282	1,227	272	128	229	231	187	250	202	3,461	3,906
Misc-Records Storage	70	70	70	70	70	70	70	70	70	70	700	840
Misc-Web Hosting	140	140	140	140	140	140	140	140	140	140	1,400	1,680
Office Supplies	-	-	-	-	-	-	-	139	-	-	139	420
<b>Total Personnel and Administration</b>	<b>62,516</b>	<b>15,975</b>	<b>22,333</b>	<b>14,158</b>	<b>32,636</b>	<b>22,859</b>	<b>14,768</b>	<b>14,304</b>	<b>30,169</b>	<b>19,364</b>	<b>249,074</b>	<b>275,892</b>

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending July 31, 2019

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Actual Thru 7/31/2019	Adopted Budget
<b><u>Water-Sewer Comb Services</u></b>												
ProfServ-Utility Billing	382	369	-	-	-	-	-	-	-	-	751	3,570
Contracts-Other Services	35,932	34,930	35,932	34,074	34,074	39,649	35,932	35,932	35,932	-	322,389	429,025
Communication - Telephone	754	574	285	289	711	603	421	760	735	421	5,553	3,580
Electricity - General	6,312	6,630	6,279	6,191	9,623	8,510	8,635	7,211	6,171	6,392	71,955	79,000
Utility - Water & Sewer	1,049	2,281	34	137	(2,000)	245	228	522	250	131	2,876	2,500
Utility - Base Rate	10,407	10,407	10,407	10,407	10,407	10,407	10,407	10,407	10,407	10,407	104,074	124,888
Utility - Water-Usage	16,217	16,000	26,710	22,113	24,459	27,288	33,188	25,130	30,301	16,000	237,405	243,000
Utility-CCU Admin Fee	4	4	4	4	4	4	4	4	4	4	36	42
R&M-General	21,663	18,979	12,560	49,093	27,469	79,513	56,433	41,553	13,603	74,695	395,560	306,405
R&M-Sludge Hauling	893	5,744	1,530	4,080	7,140	3,060	13,400	4,080	1,020	10,100	51,047	76,620
Preventative Maint-Security Systems	-	-	-	-	-	-	-	-	-	-	-	1,750
Misc-Bad Debt	-	-	-	-	-	-	-	-	-	-	-	3,500
Misc-Licenses & Permits	-	-	-	3,000	560	-	-	-	-	35	3,595	140
Misc-Contingency	402	-	822	121	-	-	(122)	-	-	51	1,274	5,296
Op Supplies - Chemicals	3,318	1,258	4,307	3,397	1,760	3,161	2,188	3,813	1,949	1,720	26,871	40,500
Back Flow Preventors	-	-	-	-	-	-	-	-	-	-	-	48,720
Reserves - Irrigation System	-	-	-	-	-	-	-	-	-	23,050	23,050	40,000
Reserve - Sewer System	-	53,014	110,520	179,114	-	-	-	76,384	119,056	35,108	573,195	355,000
Reserve - Water System	42,000	-	-	-	-	-	-	-	-	-	42,000	-
<b>Total Water-Sewer Comb Services</b>	<b>139,333</b>	<b>150,190</b>	<b>209,390</b>	<b>312,020</b>	<b>114,207</b>	<b>172,440</b>	<b>160,714</b>	<b>205,796</b>	<b>219,428</b>	<b>178,114</b>	<b>1,861,631</b>	<b>1,763,536</b>
<b>Total Operating Expenses</b>	<b>201,849</b>	<b>166,165</b>	<b>231,723</b>	<b>326,178</b>	<b>146,843</b>	<b>195,299</b>	<b>175,482</b>	<b>220,100</b>	<b>249,597</b>	<b>197,478</b>	<b>2,110,705</b>	<b>2,039,428</b>
Operating income (loss)	\$ (29,799)	\$ 2,607	\$ (59,145)	\$ (174,332)	\$ 24,856	\$ 9,482	\$ 7,031	\$ (59,814)	\$ (61,730)	\$ (12,982)	(353,819)	(29,142)
<b>Net Assets, Beginning (Oct 1, 2018)</b>											<b>9,446,173</b>	<b>9,446,173</b>
<b>Net Assets, Ending</b>											<b>\$ 9,092,354</b>	<b>\$ 9,417,031</b>

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	
03/14/19	\$ 21,451	\$ 217	\$ 438	\$ 22,105	\$ 11,499	\$ 116	\$ 235	\$ 11,850	
04/11/19	\$ 22,630	\$ -	\$ 462	\$ 23,092	\$ 12,131	\$ -	\$ 248	\$ 12,378	
04/25/19	\$ 22,730	\$ -	\$ 464	\$ 23,194	\$ 12,185	\$ -	\$ 249	\$ 12,433	
05/09/19	\$ 11,013	\$ -	\$ 225	\$ 11,238	\$ 5,904	\$ -	\$ 120	\$ 6,024	
06/13/19	\$ 1,943	\$ -	\$ 40	\$ 1,983	\$ 1,042	\$ -	\$ 21	\$ 1,063	
07/11/19	\$ 3,886	\$ -	\$ 79	\$ 3,966	\$ 2,083	\$ -	\$ 43	\$ 2,126	
<b>TOTAL</b>	<b>\$ 1,276,798</b>	<b>\$ 46,345</b>	<b>\$ 26,057</b>	<b>\$ 1,349,200</b>	<b>\$ 659,477</b>	<b>\$ 24,072</b>	<b>\$ 13,459</b>	<b>\$ 697,007</b>	
% COLLECTED				100%					100%
<b>TOTAL OUTSTANDING</b>				<b>\$ 2,646</b>					<b>\$ 1,405</b>

RIVERWOOD  
Community Development District

**Payment Register by Fund**  
**For the Period from 7/1/2019 to 7/31/2019**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND (001) - 001</b>								
001	8690	07/01/19	FLORIDA DEPT OF HEALTH	08-BID-4145129	08-60-00246 PERMIT RENEWAL 2019/2020	R&M-Pools	546074-57250	\$250.00
001	8690	07/01/19	FLORIDA DEPT OF HEALTH	8-BID-4144735	OPERATING PERMIT 2019/2020	R&M-Pools	546074-57250	\$300.00
001	8692	07/01/19	WATER BOY, INC.	23022608	WATER DELIVERY - GUARD SHACK	Misc-Gatehouse Administrative	549121-54101	\$29.40
001	8694	07/02/19	JOHNSON ENGINEERING, INC.	1	SWFWMD STORM INSPECTIONS	ProfServ-Engineering	531013-51501	\$5,400.00
001	8695	07/02/19	MURDOCK STONES ETC	2019-06-017	2 YDS 57 STONE	Misc-Contingency	549900-57250	\$155.00
001	8695	07/02/19	MURDOCK STONES ETC	2019-06-016	16 YDS 57 STONE	Capital Outlay	564043-54101	\$1,030.00
001	8699	07/09/19	NHC UTILITIES INC	062019 CHK	BILL PRD 5/14-6/20/19	Utility - Water & Sewer	543021-54101	\$137.46
001	8699	07/09/19	NHC UTILITIES INC	062019 CHK	BILL PRD 5/14-6/20/19	Utility - Water & Sewer	543021-57250	\$1,112.22
001	8701	07/11/19	FEDEX	6-600-04813	JUNE POSTAGE	Postage and Freight	541006-51301	\$12.92
001	8702	07/11/19	RIVERWOOD CDD UTILITY	062419 ACH	BILL PRD 5/10-6/10/19	Utility - Water & Sewer	543021-57250	\$370.40
001	8702	07/11/19	RIVERWOOD CDD UTILITY	062419 ACH	BILL PRD 5/10-6/10/19	Utility - Water & Sewer	543021-54101	\$46.30
001	8702	07/11/19	RIVERWOOD CDD UTILITY	062419 ACH	BILL PRD 5/10-6/10/19	R&M-Road Scapping	546476-54101	\$43.35
001	8706	07/11/19	MAINSCAPE	1234323	IRR SERVICES TO 10 PLANTERS	R&M-Activity Center	546327-57250	\$1,210.68
001	8707	07/11/19	OFFICE DEPOT	334370754001	GUARDHOUSE SUPPLIES	R&M-Gatehouse	546035-54101	\$62.09
001	8708	07/11/19	PINCH A PENNY	663263	LIQUID CHLORINE / STOP YELLOW	Activity Ctr Cleaning-Outside Areas	546500-57250	\$46.11
001	8708	07/11/19	PINCH A PENNY	663315	LIQUID CHLORINE	R&M-Sidewalks	546084-54101	\$18.50
001	8709	07/11/19	PUTNAM MECHANICAL, LLC	1099-178	INSTALL RETURN IN CLOSET	R&M-Activity Center	546327-57250	\$760.00
001	8710	07/11/19	RIVERWOOD GOLF CLUB	1053120192	MAY FUEL USAGE	R&M-Roads	546139-54101	\$35.09
001	8710	07/11/19	RIVERWOOD GOLF CLUB	1053120192	MAY FUEL USAGE	Activity Ctr Cleaning-Outside Areas	546500-57250	\$17.55
001	8710	07/11/19	RIVERWOOD GOLF CLUB	1053120192	MAY FUEL USAGE	Reserve - RV Park	568146-58100	\$7.02
001	8710	07/11/19	RIVERWOOD GOLF CLUB	1053120192	MAY FUEL USAGE	Misc-Contingency	549900-53801	\$10.52
001	8711	07/11/19	SOLITUDE LAKE MANAGEMENT	PI-A0078889	JULY AQUATIC MAINT	Contracts-Lakes	534084-53801	\$2,133.00
001	8712	07/11/19	WEISER SECURITY SERVICE, INC	916416	GTHS ATTENDANTS 6/14-6/20/19	Gatehouse Attendants	534396-54101	\$3,455.84
001	8712	07/11/19	WEISER SECURITY SERVICE, INC	917613	GTHS ATTENDANTS 6/21-6/27/19	Gatehouse Attendants	534396-54101	\$3,500.32
001	8713	07/11/19	WELCH TENNIS COURTS INC	51624	PICKLE BALL MAINT SUPPLIES	Pickle Ball Maintenance Equipment	546475-57250	\$666.51
001	8716	07/16/19	QUILL CORP	7780922	CLEANING SUPPLIES	R&M-Activity Center	546327-57250	\$310.68
001	8717	07/16/19	WATER BOY, INC.	23024023	WATER DELIVERY - GUARD SHACK	Misc-Gatehouse Administrative	549121-54101	\$29.40
001	8718	07/16/19	BLALOCK WALTERS P.A.	90	GEN MATTERS THRU JUNE 2019	ProfServ-Legal Services	531023-51401	\$1,289.17
001	8721	07/16/19	FERGUSON	1431615	MAX ADPT COUP	R&M-General	546001-53601	\$95.00
001	8724	07/16/19	QUILL CORP	7829297	CLEANING SUPPLIES	R&M-Activity Center	546327-57250	\$279.96
001	8725	07/16/19	WEISER SECURITY SERVICE, INC	918355	GTHS ATTENDANTS 6/28-7/4/19	Gatehouse Attendants	534396-54101	\$3,755.92
001	8726	07/17/19	SUN NEWSPAPERS	3688228	NOTICE OF WORKSHOP 7/3/19	Legal Advertising	548002-51301	\$21.56
001	8726	07/17/19	SUN NEWSPAPERS	3688228	NOTICE OF WORKSHOP 7/3/19	Reserve - RV Park	568146-58100	\$0.75
001	8728	07/22/19	DIRECT AERIAL INC.	1167	POWER WASHING - ACT CTR	Activity Ctr Cleaning-Outside Areas	546500-57250	\$136.25
001	8728	07/22/19	DIRECT AERIAL INC.	1167	POWER WASHING - ACT CTR	R&M-Roads	546139-54101	\$136.26
001	8730	07/22/19	LEGERE'S CONCRETE CREATIONS	4358-DEP	3 BENCH CERAMIC TABLE SETS/BENCHES	Capital Outlay	564043-57250	\$3,300.00
001	8730	07/22/19	LEGERE'S CONCRETE CREATIONS	4358-DEP	3 BENCH CERAMIC TABLE SETS/BENCHES	Reserves-Rec Facilities	568128-58100	\$3,300.00
001	8732	07/22/19	TEM SYSTEMS INC	INV824	R/M GATE REPAIRS	R&M-Gate	546034-54101	\$209.00
001	8733	07/24/19	DMK ASSOCIATES INC	14069	ENGG SVCS THRU JUNE 2019	ProfServ-Engineering	531013-51501	\$1,752.69

RIVERWOOD  
Community Development District

**Payment Register by Fund**  
**For the Period from 7/1/2019 to 7/31/2019**  
**(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	8738	07/29/19	GULFCOAST ENGRAVING	12064	ENGRAVED PLATES	R&M-Activity Center	546327-57250	\$354.40
001	8741	07/29/19	GULFCOAST ENGRAVING	12136-B	ENGRAVED PLATES 8X4	R&M-Activity Center	546327-57250	\$149.25
001	8742	07/29/19	HOME DEPOT CREDIT SRV	062119-3762	PURCHASES 5/31-6/20/19	Invoice #2050118 Activities Center R+M	546327-57250	\$210.98
001	8742	07/29/19	HOME DEPOT CREDIT SRV	062119-3762	PURCHASES 5/31-6/20/19	Invoice #7060194 Activities Center R+M	546327-57250	\$206.51
001	8742	07/29/19	HOME DEPOT CREDIT SRV	062119-3762	PURCHASES 5/31-6/20/19	Invoice #5563281 Activities Center R+M	546327-57250	\$39.80
001	8742	07/29/19	HOME DEPOT CREDIT SRV	062119-3762	PURCHASES 5/31-6/20/19	Invoice #4062708 Tennis R+M	546097-57250	\$118.86
001	8744	07/29/19	HOWARD'S POOL WORLD	16464-D	JUNE POOL SERVICES	Pool Daily Maintenance	546502-57250	\$1,665.00
001	8744	07/29/19	HOWARD'S POOL WORLD	WO-5493	PUMP REPAIR FOR POOL	R&M-Pools	546074-57250	\$529.39
001	8749	07/29/19	OFFICE DEPOT	2321490850	OFFICE SUPPLIES - WALL FILE	R&M-Activity Center	546327-57250	\$18.04
001	8752	07/29/19	WEISER SECURITY SERVICE, INC	919402	GTHS ATTENDANTS 7/5-7/11/19	Gatehouse Attendants	534396-54101	\$3,500.32
001	8752	07/29/19	WEISER SECURITY SERVICE, INC	920306	GTHS ATTENDANTS 7/12-7/18/19	Gatehouse Attendants	534396-54101	\$3,581.42
001	8753	07/31/19	INFRAMARK, LLC	42983		ProfServ-Mgmt Consulting Serv	531027-51201	\$3,885.58
001	8753	07/31/19	INFRAMARK, LLC	42983		Contracts-On-Site Maintenance	534027-57250	\$833.33
001	8753	07/31/19	INFRAMARK, LLC	42983		Reserve - RV Park	568146-58100	\$162.75
001	8753	07/31/19	INFRAMARK, LLC	42983		Postage and Freight	541006-51301	\$10.53
001	8753	07/31/19	INFRAMARK, LLC	42983		Reserve - RV Park	568146-58100	\$0.36
001	8753	07/31/19	INFRAMARK, LLC	42983		Printing and Binding	547001-51301	\$2.06
001	8753	07/31/19	INFRAMARK, LLC	42983		Reserve - RV Park	568146-58100	\$0.07
001	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Web Hosting	549915-51301	\$58.00
001	8753	07/31/19	INFRAMARK, LLC	42983		Reserve - RV Park	568146-58100	\$2.00
001	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Records Storage	549069-51301	\$29.00
001	8753	07/31/19	INFRAMARK, LLC	42983		Reserve - RV Park	568146-58100	\$1.00
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Gate	546034-54101	\$59.87
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Gatehouse	546035-54101	\$33.03
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Sidewalks	546084-54101	\$992.39
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Roads	546139-54101	\$794.19
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Road Scapping	546476-54101	\$317.95
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Preserves	546123-53801	\$158.97
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Lake	546042-53801	\$79.14
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Storm Drain Cleaning	546088-53801	\$556.07
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Activity Center	546327-57250	\$317.95
001	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Recreation Center	546475-57250	\$238.12
001	8753	07/31/19	INFRAMARK, LLC	42983		Activity Ctr Cleaning-Outside Areas	546500-57250	\$2,222.89
001	8753	07/31/19	INFRAMARK, LLC	42983		Reserve - RV Park	568146-58100	\$278.03
001	8753	07/31/19	INFRAMARK, LLC	42983		Tennis Courts-Daily Maintenance	546504-57250	\$2,457.87
001	8753	07/31/19	INFRAMARK, LLC	42983		DOUGS GOLF CART	546097-57250	\$191.96
001	8753	07/31/19	INFRAMARK, LLC	42983		AMZ - BILLIARD EQUIP	546475-57250	\$486.56
001	8753	07/31/19	INFRAMARK, LLC	42983		AMZ - FITNESS EQUIP	546115-57250	\$228.85
001	8753	07/31/19	INFRAMARK, LLC	42983		A TO Z MOWERS TRIMMER EQUIP	568146-58100	\$499.85
001	8753	07/31/19	INFRAMARK, LLC	42983		NAPA - TIRE REPAIR	546327-57250	\$7.00
001	8753	07/31/19	INFRAMARK, LLC	42983		BRODART SUPPLIES	546475-57250	\$535.59

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001	8754	07/31/19	NHC UTILITIES INC	071619 CHK	BILL PRD 6/20-7/16/19	Utility - Water & Sewer	543021-54101	\$144.12
001	8754	07/31/19	NHC UTILITIES INC	071619 CHK	BILL PRD 6/20-7/16/19	Utility - Water & Sewer	543021-57250	\$1,166.07
001	ACH237	07/08/19	COMCAST COMMUNICATIONS - ACH	061819-3357 ACH	BILL PRD 7/1-7/31/19 REAR GATE	R&M-Gate	546034-54101	\$96.90
001	ACH238	07/02/19	FLORIDA POWER & LIGHT	062119 ACH	BILL PRD 5/22-6/21	Electricity-Pool	543055-57250	\$538.93
001	ACH238	07/02/19	FLORIDA POWER & LIGHT	062119 ACH	BILL PRD 5/22-6/21	Electricity - General	543006-54101	\$219.27
001	ACH238	07/02/19	FLORIDA POWER & LIGHT	062119 ACH	BILL PRD 5/22-6/21	Electricity - General	543006-57250	\$3,137.54
001	ACH241	07/12/19	COMCAST COMMUNICATIONS - ACH	062119-3852 ACH	BILL PRD 7/4-8/3/19 - OFFICE	Communications-Other	541012-51301	\$294.05
001	ACH242	07/19/19	COMCAST COMMUNICATIONS - ACH	062719-0646 ACH	BILL PRD 7/1-7/31/19 GRD HSE-2	R&M-Gate	546034-54101	\$296.97
001	ACH243	07/19/19	COMCAST COMMUNICATIONS - ACH	062819-1274 ACH	BILL PRD 7/2-8/1/19 OFFICE	Communications-Other	541012-51301	\$182.13
001	ACH244	07/22/19	FRONTIER - ACH	070119-7701 ACH	BILL PRD 7/1-7/31/19	Communication - Telephone	541003-57201	\$162.18
001	ACH245	07/05/19	SAM'S CLUB DIRECT - ACH	062019-6602 ACH	PURCHASE OF PAPER TOWELS	PAPER TOWELS	546327-57250	\$24.40
<b>Fund Total</b>								<b>\$67,504.41</b>

**BEACH CLUB FUND (OPERATIONS) - 101**

101	8688	07/01/19	BABE'S ACE HARDWARE	265835/2	MAINT SUPPLIES	R&M-Equipment	546022-57201	\$69.93
101	8701	07/11/19	FEDEX	6-600-04813	JUNE POSTAGE	Capital Reserve	568018-58100	\$0.44
101	8703	07/11/19	BABE'S ACE HARDWARE	265997/2	LIGHTING FIXTURES	R&M-Buildings	546012-57201	\$32.97
101	8731	07/22/19	PUTNAM MECHANICAL, LLC	1620-101	A/C REPAIR @ BEACH CLUB	Capital Reserve	568018-58100	\$7,600.00
101	8734	07/25/19	ENGLEWOOD WATER DISTRICT	071819-153875	BILL PRD 6/13-7/16/19	Utility - Water & Sewer	543021-57201	\$249.03
101	8753	07/31/19	INFRAMARK, LLC	42983		ProfServ-Mgmt Consulting Serv	531027-57201	\$5,089.67
101	8753	07/31/19	INFRAMARK, LLC	42983		Contracts-On-Site Maintenance	534027-57201	\$111.49
101	8753	07/31/19	INFRAMARK, LLC	42983		Contracts-Landscape	534050-57201	\$99.10
101	8753	07/31/19	INFRAMARK, LLC	42983		R&M-Buildings	546012-57201	\$146.59
101	ACH247	07/30/19	WASTE MANAGEMENT - ACH	9778152-0336-8 ACH	JULY REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$26.27
101	ACH248	07/29/19	FLORIDA POWER & LIGHT	071619 ACH	BILL PRD 6/14-7/16/19	Utility - General	543001-57201	\$73.59
<b>Fund Total</b>								<b>\$13,499.08</b>

**2018 Valley National Bank - CPF FUND - 306**

306	55453	07/29/19	WILLIS A. SMITH CONSTRUCTION, INC.	11111111915	DRAW 15 - ACT CTR PROJECT	Capital Outlay	564043-57250	\$59,951.25
<b>Fund Total</b>								<b>\$59,951.25</b>

**WATER, SEWER & IRRIGATION FUND - 401**

401	55452	07/24/19	RIVERWOOD CDD	071819-XFER	TRFR FR VALLEY TO WELLS FARGO 5717	Cash with Fiscal Agent	103000	\$99,225.10
401	8689	07/01/19	BRENNTAG MID-SOUTH INC	BMS311130	SODIUM HYPOCHLORITE	Op Supplies - Chemicals	552035-53601	\$851.30

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401	8691	07/01/19	INFRAMARK, LLC	1126566	LS-9 MAINT	R&M-General	546001-53601	\$474.66
401	8693	07/01/19	MAGGIE FURSTEIN	032919-2725	2341202725 13072 CREEKSIDE LN	Other Current Liabilities	229000	\$5.53
401	8696	07/08/19	CHARLOTTE COUNTY UTILITIES	062719 CHK	BILL PRD 5/22-6/24/19	Utility - Water-Usage	543061-53601	\$3,111.86
401	8696	07/08/19	CHARLOTTE COUNTY UTILITIES	062719 CHK	BILL PRD 5/22-6/24/19	Utility - Base Rate	543060-53601	\$10,407.36
401	8696	07/08/19	CHARLOTTE COUNTY UTILITIES	062719 CHK	BILL PRD 5/22-6/24/19	Utility - Water-Usage	543061-53601	\$27,189.24
401	8696	07/08/19	CHARLOTTE COUNTY UTILITIES	062719 CHK	BILL PRD 5/22-6/24/19	Utility-CCU Admin Fee	543130-53601	\$3.75
401	8697	07/09/19	FERGUSON	1431034	IRRIGATION REPAIRS	R&M-General	546001-53601	\$104.97
401	8698	07/09/19	KARLE ENVIRO ORGANIC	10031	SLUDGE HAULING 6/20/19	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	8698	07/09/19	KARLE ENVIRO ORGANIC	10046	SLUDGE HAULING 6/25/19	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	8699	07/09/19	NHC UTILITIES INC	062019 CHK	BILL PRD 5/14-6/20/19	Utility - Water & Sewer	543021-53601	\$17.63
401	8700	07/11/19	CHARLOTTE CTY TAX COLLECTOR	070219-1925	BUS TAX RENEWAL 2019	Misc-Licenses & Permits	549066-53601	\$35.00
401	8701	07/11/19	FEDEX	6-600-04813	JUNE POSTAGE	Postage and Freight	541006-51301	\$19.16
401	8701	07/11/19	FEDEX	6-600-04813	JUNE POSTAGE	Postage and Freight	541006-51301	\$7.58
401	8701	07/11/19	FEDEX	6-600-04813	JUNE POSTAGE	Postage and Freight	541006-51301	\$4.46
401	8702	07/11/19	RIVERWOOD CDD UTILITY	062419 ACH	BILL PRD 5/10-6/10/19	Utility - Water & Sewer	543021-53601	\$344.80
401	8705	07/11/19	INFRAMARK, LLC	1126741	CLEAN-OUT LS 11	R&M-General	546001-53601	\$990.80
401	8705	07/11/19	INFRAMARK, LLC	1126742	CLEANING OF LS9	R&M-General	546001-53601	\$990.80
401	8705	07/11/19	INFRAMARK, LLC	1126744	WO49174 METER CHANGE OUTS	R&M-General	546001-53601	\$918.81
401	8705	07/11/19	INFRAMARK, LLC	1126743	REPAIRS @ IRR PUMP STATION	R&M-General	546001-53601	\$1,630.92
401	8705	07/11/19	INFRAMARK, LLC	1126745	REPLACE WATER METERS	R&M-General	546001-53601	\$918.81
401	8705	07/11/19	INFRAMARK, LLC	1126747	DENCO TO PRFM EXCAVATE FOR LOW PSI	R&M-General	546001-53601	\$28,341.37
401	8705	07/11/19	INFRAMARK, LLC	1126749	LS-9 INSTALL NEW CLOCK	R&M-General	546001-53601	\$240.44
401	8705	07/11/19	INFRAMARK, LLC	1126748	LOW PSI @ CC UTILITY	R&M-General	546001-53601	\$200.76
401	8705	07/11/19	INFRAMARK, LLC	1126750	PULLED PUMP 1 AND UNCLOG	R&M-General	546001-53601	\$230.00
401	8705	07/11/19	INFRAMARK, LLC	1126751	LOCATE CLEANOUTS FOR HARBORSIDE PROJ	R&M-General	546001-53601	\$267.68
401	8705	07/11/19	INFRAMARK, LLC	1126776	WO 49160 CLEANING OF SEWER LINES	R&M-General	546001-53601	\$4,916.12
401	8706	07/11/19	MAINSCAPE	1233834	IRRIGATION REPAIRS @ RIVERWOOD DR	R&M-General	546001-53601	\$4,687.27
401	8714	07/16/19	FERGUSON	1432469	5/8X2-1/2 SS H/HEAD BLT	R&M-General	546001-53601	\$57.90
401	8715	07/16/19	INFRAMARK, LLC	1126746	REPAIRS OF STORM WATER SYSTEM	R&M-General	546001-53601	\$977.50
401	8718	07/16/19	BLALOCK WALTERS P.A.	90	GEN MATTERS THRU JUNE 2019	ProfServ-Legal Services	531023-51401	\$1,955.98
401	8718	07/16/19	BLALOCK WALTERS P.A.	90	GEN MATTERS THRU JUNE 2019	ProfServ-Legal Services	531023-51401	\$755.72
401	8718	07/16/19	BLALOCK WALTERS P.A.	90	GEN MATTERS THRU JUNE 2019	ProfServ-Legal Services	531023-51401	\$444.53
401	8719	07/16/19	BRENNTAG MID-SOUTH INC	BMS322269	SODIUM HYPOCHLORITE	R&M-General	546001-53601	\$590.00
401	8719	07/16/19	BRENNTAG MID-SOUTH INC	BMS323454	SODIUM HYPOCHLORITE	Op Supplies - Chemicals	552035-53601	\$908.50
401	8720	07/16/19	DENCO CONSTRUCTION, INC.	61019	REPAIR 12" IRRIGATION MAIN	Reserve - Irrigation System	568098-53601	\$23,050.00
401	8721	07/16/19	FERGUSON	1431478	PVC COUPLING/ADPT	R&M-General	546001-53601	\$115.99
401	8722	07/16/19	FORTILINE WATERWORKS	4651959	SEWER PARTS	R&M-General	546001-53601	\$6,584.84
401	8723	07/16/19	INFRAMARK, LLC	1126157	IRR STATION REPAIR	R&M-General	546001-53601	\$200.76
401	8726	07/17/19	SUN NEWSPAPERS	3688228	NOTICE OF WORKSHOP 7/3/19	Legal Advertising	548002-51301	\$12.64
401	8726	07/17/19	SUN NEWSPAPERS	3688228	NOTICE OF WORKSHOP 7/3/19	Legal Advertising	548002-51301	\$7.44
401	8726	07/17/19	SUN NEWSPAPERS	3688228	NOTICE OF WORKSHOP 7/3/19	Legal Advertising	548002-51301	\$31.97

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401	8727	07/18/19	FORTILINE WATERWORKS	4651960	MAINT MATERIALS	R&M-General	546001-53601	\$6,399.64
401	8729	07/22/19	INFRAMARK, LLC	41599	06/19 K, REPLACE GENERATOR W/300 KV GEN	Contracts-Other Services	534033-53601	\$28,961.47
401	8729	07/22/19	INFRAMARK, LLC	41599	06/19 K, REPLACE GENERATOR W/300 KV GEN	Contracts-Other Services	534033-53601	\$4,779.00
401	8729	07/22/19	INFRAMARK, LLC	41599	06/19 K, REPLACE GENERATOR W/300 KV GEN	Contracts-Other Services	534033-53601	\$2,191.87
401	8729	07/22/19	INFRAMARK, LLC	41599	06/19 K, REPLACE GENERATOR W/300 KV GEN	R&M-General	546001-53601	\$38.81
401	8729	07/22/19	INFRAMARK, LLC	41599	06/19 K, REPLACE GENERATOR W/300 KV GEN	R&M-General	546001-53601	\$353.10
401	8729	07/22/19	INFRAMARK, LLC	41599	06/19 K, REPLACE GENERATOR W/300 KV GEN	REPLACE GENERATOR WA- RIV-2018-01	568158-53601	\$35,108.41
401	8733	07/24/19	DMK ASSOCIATES INC	14069	ENGG SVCS THRU JUNE 2019	WWTP	531013-51301	\$2,659.25
401	8733	07/24/19	DMK ASSOCIATES INC	14069	ENGG SVCS THRU JUNE 2019	WWTP	531013-51301	\$1,027.44
401	8733	07/24/19	DMK ASSOCIATES INC	14069	ENGG SVCS THRU JUNE 2019	WWTP	531013-51301	\$604.37
401	8735	07/29/19	CHARLOTTE COUNTY UTILITIES	2019-JUNE		Other Current Liabilities	229000-53601	\$1,117.00
401	8736	07/29/19	FERGUSON	1432884	SUPPLIES FOR REPAIRS	R&M-General	546001-53601	\$426.96
401	8737	07/29/19	FORTILINE WATERWORKS	4651958	SEWER PARTS	R&M-General	546001-53601	\$6,983.24
401	8739	07/29/19	KARLE ENVIRO ORGANIC	10080	7/9/19 SLUDGE HAULING	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	8739	07/29/19	KARLE ENVIRO ORGANIC	10094	7/15/19 SLUDGE HAUL	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	8740	07/29/19	BRENNTAG MID-SOUTH INC	BMS334301	SODIUM HYPOCHLORITE	Op Supplies - Chemicals	552035-53601	\$811.00
401	8742	07/29/19	HOME DEPOT CREDIT SRV	062119-3762	PURCHASES 5/31-6/20/19	Invoice #644669 WWTP Equipment	546001-53601	\$138.10
401	8743	07/29/19	HOMETEAM PEST DEFENSE INC	64147100/101	WWTP PEST CONTROL	R&M-General	546001-53601	\$124.10
401	8745	07/29/19	JAMES TURNER	071819-2946	13546 EAGLE POINTE DR 2340812946 REFUND	Other Current Liabilities	229000	\$7.47
401	8746	07/29/19	JANIS RUTHERFORD	071219-2626	13064 CREEKSIDE LANE 2341202626 REFUND	Other Current Liabilities	229000	\$81.93
401	8747	07/29/19	LESTER SICKELS	071219-1303	3504 KENNETH RD 2310031303 REFUND	Other Current Liabilities	229000	\$117.59
401	8748	07/29/19	MURRY TUSTIN	071219-7837	14250 SPRUCE LA 2310057837 REFUND	Other Current Liabilities	229000	\$12.59
401	8750	07/29/19	PUTNAM MECHANICAL, LLC	1329-123	PREVENTIVE MAINT AGRMNT WWTP	R&M-General	546001-53601	\$210.00
401	8751	07/29/19	RIVERWOOD COMMUNITY ASSOCIATIO	072419-REIMB	REIMB FOR DIST APPR IRR REPAIRS	Misc-Contingency	549900-53601	\$50.70
401	8753	07/31/19	INFRAMARK, LLC	1126903	LS9 TRIPPING/PUMPED DOWN STATION	R&M-General	546001-53601	\$137.24
401	8753	07/31/19	INFRAMARK, LLC	1126902	HIGH ALARM FOR LIFT STATION	R&M-General	546001-53601	\$257.33
401	8753	07/31/19	INFRAMARK, LLC	1126901	HIGH ALARM @ LS1 REBOOTED	R&M-General	546001-53601	\$566.12
401	8753	07/31/19	INFRAMARK, LLC	1126900	MASTER METER LEAK ON C12	R&M-General	546001-53601	\$2,960.80
401	8753	07/31/19	INFRAMARK, LLC	1126899	8 WATER METER CHANGE-OUTS	R&M-General	546001-53601	\$837.44
401	8753	07/31/19	INFRAMARK, LLC	1126898	IRRIGATION MAINT/REPAIRS	R&M-General	546001-53601	\$403.23
401	8753	07/31/19	INFRAMARK, LLC	1126897	IRR PMP STATION MAINT	R&M-General	546001-53601	\$205.86
401	8753	07/31/19	INFRAMARK, LLC	1126896	IRR METER CHANGE-OUTS	LIFT STATIONS/SCADA SYSTEM	546001-53601	\$523.40
401	8753	07/31/19	INFRAMARK, LLC	42983		ProfServ-Mgmt Consulting Serv	531027-51201	\$6,997.00
401	8753	07/31/19	INFRAMARK, LLC	42983		ProfServ-Mgmt Consulting Serv	531027-51201	\$2,766.25
401	8753	07/31/19	INFRAMARK, LLC	42983		ProfServ-Mgmt Consulting Serv	531027-51201	\$1,627.25
401	8753	07/31/19	INFRAMARK, LLC	42983		Postage and Freight	541006-51301	\$15.61
401	8753	07/31/19	INFRAMARK, LLC	42983		Postage and Freight	541006-51301	\$6.17
401	8753	07/31/19	INFRAMARK, LLC	42983		Postage and Freight	541006-51301	\$3.63
401	8753	07/31/19	INFRAMARK, LLC	42983		Printing and Binding	547001-51301	\$3.05
401	8753	07/31/19	INFRAMARK, LLC	42983		Printing and Binding	547001-51301	\$1.21
401	8753	07/31/19	INFRAMARK, LLC	42983		Printing and Binding	547001-51301	\$0.71



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401	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Web Hosting	549915-51301	\$86.00
401	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Web Hosting	549915-51301	\$34.00
401	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Web Hosting	549915-51301	\$20.00
401	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Records Storage	549069-51301	\$43.00
401	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Records Storage	549069-51301	\$17.00
401	8753	07/31/19	INFRAMARK, LLC	42983		Misc-Records Storage	549069-51301	\$10.00
401	8753	07/31/19	INFRAMARK, LLC	42983		R&M-General	546001-53601	\$476.24
401	8754	07/31/19	NHC UTILITIES INC	071619 CHK	BILL PRD 6/20-7/16/19	Utility - Water & Sewer	543021-53601	\$18.12
401	ACH236	07/08/19	COMCAST COMMUNICATIONS - ACH	061619-2801	BILL PRD 6/20-7/19/19 WWTP LAB	Communication - Telephone	541003-53601	\$132.01
401	ACH238	07/02/19	FLORIDA POWER & LIGHT	062119 ACH	BILL PRD 5/22-6/21	Electricity - General	543006-53601	\$2,575.16
401	ACH238	07/02/19	FLORIDA POWER & LIGHT	062119 ACH	BILL PRD 5/22-6/21	Electricity - General	543006-53601	\$3,338.75
401	ACH240	07/10/19	CENTURYLINK - ACH	16318-061919	BILL PRD 6/19-7/18/19	#311616318 WWTP	541003-53601	\$288.93
401	ACH246	07/30/19	WASTE MANAGEMENT - ACH	9778119-0336-7 ACH	JULY REFUSE REMOVAL	R&M-General	546001-53601	\$121.40
401	ACH248	07/29/19	FLORIDA POWER & LIGHT	071619 ACH	BILL PRD 6/14-7/16/19	Electricity - General	543006-53601	\$242.03
<b>Fund Total</b>								<b>\$342,828.93</b>

<b>Total Checks Paid</b>	<b>\$483,783.67</b>
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RIVERWOOD  
Community Development District

Accounts Payable Detail  
July 31, 2019

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND (001) - 001</u>								
001	8755	08/02/19	AQUATIC CONSULTING	11534	RETENTION POND & DRAINAGE REPAIR	Capital Outlay	564043-57250	\$69,000.00
001	8758	08/02/19	PETE'S PATIO & FURN OUTLET	061219-FINAL	FURNITURE COMPLETION	Reserves-Rec Facilities	568128-58100	\$7,272.00
001	ACH250	08/03/19	FLORIDA POWER & LIGHT	072319 ACH	BILL PRD 6/21-7/23/19	Electricity - General	543006-54101	\$255.51
001	ACH250	08/03/19	FLORIDA POWER & LIGHT	072319 ACH	BILL PRD 6/21-7/23/19	Electricity - General	543006-57250	\$3,302.96
001	ACH250	08/03/19	FLORIDA POWER & LIGHT	072319 ACH	BILL PRD 6/21-7/23/19	Electricity-Pool	543055-57250	\$619.75
<b>Fund Total</b>								<b>\$80,450.22</b>
<u>WATER, SEWER &amp; IRRIGATION FUND - 401</u>								
401	8756	08/02/19	FERGUSON	1434007	PARTS FOR METER	R&M-General	546001-53601	\$276.23
401	8756	08/02/19	FERGUSON	1433850	SEWER PARTS	R&M-General	546001-53601	\$195.00
401	8757	08/02/19	KARLE ENVIRO ORGANIC	10095	SLUDGE HAULING / PUMP TRUCK / CRANE	R&M-Sludge Hauling	546129-53601	\$5,000.00
401	8757	08/02/19	KARLE ENVIRO ORGANIC	10104	SLUDGE HAULING 7/22/19	R&M-Sludge Hauling	546129-53601	\$1,020.00
401	ACH249	08/07/19	COMCAST COMMUNICATIONS - ACH	071619-2801 ACH	BILL PRD 7/20-8/19/19 OFC LAB541003	Communication - Telephone	541003-53601	\$132.36
401	ACH250	08/03/19	FLORIDA POWER & LIGHT	072319 ACH	BILL PRD 6/21-7/23/19	Electricity - General	543006-53601	\$2,426.26
401	ACH250	08/03/19	FLORIDA POWER & LIGHT	072319 ACH	BILL PRD 6/21-7/23/19	Electricity - General	543006-53601	\$3,723.57
401	ACH251	08/18/19	CENTURYLINK - ACH	071919-6318 ACH	BILL PRD 7/19-8/18/19	#311616318 WWTP	541003-53601	\$288.93
<b>Fund Total</b>								<b>\$13,062.35</b>
<b>Total</b>								<b>\$93,512.57</b>

Riverwood  
Community Development District

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Accrued Expenses Detail  
July 31, 2019

<u>Fund</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	
General Fund	Weiser Security	07/19 Gatehouse Attendants	7,000	Estimated
General Fund	Solitude Lake Management	07/19 Lake Maintenance	2,133	Estimated
Water & Sewer Fund	Charlotte County Utilities	07/19 Bulk Water	26,411	Estimated
<b>Total Accrued Expenses</b>			<b>35,544</b>	

# Riverwood CDD

## Bank Reconciliation

Bank Account No. 9701 Valley National Bank - GF Checking  
Statement No. 07-19  
Statement Date 7/31/2019

<b>G/L Balance (LCY)</b>	669,838.51	<b>Statement Balance</b>	829,014.86
<b>G/L Balance</b>	669,838.51	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	829,014.86
<b>Subtotal</b>	669,838.51	<b>Outstanding Checks</b>	159,176.35
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	669,838.51	<b>Ending Balance</b>	669,838.51
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
7/24/2019	Payment	55452	RIVERWOOD CDD	99,225.10	0.00	99,225.10
7/29/2019	Payment	55453	WILLIS A. SMITH CONSTRUCTION, INC.	59,951.25	0.00	59,951.25
<b>Total Outstanding Checks.....</b>				<b>159,176.35</b>		<b>159,176.35</b>



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

Page: 1  
Chks Paid: 6  
Statement Date: 07/31/19  
Account Number: 9701

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

Non-Check Transactions

Date	Description	Amount
07/09	FLA DEPT REVENUE C01 ID: 82722720	129.77-
07/11	OMAD:20190711B1B7SM1F00003407110 ORIG PARTY NAME:VICKIE L POTTS C REF FOR BEN:RIVERWOOD	5,969.72

Checks in Order

Date	Number	Amount	Date	Number	Amount
07/09	55446	167,711.36	07/02	55449	184.70
07/16	55447	184.70	07/30	55450	184.70
07/29	55448	184.70	07/24	55451	184.70

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
06/28	991,809.77	07/11	829,753.66	07/29	829,199.56
07/02	991,625.07	07/16	829,568.96	07/30	829,014.86
07/09	823,783.94	07/24	829,384.26		

Account Summary

Previous Statement Date: 06/28/19

Beginning	Interest	Service	Ending
Balance + Deposits + Paid -	Withdrawals - Charge		Balance
991,809.77	5,969.72 .00	168,764.63 .00	829,014.86

Statement from 06/29/19 Thru 07/31/19

YTD Interest Paid .00

\*\* Prevent check fraud with Valley Positive Pay/Payee \*\*  
 \*\* an early-warning system that allows you to stop fraudulent \*\*  
 \*\* check transactions before they hit your account. \*\*  
 \*\* To learn more or get started, contact your Treasury Sales Officer \*\*  
 \*\* or visit your local branch. \*\*

(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. 55446 65-1429631
Date 08/26/2019	Amount \$*****167,711.36		
***One Hundred Sixty Seven Thousand Seven Hundred Eleven and 36/100 DOLLARS			
Pay to the order of	WILLIS A. SMITH CONSTRUCTION 5301 LAKEWOOD RANCH BLVD. N. SARASOTA, FL 34240		
		Authorized Signature	
#55446# ⑆063114289⑆		9701⑆	

FOR DEPOSIT ONLY

08/26/2019 08:26:19 AM 167711.36 050162818322

Check#:55446, Amount:\$167,711.36, Date:7/9

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55447 65-1429631
Date 08/27/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
JAMES J MARTONE 3379 OSTRY LANE FORT CHARLOTTE, FL 33953		Authorized Signature	
#55447# ⑆063114289⑆		9701⑆	

FOR DEPOSIT ONLY

08/27/2019 08:27:19 AM 184.70 050162818322

Check#:55447, Amount:\$184.70, Date:7/16

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55448 65-1429631
Date 08/27/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
RITA F ANDERSON 2656 MYAKKA MARSH LANE PORT CHARLOTTE, FL 33953		Authorized Signature	
#55448# ⑆063114289⑆		9701⑆	

FOR DEPOSIT ONLY

08/27/2019 08:27:19 AM 184.70 050162818322

Check#:55448, Amount:\$184.70, Date:7/29

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55449 65-1429631
Date 08/27/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
RICHARD J KNAUB 13008 CEDAR CREEK DR PORT CHARLOTTE, FL 33953		Authorized Signature	
#55449# ⑆063114289⑆		9701⑆	

FOR DEPOSIT ONLY

08/27/2019 08:27:19 AM 184.70 050162818322

Check#:55449, Amount:\$184.70, Date:7/2

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55450 65-1429631
Date 08/27/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
LUCILLE SYREK 13065 CEDAR CREEK DR PORT CHARLOTTE, FL 33953		Authorized Signature	
#55450# ⑆063114289⑆		9701⑆	

FOR DEPOSIT ONLY

08/27/2019 08:27:19 AM 184.70 050162818322

Check#:55450, Amount:\$184.70, Date:7/30

Riverwood CDD 210 NORTH UNIVERSITY DRIVE SUITE 702 CORAL SPRINGS, FL 33071		Valley National Bank - OF Checking	Check No. 55451 65-1429631
Date 08/27/19	Amount \$*****184.70		
*** ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS			
MICHAEL S SPILLANE 3336 PENNYROYAL RD PORT CHARLOTTE, FL 33953		Authorized Signature	
#55451# ⑆063114289⑆		9701⑆	

FOR DEPOSIT ONLY

08/27/2019 08:27:19 AM 184.70 050162818322

Check#:55451, Amount:\$184.70, Date:7/24

# Riverwood CDD

## Bank Reconciliation

Bank Account No. 5717 Wells Fargo - ENT Checking  
Statement No. 07-19  
Statement Date 7/31/2019

G/L Balance (LCY)	276,263.45	Statement Balance	340,948.93
G/L Balance	276,263.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	340,948.93
Subtotal	276,263.45	Outstanding Checks	64,685.48
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	276,263.45	Ending Balance	276,263.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
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
3/18/2019	Payment	8453	DAVID & KERIANN YOHLER	3.09	0.00	3.09
3/21/2019	Payment	8467	KENNETH HENDERSON	85.61	0.00	85.61
4/18/2019	Payment	8500	MARY KAY VANDECARR	150.00	0.00	150.00
5/1/2019	Payment	8552	MARCIEN LEMAIRE	142.13	0.00	142.13
6/3/2019	Payment	8629	KARLE ENVIRO ORGANIC	1,020.00	0.00	1,020.00
7/29/2019	Payment	8735	CHARLOTTE COUNTY UTILITIES	1,117.00	0.00	1,117.00
7/29/2019	Payment	8736	FERGUSON	426.96	0.00	426.96
7/29/2019	Payment	8737	FORTILINE WATERWORKS	6,983.24	0.00	6,983.24
7/29/2019	Payment	8738	GULFCOAST ENGRAVING	354.40	0.00	354.40
7/29/2019	Payment	8739	KARLE ENVIRO ORGANIC	2,040.00	0.00	2,040.00
7/29/2019	Payment	8740	BRENNTAG MID-SOUTH INC	811.00	0.00	811.00
7/29/2019	Payment	8741	GULFCOAST ENGRAVING	149.25	0.00	149.25
7/29/2019	Payment	8742	HOME DEPOT CREDIT SRV	714.25	0.00	714.25
7/29/2019	Payment	8743	HOMETEAM PEST DEFENSE INC	124.10	0.00	124.10
7/29/2019	Payment	8744	HOWARD'S POOL WORLD	2,194.39	0.00	2,194.39
7/29/2019	Payment	8745	JAMES TURNER	7.47	0.00	7.47
7/29/2019	Payment	8746	JANIS RUTHERFORD	81.93	0.00	81.93
7/29/2019	Payment	8747	LESTER SICKELS	117.59	0.00	117.59
7/29/2019	Payment	8748	MURRY TUSTIN	12.59	0.00	12.59
7/29/2019	Payment	8749	OFFICE DEPOT	18.04	0.00	18.04
7/29/2019	Payment	8750	PUTNAM MECHANICAL, LLC	210.00	0.00	210.00
7/29/2019	Payment	8751	RIVERWOOD COMMUNITY ASSOCIATIO	50.70	0.00	50.70
7/29/2019	Payment	8752	WEISER SECURITY SERVICE, INC	7,081.74	0.00	7,081.74
7/31/2019	Payment	8753	INFRAMARK, LLC	38,886.35	0.00	38,886.35
7/31/2019	Payment	8754	NHC UTILITIES INC	1,328.31	0.00	1,328.31
<b>Total Outstanding Checks.....</b>				<b>64,685.48</b>		<b>64,685.48</b>

# Commercial Checking Acct Public Funds

Agenda Page 52

**WELLS  
FARGO**

Account number: **5717** ■ July 1, 2019 - July 31, 2019 ■ Page 1 of 5  
Number of enclosures: 65

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](https://www.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	\$369,661.51	\$297,777.55	-\$326,490.13	\$340,948.93

## Credits

### Deposits

Effective date	Posted date	Amount	Transaction detail
	07/31	99,225.10	Deposit
		<b>\$99,225.10</b>	<b>Total deposits</b>

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
07/01		94.65	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/01		46.80	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/01		205.60	Heartland ACH Funds 063019 3093665 Riverwood Cdd
07/03		5,018.26	Crestline Softwa Riverwood Riverwood 6/24 - 6/28 Lockbox Transfer
07/03		389.22	Heartland ACH Funds 070219 3095714 Riverwood Cdd
07/05		46.30	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/05		171.68	Heartland ACH Funds 070419 3096673 Riverwood Cdd
07/05		104.65	Heartland ACH Funds 070419 3098275 Riverwood Cdd
07/05		14.00	Heartland ACH Funds 070419 3099028 Riverwood Cdd
07/08		91.21	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/09		169.21	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/09		209.65	Heartland ACH Funds 070819 3100601 Riverwood Cdd
07/10		105.15	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/10		35,860.04	Crestline Softwa Riverwood Riverwood 7/1 - 7/5 Lockbox Transfer
07/10		406.82	Heartland ACH Funds 070919 3101704 Riverwood Cdd
07/11		109.49	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
07/11		92.85	Heartland ACH Funds 071019 3103731 Riverwood Cdd
07/11		46.30	Heartland ACH Funds 071019 3105064 Riverwood Cdd



**Electronic deposits/bank credits (continued)**

Effective date	Posted date	Amount	Transaction detail
	07/12	46.30	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/15	216.45	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/15	84.65	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/15	85.47	Heartland ACH Funds 071419 3106552 Riverwood Cdd
	07/16	46.30	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/16	5,565.05	ACH Origination - Riverwood Cdd - File 3650764954 Coid 2650318744
	07/16	103.75	Heartland ACH Funds 071519 3107639 Riverwood Cdd
	07/17	2,394.47	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/17	59,227.66	Crestline Softwa Riverwood Riverwood 7/8 - 7/12 Lockbox Transfer
	07/17	30,916.30	ACH Origination - Riverwood Cdd - File 3650764954 Coid 2650318744
	07/17	230.78	Heartland ACH Funds 071619 3108759 Riverwood Cdd
	07/18	65.97	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/18	110.30	Heartland ACH Funds 071719 3111639 Riverwood Cdd
	07/18	108.59	Heartland ACH Funds 071719 3109811 Riverwood Cdd
	07/18	46.30	Heartland ACH Funds 071719 3110516 Riverwood Cdd
	07/19	256.53	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/19	93.75	Heartland ACH Funds 071819 3112188 Riverwood Cdd
	07/22	7,332.20	Heartland ACH Funds 072119 3112963 Riverwood Cdd
	07/23	500.00	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/24	35,029.74	Crestline Softwa Riverwood Riverwood 7/15 - 7/19 Lockbox Transfer
	07/24	90.76	Heartland ACH Funds 072319 3115183 Riverwood Cdd
	07/29	328.13	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/29	84.65	Hrtland Pmt Sys Txns/Fees 650000010583642 Riverwood Community DE
	07/31	12,120.69	Crestline Softwa Riverwood Riverwood 7/22-7/26 Lockbox Transfer
	07/31	285.78	Heartland ACH Funds 073019 3122308 Riverwood Cdd
		<b>\$198,552.45</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$297,777.55</b>	<b>Total credits</b>

**Debits****Electronic debits/bank debits**

Effective date	Posted date	Amount	Transaction detail
	07/02	37.70	Fpl Direct Debit Elec Pymt 07/19 8354175278 Ppda Riverwood Community DE
	07/02	33.80	Fpl Direct Debit Elec Pymt 07/19 8254585550 Ppda Riverwood Community DE
	07/02	29.08	Fpl Direct Debit Elec Pymt 07/19 4681576130 Ppda Riverwood Community DE
	07/02	24.77	Fpl Direct Debit Elec Pymt 07/19 4152287217 Ppda Riverwood Community DE
	07/02	23.27	Fpl Direct Debit Elec Pymt 07/19 4735144034 Ppda Riverwood Community DE
	07/02	22.08	Fpl Direct Debit Elec Pymt 07/19 0391232584 Ppda Riverwood Community DE

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

Effective date	Posted date	Amount	Transaction detail
	07/02	20.28	Fpl Direct Debit Elec Pymt 07/19 3049193406 Ppda Riverwood Community DE
	07/02	16.57	Fpl Direct Debit Elec Pymt 07/19 7757767061 Ppda Riverwood Community DE
	07/02	15.46	Fpl Direct Debit Elec Pymt 07/19 8394770047 Ppda Riverwood Community DE
	07/03	2,689.78	Fpl Direct Debit Elec Pymt 07/19 2271603348 Ppda Riverwood Community DE
	07/03	2,558.70	Fpl Direct Debit Elec Pymt 07/19 9372388067 Ppda Riverwood Community DE
	07/03	900.60	Fpl Direct Debit Elec Pymt 07/19 2772516544 Ppda Riverwood Community DE
	07/03	656.63	Fpl Direct Debit Elec Pymt 07/19 5800022559 Ppda Riverwood Community DE
	07/03	538.93	Fpl Direct Debit Elec Pymt 07/19 5926156174 Ppda Riverwood Community DE
	07/03	204.18	Fpl Direct Debit Elec Pymt 07/19 3197011251 Ppda Riverwood Community DE
	07/03	183.75	Fpl Direct Debit Elec Pymt 07/19 9575679049 Ppda Riverwood Community DE
	07/03	153.71	Fpl Direct Debit Elec Pymt 07/19 9242874197 Ppda Riverwood Community DE
	07/03	107.16	Fpl Direct Debit Elec Pymt 07/19 3968495352 Ppda Riverwood Community DE
	07/03	86.74	Fpl Direct Debit Elec Pymt 07/19 7200208465 Ppda Riverwood Community DE
	07/03	48.21	Fpl Direct Debit Elec Pymt 07/19 1833261256 Ppda Riverwood Community DE
	07/03	32.47	Fpl Direct Debit Elec Pymt 07/19 5558822259 Ppda Riverwood Community DE
	07/03	30.99	Fpl Direct Debit Elec Pymt 07/19 0147083497 Ppda Riverwood Community DE
	07/03	27.86	Fpl Direct Debit Elec Pymt 07/19 4196594453 Ppda Riverwood Community DE
	07/03	26.47	Fpl Direct Debit Elec Pymt 07/19 4710547151 Ppda Riverwood Community DE
	07/03	25.67	Fpl Direct Debit Elec Pymt 07/19 5950995190 Ppda Riverwood Community DE
	07/03	24.07	Fpl Direct Debit Elec Pymt 07/19 7758909258 Ppda Riverwood Community DE
	07/03	16.46	Fpl Direct Debit Elec Pymt 07/19 4895648063 Ppda Riverwood Community DE
	07/08	1,426.60	Fpl Direct Debit Elec Pymt 07/19 8949056546 Ppda Riverwood Community DE
	07/08	30.35	Fpl Direct Debit Elec Pymt 07/19 9582040052 Ppda Riverwood Community DE

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

Effective date	Posted date	Amount	Transaction detail
	07/08	28.87	Fpl Direct Debit Elec Pymt 07/19 8891975180 Ppda Riverwood Community DE
	07/08	24.40	< Business to Business ACH Debit - Sams Club Direct Sams Epay 070519 1908350747 02752966028
	07/09	11.45	Fpl Direct Debit Elec Pymt 07/19 1580431581 Ppda Riverwood Community DE
	07/10	132.01	Comcast 8535100 601052801 190709 4320264 Riverwood *Cdd
	07/11	202.07	Client Analysis Svc Chrg 190710 Svc Chge 0619 5717
	07/11	288.93	Centurylink Speedpay 190710 xxxxx6318 150358476
	07/12	96.90	Comcast 8535100 600933357 190711 1557048 Riverwood *Cdd
	07/15	294.05	Comcast 8535100 600933852 190714 0553258 Riverwood *Cdd
	07/19	129.41	ACH Returns - - File 3650764954 Coid 2650318744
	07/22	296.97	Comcast 8535100 601160646 190720 1086180 Riverwood *Cdd
	07/22	182.13	Comcast 8535100 601051274 190721 3215225 Riverwood *Cdd
	07/22	162.18	Frontier Online E-Bill 98860735 Riverwood Cdd
	07/23	121.40	Waste Management Internet 190721 043000099059598 Cdd Riverwood
	07/23	26.27	Waste Management Internet 190721 043000099042576 Cdd Riverwood
	07/30	73.59	Fpl Direct Debit Elec Pymt 07/19 4999304001 Ppda Riverwood Community DE
	07/30	49.39	Fpl Direct Debit Elec Pymt 07/19 8254585550 Ppda Riverwood Community DE
	07/30	38.77	Fpl Direct Debit Elec Pymt 07/19 8354175278 Ppda Riverwood Community DE
	07/30	28.48	Fpl Direct Debit Elec Pymt 07/19 4681576130 Ppda Riverwood Community DE
	07/30	26.77	Fpl Direct Debit Elec Pymt 07/19 4152287217 Ppda Riverwood Community DE
	07/30	24.77	Fpl Direct Debit Elec Pymt 07/19 4735144034 Ppda Riverwood Community DE
	07/30	21.47	Fpl Direct Debit Elec Pymt 07/19 3049193406 Ppda Riverwood Community DE
	07/30	21.16	Fpl Direct Debit Elec Pymt 07/19 0391232584 Ppda Riverwood Community DE
	07/30	14.96	Fpl Direct Debit Elec Pymt 07/19 8394770047 Ppda Riverwood Community DE
	07/31	16.26	Fpl Direct Debit Elec Pymt 07/19 7757767061 Ppda Riverwood Community DE

**\$12,305.00****Total electronic debits/bank debits**

< **Business to Business ACH:** If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

**Checks paid**

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
8647	222.04	07/05	8672	28.78	07/01	8676	480.00	07/16
8658 *	38.77	07/08	8673	24.95	07/03	8677	1,500.00	07/01
8668 *	38,416.02	07/02	8674	1,020.00	07/03	8679 *	3,500.32	07/02
8671 *	45.00	07/08	8675	7,272.00	07/01	8680	13.67	07/05

**Checks paid (continued)**

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
8681	7,186.85	07/10	8699	1,267.31	07/15	8718	4,445.40	07/22
8682	9.59	07/03	8700	35.00	07/17	8719	1,498.50	07/23
8683	460.00	07/03	8701	44.56	07/16	8720	23,050.00	07/25
8684	66.92	07/03	8702	804.85	07/15	8721	210.99	07/22
8685	57.40	07/09	8703	32.97	07/17	8722	6,584.84	07/22
8686	145.00	07/01	8705 *	39,646.51	07/17	8723	200.76	07/24
8687	3,550.32	07/01	8706	5,897.95	07/16	8724	279.96	07/29
8688	69.93	07/08	8707	62.09	07/17	8725	3,755.92	07/22
8689	851.30	07/08	8708	64.61	07/16	8726	74.36	07/22
8690	550.00	07/11	8709	760.00	07/15	8727	6,399.64	07/22
8691	474.66	07/08	8710	70.18	07/16	8728	272.51	07/29
8692	29.40	07/08	8711	2,133.00	07/16	8729	71,432.66	07/29
8693	5.53	07/19	8712	6,956.16	07/16	8730	6,600.00	07/25
8694	5,400.00	07/08	8713	666.51	07/15	8731	7,600.00	07/30
8695	1,185.00	07/15	8714	57.90	07/19	8732	209.00	07/25
8696	40,712.21	07/12	8715	977.50	07/22	8733	6,043.75	07/30
8697	104.97	07/15	8716	310.68	07/25	8734	249.03	07/29
8698	2,040.00	07/16	8717	29.40	07/19			
<b>\$314,185.13</b>			<b>Total checks paid</b>					

\* Gap in check sequence.

<b>\$326,490.13</b>	<b>Total debits</b>
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**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
06/30	369,661.51	07/11	331,230.40	07/22	311,494.22
07/01	357,512.46	07/12	290,467.59	07/23	310,348.05
07/02	315,373.11	07/15	285,771.47	07/24	345,267.79
07/03	310,886.75	07/16	273,800.11	07/25	315,098.11
07/05	310,987.67	07/17	326,792.75	07/29	243,276.73
07/08	302,659.60	07/18	327,123.91	07/30	229,333.62
07/09	302,969.61	07/19	327,251.95	07/31	340,948.93
07/10	332,022.76				
<b>Average daily ledger balance</b>		<b>\$309,813.32</b>			



0182 0000 0002656 7238.  
JUNE 2019

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.....	\$	293,499.58
Investable Balance Available for Services.....	=	293,499.58
Earnings Allowance.....@ 0.40%.....	\$	96.49
Net Earnings Allowance.....	=	96.49
Current Month Analyzed Charges.....	-	298.56
Current Month Position.....	=	(202.07)
Net Shortfall Due.....	\$	202.07
Total Amount Due.....	\$	202.07

Number of days this cycle: 30  
Investable balance required to offset \$1.00 of analyzed charges: \$ 3,042  
Balance required to offset all current month analyzed charges: \$ 908,121  
(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 JUL 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	312,682.48	293,499.58	0.00	0.00%	298.56

\* Indicates billing account

SERVICE DETAIL

Svc Code	AFP Code	Service Description	Unit Price	Volume	Service Charges
IAMTH	00 0230	RECOUPMENT MONTHLY	0.00000	312.68	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	35.00	12.25
CK049	01 0310	DDA STATEMENT - PAPER	2.11000	1.00	2.11
GENERAL ACCOUNT SERVICES					66.86
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	63.00	1.26
22202	15 0100	DDA CHECKS PAID	0.24000	63.00	15.12



CLIENT ANALYSIS STATEMENT

22030	15 0412	STOP PAYMENT - AUTO RENEWAL	0.00000	2.00	0.00
PAPER DISBURSEMENT SERVICES					17.22
34330	25 0703	ACH CEO SUBSCRIPTION - ACCOUNT	0.00000	3.00	0.00
CK018	25 0201	ELECTRONIC CREDITS POSTED	0.40000	39.00	15.60
34340	25 0400	ACH CEO RETURN SUBSCRIPTION-ACCOUNT	0.00000	3.00	0.00
34342	25 0400	ACH CEO RETURN SUBSCRIPTION - ITEM	0.00000	2.00	0.00
ES280	25 0000	ACH MONTHLY BASE	65.00000	1.00	65.00
ES211	25 0102	ACH ONE DAY ITEM	0.15500	335.00	51.93
ES216	25 0102	ACH SAME DAY	0.15500	66.00	10.24
ES344	25 0202	ACH RECEIVED ITEM	0.02000	75.00	1.50
06502	25 0302	ACH RETURN ITEM-ELECTRONIC	2.50000	1.00	2.50
06505	25 0302	ACH RETURN ADMIN -ELECTRONIC	2.50000	1.00	2.50
ES801	25 0501	ACH TRANSMISSION CHARGE	16.00000	1.00	16.00
GENERAL ACH SERVICES					165.27
27707	40 0340	CEO SEARCH	0.99000	1.00	0.99
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	143.00	5.72
34120	40 0055	CEO INTRADAY REPORTING MAINTENANCE	20.00000	1.00	20.00
34123	40 0222	CEO EVENT MESSAGING SERVICE - EMAIL	0.75000	2.00	1.50
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	449.00	0.00
INFORMATION SERVICES					48.21
Total Analyzed Charges					298.56
Total Fee Based Charges					0.00
Total Service Charges					298.56

TREND ANALYSIS

Month	Average Ledger Balance	Average Positive Collected Balance	Investable Balance Available for Services	Earnings Credit Rate	Earnings Allowance	Fee Based Charges	Analyzed Charges	Monthly Position
JAN 2019	294,979	286,728	286,728	0.40%	97	0	226	(128)
FEB 2019	257,040	250,790	250,790	0.40%	77	0	306	(229)
MAR 2019	344,165	319,616	319,616	0.40%	109	0	339	(231)
APR 2019	384,243	383,917	383,917	0.40%	126	0	313	(187)
MAY 2019	340,233	308,700	308,700	0.40%	105	0	355	(250)
JUN 2019	312,682	293,500	293,500	0.40%	96	0	299	(202)
AVG	322,224	307,209	307,209					

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 July 2019

	<b>Date</b>	<b>Additions</b>	<b>Expense</b>	<b>Balance</b>
	October 2016	\$93.00		<b>\$7,753.70</b>
(21)	November 2016	\$131.00	\$15.00	<b>\$7,869.70</b>
(22)	December 2016	\$338.00	\$347.00	<b>\$7,860.70</b>
	January 2017	\$2,183.00		<b>\$10,043.70</b>
(23)	March 2017	\$253.00	\$210.00	<b>\$10,086.70</b>
(24)	April 2017	\$0.00	\$37.00	<b>\$10,049.70</b>
	May 2017	\$160.00		<b>\$10,209.70</b>
(25)	July 2017	\$0.00	\$110.00	<b>\$10,099.70</b>
	November 2017	\$100.00		<b>\$10,199.70</b>
(26)	December 2017	\$0.00	\$168.00	<b>\$10,031.70</b>
(27)	January 2018	\$0.00	\$230.00	<b>\$9,801.70</b>
	March 2018	\$537.00		<b>\$10,338.70</b>
(28)	July 2018	\$0.00	\$110.00	<b>\$10,228.70</b>
(29)	May 2019		\$494.00	<b>\$9,734.70</b>
(30)	June 2019	\$1,037.00	\$70.00	<b>\$10,701.70</b>
	<b>TOTAL</b>	<b>\$17,282.76</b>	<b>\$6,581.06</b>	<b>\$10,701.70</b>

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
- (29) \$494 for doggie bags and dispenser
- (30) Inframark for Amazon purchase

# RIVERWOOD

## Community Development District

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**Ponds Reserves - General Fund**  
From Inception to July 2019

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

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 July 2019

	Date	Additions	Interest	Expense	Balance
(22)	February 2018	\$0.00	\$0.00	\$48,279.00	<b>\$240,552.37</b>
(23)	March 2018	\$0.00	\$0.00	\$3,600.00	<b>\$236,952.37</b>
(24)	April 2018	\$0.00	\$0.00	\$15,736.00	<b>\$221,216.37</b>
(25)	May 2018	\$130,000.00	\$0.00	\$152,173.00	<b>\$199,043.37</b>
(26)	June 2018	\$0.00	\$0.00	\$10,057.00	<b>\$188,986.37</b>
(27)	July 2018	\$0.00	\$0.00	\$45,886.00	<b>\$143,100.37</b>
(28)	August 2018	\$342,192.00	\$0.00	\$35,746.00	<b>\$449,546.37</b>
(29)	September 2018	\$0.00	\$3,772.41	\$20,772.00	<b>\$432,546.78</b>
(30)	October 2018	\$0.00	\$0.00	\$16,156.00	<b>\$416,390.78</b>
(31)	November 2018	\$0.00	\$0.00	\$23,952.00	<b>\$392,438.78</b>
(32)	December 2018	\$0.00	\$0.00	\$71,182.00	<b>\$321,256.78</b>
(33)	January 2019	\$0.00	\$0.00	(\$20,402.00)	<b>\$341,658.78</b>
(34)	March 2019	\$0.00	\$0.00	\$549.00	<b>\$341,109.78</b>
(35)	April 2019	\$0.00	\$0.00	\$359.00	<b>\$340,750.78</b>
(36)	May 2019	\$0.00	\$0.00	(\$160.00)	<b>\$340,910.78</b>
(37)	June 2019	\$0.00	\$0.00	(\$798.00)	<b>\$341,708.78</b>
(38)	July 2019	\$0.00	\$0.00	\$10,572.00	<b>\$331,136.78</b>
	<b>TOTAL</b>	<b>\$1,168,929.00</b>	<b>\$18,131.91</b>	<b>\$855,924.13</b>	<b>\$331,136.78</b>

#### 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, B lue 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
- (34) TEM Systems, Pro Audio, credit for Home Depot, credit for Sam's Club
- (35) L Syrek for outdoor rugs
- (36) Office Depot credit
- (37) TEM Systems
- (38) Legere's Concrete Creations, Pete's Patio & Furniture Outlet

## RIVERWOOD

## Community Development District

**Road Reserves - General Fund**  
From October 2017 thru July 2019

	Date	Additions	Interest Allocation	Interest-SBA	Expense	Balance
(50)	May 2018				\$913.00	<b>\$97,935.72</b>
(51)	June 2018	\$913.00		\$0.00		<b>\$98,848.72</b>
(52)	August 2018	\$439,299.00		\$0.00	\$6,812.00	<b>\$531,335.72</b>
(53)	September 2018		\$4,458.76	\$0.00	\$1,512.00	<b>\$534,282.48</b>
(54)	December 2018			\$0.00	\$798.00	<b>\$533,484.48</b>
(55)	January 2019			\$0.00	\$20,945.00	<b>\$512,539.48</b>
(56)	March 2019			\$0.00	(\$21,743.00)	<b>\$534,282.48</b>
(57)	June 2019			\$0.00	\$798.00	<b>\$533,484.48</b>
	<b>TOTAL</b>	<u>\$2,478,125.56</u>	<u>\$35,975.41</u>	<u>\$33,380.94</u>	<u>\$2,012,086.43</u>	<u><b>\$533,484.48</b></u>

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  
 (56) Credit for TEM Systems  
 (57) TEM Systems

Reserve Fund Investments:

\$533,484	1.75%	BankUnited	Money Market Account
<u><b>\$533,484</b></u>	<b>Total</b>		

# RIVERWOOD

## Community Development District

### **RV Park Reserves - General Fund** From October 2017 thru July 2019

	<b>Date</b>	<b>Additions</b>	<b>Expense</b>	<b>Balance</b>
(86)	October 2017	\$210.00	\$476.00	<b>\$32,975.60</b>
(87)	November 2017	\$0.00	\$178.00	<b>\$32,797.60</b>
(88)	December 2017	\$5,888.00	\$1,613.00	<b>\$37,072.60</b>
(89)	January 2018	\$10,304.00	\$2,438.00	<b>\$44,938.60</b>
(90)	February 2018	\$1,597.00	\$249.00	<b>\$46,286.60</b>
(91)	March 2018	\$292.00	\$1,544.00	<b>\$45,034.60</b>
(92)	April 2018	\$0.00	\$3,255.00	<b>\$41,779.60</b>
(93)	May 2018	\$140.00	\$3,192.00	<b>\$38,727.60</b>
(94)	June 2018	\$369.00	\$616.00	<b>\$38,480.60</b>
(95)	July 2018	\$0.00	\$4,050.00	<b>\$34,430.60</b>
(96)	August 2018	\$53.00	\$4,694.00	<b>\$29,789.60</b>
(97)	September 2018	\$109.00	\$2,249.00	<b>\$27,649.60</b>
(98)	October 2018	\$0.00	\$712.00	<b>\$26,937.60</b>
(99)	November 2018	\$441.00	\$568.00	<b>\$26,810.60</b>
(100)	December 2018	\$631.00	\$177.00	<b>\$27,264.60</b>
(101)	January 2019	\$4,445.00	\$449.00	<b>\$31,260.60</b>
(102)	February 2019	\$2,722.00	\$1,167.00	<b>\$32,815.60</b>
(103)	March 2019	\$11,168.00	\$541.00	<b>\$43,442.60</b>
(104)	April 2019	\$280.00	\$555.00	<b>\$43,167.60</b>
(105)	May 2019	\$0.00	\$1,233.00	<b>\$41,934.60</b>
(106)	June 2019	\$464.00	\$639.00	<b>\$41,759.60</b>
(107)	July 2019	\$0.00	\$952.00	<b>\$40,807.60</b>
	<b>TOTAL</b>	<b>\$137,127.60</b>	<b>\$99,276.00</b>	<b>\$40,807.60</b>

#### 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.
- (103) Payments to Inframark for management fees and various other allocated costs.
- (104) Payments to Inframark for management fees and various other allocated costs.
- (105) Payments to Inframark for management fees and various other allocated costs.
- (106) Payments to Inframark for management fees and various other allocated costs.
- (107) 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 July 2019

	Date	Additions	Interest	Expense	Balance
	<b>Beginning Balance- 03/05</b>	\$619,779.41			<b>\$619,779.41</b>
(46)	October 2017			\$23,302.00	<b>\$1,169,634.86</b>
(47)	February 2018			\$8,990.00	<b>\$1,160,644.86</b>
(48)	March 2018			\$115,453.00	<b>\$1,045,191.86</b>
(49)	May 2018			\$173,065.22	<b>\$872,126.64</b>
(50)	June 2018			\$6,688.00	<b>\$865,438.64</b>
(51)	July 2018			\$109,750.00	<b>\$755,688.64</b>
(52)	August 2018			\$3,243.00	<b>\$752,445.64</b>
(53)	September 2018	\$355,000.00	\$7,547.18	\$0.00	<b>\$1,114,992.82</b>
(54)	October 2018			\$53,014.00	<b>\$1,061,978.82</b>
(55)	December 2018			\$110,520.00	<b>\$951,458.82</b>
(56)	January 2019			\$179,114.00	<b>\$772,344.82</b>
(57)	March 2019	\$421,168.00			<b>\$1,193,512.82</b>
(58)	May 2019			\$76,384.00	<b>\$1,117,128.82</b>
(59)	June 2019			\$119,056.00	<b>\$998,072.82</b>
(60)	July 2019			\$35,108.00	<b>\$962,964.82</b>
	<b>TOTAL</b>	<b>\$3,802,061.02</b>	<b>\$168,702.11</b>	<b>\$3,007,798.31</b>	<b>\$962,964.82</b>

#### 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.
- (57) Funding per Board direction.
- (58) Edison Oil to fill generator with oil.
- (59) Compressed Air Systems for compressor.
- (60) Inframark for generator.

#### Reserve Fund Investments:

\$748,259	1.75%	Bank United	Money Market Account
\$214,706	2.50%	Bank United	12 month CD, matures 1/16/20
<b>\$962,965</b>		<b>Total</b>	

# RIVERWOOD

## Community Development District

### Water System Reserves - Water & Sewer Fund

From May 2008 thru July 2019

	Date	Additions	Interest	Expense	Balance
	<b>Beginning Balance- 05/08</b>	\$121,845.00			<b>\$121,845.00</b>
(1)	February 2009	\$5,317.00			<b>\$127,162.00</b>
(2)	July 2009			\$2,665.13	<b>\$124,496.87</b>
(3)	April 2010	\$31,504.00			<b>\$156,000.87</b>
	September 2012		\$1,201.47		<b>\$157,202.34</b>
	September 2013		\$191.35		<b>\$157,393.69</b>
(4)	July 2014	\$195,000.00			<b>\$352,393.69</b>
	September 2014		\$1,357.59		<b>\$353,751.28</b>
	September 2015		\$1,115.96		<b>\$354,867.24</b>
(5)	January 2016			\$21,667.00	<b>\$333,200.24</b>
(6)	February 2016			\$3,263.00	<b>\$329,937.24</b>
(7)	March 2016			\$18,265.00	<b>\$311,672.24</b>
	September 2016		\$1,045.46		<b>\$312,717.70</b>
(8)	April 2017			\$31,913.00	<b>\$280,804.70</b>
	September 2017		\$1,634.05		<b>\$282,438.76</b>
(9)	April 2018			\$23,899.32	<b>\$258,539.44</b>
(10)	May 2018			\$5,097.50	<b>\$253,441.94</b>
(11)	June 2018			\$6,236.00	<b>\$247,205.94</b>
(12)	September 2018		\$2,479.52	\$42,000.00	<b>\$207,685.46</b>
(13)	October 2018			\$51,213.00	<b>\$156,472.46</b>
(14)	March 2019	\$140,389.00		\$0.00	<b>\$296,861.46</b>
	<b>TOTAL</b>	<b>\$494,055.00</b>	<b>\$9,025.41</b>	<b>\$206,218.95</b>	<b>\$296,861.46</b>

#### 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.
- (14) Funding per Board direction.

## RIVERWOOD

## Community Development District

**Irrigation System Reserves - Water & Sewer Fund**  
From May 2008 thru July 2019

	Date	Additions	Interest	Expense	Balance
	<b>Beginning Balance- 05/08</b>	\$10.00			<b>\$10.00</b>
(1)	April 2009	\$117,652.00			<b>\$117,662.00</b>
(2)	April 2010	\$38,338.00			<b>\$156,000.00</b>
	September 2012		\$1,201.46		<b>\$157,201.46</b>
(3)	September 2013		\$191.34	\$157,392.80	<b>\$0.00</b>
(4)	May 2014	\$423,480.70		\$423,480.70	<b>\$0.00</b>
(5)	September 2018	\$40,000.00			<b>\$40,000.00</b>
(6)	July 2019			\$23,050.00	<b>\$16,950.00</b>
	<b>TOTAL</b>	<b>\$619,480.70</b>	<b>\$1,392.80</b>	<b>\$603,923.50</b>	<b>\$16,950.00</b>

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  
 (6) Inframark to repair 12" irrigation main

Riverwood  
Community Development District

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Cash and Investment Report  
July 31, 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	\$823,175	\$669,839	0.00%	Valley National	Checking
001	#9952 General Fund MMA	\$1,386,128	\$1,387,940	1.75%	Bank United	Money Market Account
<b>Total Fund 001</b>		<b>\$2,209,303</b>	<b>\$2,057,779</b>			
206	#6001 2018 Interest	\$118,298	\$118,491	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	\$185,635	\$186,152	1.33%	US Bank	First American Govt. Obligation Fund
<b>Total Fund 206</b>		<b>\$435,081</b>	<b>\$435,791</b>			
401	#5717 Water & Sewer Checking	\$303,648	\$276,263	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	\$1,144,484	\$1,146,172	1.75%	Bank United	Money Market Account
<b>Total Fund 401</b>		<b>\$1,682,838</b>	<b>\$1,657,141</b>			

## Riverwood Community Development District

### Series 2018 Construction

July 31, 2019

Sources of Funds:

Drawdown from Valley National Bank Loan	\$8,096,175
Total Sources	\$8,096,175

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
Advance of Remainder of Loan Funds	\$356,284
Activity Center	\$5,324,795
Signalization	\$487,810
Guard House and Willow Bend Road Project	\$0
Total Uses	\$8,096,175

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
Sources of Funds	Total Sources \$8,096,175
Amount Withdrawn	(\$8,096,175)
Amount Remaining	\$0



**Riverwood Community Development District**

**Series 2018 - Invoice List**

July 31, 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
11	03/01/19	Willis A. Smith Construction	\$441,948
12	04/01/19	Willis A. Smith Construction	\$374,530
12	04/01/19	Domenick's Blinds & Décor	\$3,045
12	04/01/19	L&W Supply	\$242
12	04/01/19	Artful Etcher	\$3,200
12	04/01/19	Amazon (cubicles for fitness center)	\$150
13	05/01/19	Willis A. Smith Construction	\$388,358
13	05/01/19	Sam's Club	\$1,536
13	05/01/19	Global Industries	\$2,138
14	06/01/19	Willis A. Smith Construction	\$167,711
14	06/01/19	GMA Architect	\$9,147
14	06/01/19	L Syrek (painting & décor)	\$708
14	06/01/19	L&W Supply	\$6
14	06/01/19	Life Fitness	\$146,931
14	06/01/19	Sam's Club	\$1,197
14	06/01/19	Suncoast Commercial	\$12,772
14	06/01/19	Amazon (cubicles for fitness center)	\$150
14	06/01/19	Domenick's Blinds & Décor	\$7,187
15	07/01/19	Willis A. Smith Construction	\$59,951
Total FY 2019			\$3,659,799
Grand Total			\$5,812,605

## Directors

From 07/01/2019 To 07/31/2019

### Counts

Total Connections	2,707
Total Meters	1,916
Active Connections	1,521
New Accounts	4
Closed Accounts	4
Final Bills	6
Meters	1,916
0.75	1,880
1	2
1.5	18
2	6
4	5
6	5

### Distribution Efficiency Summary

		Units	Percentage
RG	Supplied	2,423.00	100.00%
	Sold	2,195.00	100.00%
	Lost	228.00	0.00%
	Parcels using RG	1,134	
	Average Usage per Parcel	2.14	
IR	Supplied	13,587.50	100.00%
	Sold	13,308.50	100.00%
	Lost	279.00	0.00%
	Parcels using IR	780	
	Average Usage per Parcel	17.42	

### Summary by Billing Type

Billing Type	Total Charges	Bill Count	Average Charge
Late Fees	\$729.11	61	\$11.95
Other	\$1,203.41	23	\$52.32
Returned CK Fee	\$60.00	2	\$30.00
	<b>\$1,992.52</b>	<b>86</b>	<b>\$23.17</b>

### Master Billing Type: Water

Water Base	\$29,948.18	1,127	\$26.57
Water Usage	\$17,622.02	1,125	\$15.66
Stand By	\$967.46	8	\$120.93
<b>Subtotal of Water</b>	<b>\$48,537.66</b>	<b>2,260</b>	<b>\$21.48</b>

### Master Billing Type: Sewer

Sewer Base	\$107,820.20	1,490	\$72.36
<b>Subtotal of Sewer</b>	<b>\$107,820.20</b>	<b>1,490</b>	<b>\$72.36</b>

Summary by Billing Type

Billing Type	Total Charges	Bill Count	Average Charge
Master Billing Type: Irrigation			
Irrigation Base	\$13,087.66	776	\$16.87
Irrigation Usage	\$11,597.65	775	\$14.96
Subtotal of Irrigation	\$24,685.31	1,551	\$15.92
Master Billing Type: Water			
Water Usage	\$26.00	4	\$6.50
Water Base	\$49.38	3	\$16.46
Subtotal of Water	\$75.38	7	\$10.77
Master Billing Type: Sewer			
Sewer Base	\$115.75	3	\$38.58
Subtotal of Sewer	\$115.75	3	\$38.58

Monthly Activity

Item	Amount
Balance Due Through 06/30/19	\$246,378.11
Payments	(\$200,204.82)
Credit Adjustments (Decreases AR)	(\$518.61)
Debit Adjustments (Increases AR)	\$1,469.19
Balance After Payments and Adjustments	\$47,123.87
Bills (includes applicable taxes)	\$180,899.11
Returned Checks	\$129.41
Late Fees (Includes applicable taxes)	\$729.11
Balance Due as of 07/31/19	\$228,881.50

## **Fifth Order of Business**

# Proposed Riverwood CDD Contract



**August 20, 2019**

# Considerations for the Inframark Contract

- The current contract period was from May 2016 through September 2019.
- There has been no increases in the contract since May of 2016.
- Additional maintenance personnel were added when the District took over many of the maintenance functions from the RCA.
- The proposed contract represents a 7% increase in the base contract from the current contract.
- The changes from the current contract include:
  - A) The addition of a full time administrative assistant and
  - B) The cost for providing environmental services (Tim Hall and Associates).

# Considerations for the Inframark Contract

- Slide number 4 is a comparison of the current contract with the proposed contract. The analysis shows the additions to the contract which include: \$59,280 for an administrative assistant position and \$10,000 for the environmental services from Tim Hall and Associates. These two additions to the current contract equal \$69,280 in additional services from the current contract.
- Slide number 5 has the analysis of the onsite personnel. The breakdown shows the salary and benefit costs associated with the maintenance personnel and the new position (administrative assistant).
- Slide 6 and 7 detail the breakdown for our employee benefits and the superior benefits that we offer our employees.
- The margin for our personnel is only 10.5%.

## INFRAMARK MANAGEMENT CONTRACT

<u>SERVICES IN CURRENT CONTRACT</u>	<u>CURRENT CONTRACT*</u>	<u>PROPOSED NEW CONTRACT</u>	<u>% OF INCREASE</u>
Contract	210,866	232,638	
Maintenance Tech On-site Services	112,079	112,079	
SUBTOTAL	322,945	344,717	7%

<u>SERVICES ADDED TO PROPOSED NEW CONTRACT</u>	
Administrator-Salary plus Full Benefits	59,289
Environmental Consultant-Add'l Hours	10,000
TOTAL	414,006

**\*No Increases for 2.5 Years**

<u>CURRENT CONTRACT</u>	
Base Contract	195,266
Website Hosting	2,400
Record Storage	1,200
Beach Club Services (minus Attendants)	12,000
TOTAL	210,866

<u>PROPOSED NEW CONTRACT</u>	
District Manager Services	19,536
Financial Services	45,680
Recording Services	19,842
Consultant Base Services	5,000
Other Dissemination & Website	8,525
On-Site Management Services	134,055
TOTAL	232,638

**THE GOOD NEWS for the 2020 General Fund Budget!**

Assessment Increase
Annual = \$46.54
Monthly = \$3.87



# 2020 Cost Breakdown

## Staffing Plan - Field Staff

Position Title	Position Type	Annual Hours	Hourly Rate	Annual Salary	Benefits	Overhead	Margin	Total Price
Maintenance Technician I	Part Time	1,560	\$17.00	\$26,520	\$8,619	\$7,160	\$4,959	\$47,259
Maintenance Technician I	Part Time	312	\$12.24	\$3,819	\$1,241	\$1,031	\$714	\$6,805
Maintenance Technician I	Full Time	2,080	\$15.65	\$32,556	\$10,581	\$8,790	\$6,088	\$58,015
<b>Total</b>		<b>3,952</b>		<b>\$62,895</b>	<b>\$20,441</b>	<b>\$16,982</b>	<b>\$11,761</b>	<b>\$112,079</b>
					32.5%	15.2%	10.5%	

## Staffing Plan - Admin Assistant

Position Title	Position Type	Annual Hours	Hourly Rate	Annual Salary	Benefits	Overhead	Margin	Total Price
Administrative Assistant	Full Time	2,080	\$16.00	\$33,271	\$10,813	\$8,983	\$6,222	\$59,289
<b>Total</b>		<b>2,080</b>		<b>\$33,271</b>	<b>\$10,813</b>	<b>\$8,983</b>	<b>\$6,222</b>	<b>\$59,289</b>
					32.5%	15.2%	10.5%	

# Cost Breakdown For Onsite Staff

Cost breakdown includes

- Labor rates
- Burden (Taxes and Insurance)
  - Payroll Taxes
  - Retirement
  - Health Insurance
  - Worker Comp Insurance
- Overhead (10 -15%)
  - Vehicles
  - Trailer
  - Office
  - Administrative Support Costs (HSE/HR/IT/Payroll/Uniforms)
  - Supplies
- Margin (10.5%)

Benefits Breakdown:	
Payroll Taxes	7.65%
401K	1.98%
Health Insurance	20.31%
Workers' Compensation	2.56%
<b>Forecasted Benefits Expense:</b>	<b>32.50%</b>

# Superior Employee Benefits

- Our benefit offering is far superior to those of our competitors and gives us a competitive advantage in attracting and retaining talent.
- It includes:
  - Health, Dental and Vision for individuals AND family
    - 3 different health plan options and 2 dental plan options
  - Life Insurance
  - Disability Insurance
  - 401(k) retirement plan
  - Wellness Program
  - Employee Assistance Program
  - Tuition Reimbursement for continuing education

# Comparative Analysis for the Administrative Assistant II Position

District Contractor	Fully Burden Hourly Rate
Johnson Engineering	\$70
DMK Engineering	\$45
Inframark	\$28.50

**5A**

## RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT AGREEMENT

This **Management Services Master Agreement** (the “Agreement”) is made this \_\_\_\_ day of September 2019, between:

- 1) **RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT**, a Community Development District with its principal place of business at 4250 Riverwood Drive, Port Charlotte, Florida, 33953 (hereinafter the “District”); and
- 2) **INFRAMARK, LLC**, a Texas limited liability company registered in Florida, with its principal place of business at 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449 (hereinafter the “Service Company” or “Manager”)

### **BACKGROUND**

The District desires to procure management services required for the District as set forth in Schedule A attached to this Agreement (“Services”) and the Service Company desires to provide said operations and maintenance services to the District.

In consideration of the mutual promises in this Agreement, the parties agree as follows:

### **1) TERM AND TERMINATION**

1.1 The term of this Agreement shall commence on the October 1, 2019 and continue in full force and effect until terminated by either party pursuant to the terms of this Agreement. Either party may terminate this Agreement for convenience upon ninety (90) days written notice to the other party.

1.2 The failure of either party to comply with the terms of this Agreement shall constitute a default. Upon default by one party, the other party shall send written Notice of Termination. Such notice shall clearly specify the nature of the default and provide the defaulting party forty-five (45) days to cure the default. If the default is capable of being cured within forty-five (45) days, but is not cured, the Agreement shall terminate at midnight of the forty-fifth (45th) day following receipt of the Notice. In the case of default that cannot be cured within forty-five (45) days, this Agreement shall not terminate so long as the defaulting party has given written notice of the extension to the other party and the defaulting party has commenced and is diligently pursuing a cure.

1.3 This Agreement may be terminated upon the dissolution or court-declared invalidity of the District.

1.4 Upon termination, the Service Company shall be paid in full for all services rendered and reimbursed for all reasonable costs and/or expenses incurred on behalf of the District through the date of termination.

1.5 If District incurs costs for damages due to a default of the Service Company that results in termination of this Agreement, District may deduct such costs or damages from the

final payment due to Service Company. Such deduction will not exceed the final payment owed to Service Company and will constitute full and final settlement between District and Service Company for all claims against Service Company by District and a release by District of any and all further claims against Service Company.

### **2) SERVICE COMPANY’S SERVICES**

2.1. Service Company shall provide the services as set forth in Schedule A attached to this Agreement (the “Services”).

2.2. It is agreed between the District and the Service Company that the Service Company shall have no liability for any errors contained in the following documents, and shall have no liability for errors which may result from the use of the following documents should errors be contained therein, unless said errors are due to the negligence or misconduct of the Service Company:

- 2.2.1. All financial books and records of the District;
- 2.2.2. All bank statements of all accounts of the District;
- 2.2.3. Copies of all contracts and agreements to which District is a party;
- 2.2.4. Copies of all minutes, resolutions and other official actions of the District; and
- 2.2.5. Copies of recorded Covenants and Restrictions, Articles of Incorporation, by-laws, any amendments thereto, and plats (to include addresses).

2.3. Service Company may offer and/or District may request, that additional services be provided under this Agreement. In the event that the Service Company and the District agree upon a change in the scope of services to be provided under this Agreement, such agreement as well as the change in compensation, if any, shall be agreed to in writing by both Parties and will be invoiced in accordance with this Agreement.

2.4. In performing the services, Service Company may rely on information supplied by the District and Service Company shall not be required to independently verify the accuracy and completeness of such information. In addition, although the Service Company may participate in the accumulation of information developed by others necessary for use in documents

required by the District, Service Company is not responsible for verifying the accuracy of such information.

2.5. Service Company acknowledges and agrees that it owes a duty of loyalty, fidelity and allegiance to the District, to act at all times during the term of this Agreement in the known interests of the District to not knowingly undertake any action which would injure the District's business, interests or reputation. Nothing in this Agreement shall prohibit the Service Company from (a) performing water and wastewater utility management, customer services, utility billing, and operation and maintenance services for the District under a separate agreement; and (b) providing for the benefit of any other district services similar to the services provided to District. Should Service Company wish to provide products or services to District which are not included in the scope of this Agreement, and which exceed a cost of \$5,000.00, then, unless waived by the Board of Supervisors, the District shall utilize a public procurement process to obtain such products services, and Service Company shall not oversee in such procurement process; provided however, the Service Company may submit a bid or proposal to provide such products or services to the District. Under such circumstances, the District hereby waives any and all conflicts of interest or potential conflicts of interest related to such procurements. It is specifically agreed to and understood that Service Company's provision of such services to any other district shall not constitute a conflict of interest under this Agreement

2.6. Even though Service Company's employees may include licensed attorneys and engineers, the District acknowledges that Service Company is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Service Company may offer general interpretation of documents, but legal opinions are obtainable only from the District's legal counsel.

2.7. Service Company shall provide the Services in a professional and workmanlike manner, and in accordance with generally accepted industry practices. THE SERVICE COMPANY EXPRESSLY DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES UNDER LAW.

2.8. If the scope of services requires the Service Company to administer or supervise the District's personnel, the Service Company shall not be responsible for any damages, losses, settlement payments deficiencies, liabilities, costs and expenses resulting from the failure of the District's employees to follow the instructions of the Service Company.

### **3) DISTRICT OBLIGATIONS**

3.1. District shall:

3.1.1. Perform all duties and discharge all responsibilities and obligations not expressly assumed by the Service Company pursuant to the terms of this Agreement;

3.1.2. Obtain and maintain all state, federal, and local permits and licenses required;

3.1.3. Comply with applicable law relating to the

management of the District to the extent that the responsibility of complying with those laws is not specifically assumed by the Service Company under this Agreement (the Service Company shall not be responsible for the District's failure to comply with any provision of applicable law that is not otherwise specifically assumed by the Service Company hereunder); and

3.2 The Service Company shall have no liability for vendor late charges if the late charges are not the result of the Service Company's fault or negligence.

3.3 The District represents and warrants that:

3.3.1 It is duly incorporated, validly existing, and in good standing under the laws of its state;

3.3.2. It has all requisite power, financial capacity, and authority to execute, deliver, and perform its obligations under this Agreement;

3.3.3. The execution, delivery, and performance of this Agreement has been duly and validly authorized by it by all necessary action, and this Agreement constitutes the legal, valid, and binding agreement of it and is enforceable against it in accordance with its terms;

3.3.4. It shall comply with all applicable federal, state, local, or other laws and regulations applicable to the performance by it of its obligations under this Agreement and shall obtain all applicable permits and licenses required of it in connection with its obligations under this Agreement;

3.3.5. There is no outstanding litigation, arbitrated matter or other dispute to which it is a party which, if decided unfavorably to it, would reasonably be expected to have a potential or actual material adverse effect on its ability to fulfill its obligations under this Agreement; and

3.4 The Service Company shall receive direction from the Board of the Supervisors as a whole, or from individual Supervisors who have been authorized by the Board to act in certain areas In the absence of specific authority, the Chair shall be authorized to provide direction to the Service Company on the administrative matters of the District. The District acknowledges and agrees that in the course of providing the Services, it may be necessary for Service Company to use District computer systems, data systems, or networks, or to come into contact with District residents' personal information. District shall notify Service Company of any protocols for said systems and information, and Service Company shall follow all such protocols as provided, and shall not be liable for the loss or compromise of District systems or information when following such protocols. If no protocols are provided, then Service Company shall treat such systems and information with the same degree of care and confidentiality as it treats its own systems and information, but no less than a reasonable degree of care, and in compliance with Florida's Public Records laws, as applicable. Notwithstanding anything in this Agreement to the contrary, Service Company is not liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the District or any third party as a result of a data security breach or other cyber security breach to the District's computer systems,

operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result Service Company's negligence or willful misconduct.

#### 4) FEES AND PAYMENT

4.1. The District shall pay the Service Company an annual fee of \$414,006.00 ("Base Fee") plus applicable sales tax, if any, and related expenses, which shall be paid to the Service Company in equal monthly installments of \$34,500.50 as compensation for the services set forth herein. Said monthly installment payments of the Base Fee shall be due, in advance, on the first of the month during which the Services will be rendered. All other payments shall be due within thirty (30) days of the date of invoice. Disputes with invoices are waived if not raised within ten (10) days of invoice date.

4.2. Attendance of meetings is based on an allocation of up to fifteen (15) meetings per year (for the District Manager), with an allocation of up to two (2) hours per meeting scheduled. The Service Company will bill the District \$125.00 for each additional hour spent attending meetings. Further, meetings which extend past 9:00 p.m. may be charged time and one-half (1.5 x hourly) the hourly rate for meetings. In addition, the Service Company shall bill the District double the prescribed hourly rate of \$125.00 for each hour spent attending meetings which are scheduled and conducted between the hours of 5:00 P.M. Friday and 9:00 AM. Monday. The Service Company shall not charge for travel time to and from meetings.

4.3. Additional services not described on Schedule A which are rendered by the Service Company for or on behalf of the District, shall receive prior written approval by the Board of Supervisors. Such services may include but are not limited to, preparation of special schedules in assisting auditors, preparation for lawsuits or court appearances, and/or the coordination of insurance claims, major construction projects, or emergency repairs due to acts of God, which services will be billed at the rate of \$125.00 per hour or as otherwise agreed by Service Company, to be paid by the District upon receipt of statement. The billing and/or supervision of construction for restoration due to insurance claims or special construction projects shall be billed as a part of the claim at the rate of fifteen percent (15%) of the actual cost of new construction or reconstruction if so requested and approved by the Board of Supervisors. Should Service Company not have expertise in an area, an experienced contractor, approved by the Board, will be consulted, and District will be billed at the rate of \$125.00 per hour for any coordination or liaison activities with the contractor.

4.4. In the event of emergency repairs, Service Company is authorized to dispatch the vendor, without liability to the Service Company, to take whatever corrective action is necessary to repair the problem. The District will be notified immediately that such emergency action was taken.

4.5. The District shall reimburse the Service Company for all reasonable costs or expenses incurred by the Service Company as provided for in the "Miscellaneous Schedule of

Charges" attached to the Agreement and incorporated herein by reference, or with the written consent of the District, in and directly attributable to its fulfilling its duties under this Agreement, including, but not limited to, postage costs, supplies costs and costs to reproduce documents. Such costs and expenses are payable by the District to the Service Company. The District shall pay all reasonable legal fees and expenses should it become necessary for the Service Company to seek legal assistance to recover any balance owed by the District under this Agreement.

4.6. The Service Company reserves the right to modify, with thirty (30) days' notice, any of the applicable fees listed in the "Miscellaneous Schedule of Charges", attached to this Agreement as Schedule B, to bring them in line with current business practice. The Board shall approve such increases upon notice and documentation of the reason for the increase. The Board shall not unreasonably delay or withhold approval. Should the Board reject an increase, the Service Company shall have the option to immediately terminate the Agreement.

4.7. For each fiscal year of the District, the Board of Supervisors shall consider the compensation payable to the Service Company under the terms and conditions of this Agreement when considering its final fiscal year budget. Each fiscal year the District will consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the Service Company during the upcoming fiscal year of the District. In no event shall the compensation payable to the Service Company under this Agreement be reduced, unless agreed to by the District and Service Company, in writing. Notwithstanding the foregoing, the District shall be under no obligation to budget and appropriate any specific amounts.

4.8. If the fiscal year budget is not approved prior to the first day of the fiscal year, or if the Board does not agree in writing to any changes to the Service Company's compensation under this Agreement, then the Service Company's compensation under this Agreement will continue at the rate currently in effect at the time of the renewal.

4.9. Any and all late payments due to either party from the other shall accrue interest at a rate of one and one-half percent (1 1/2%) per month from the original due date and until payment is received, unless waived by agreement.

#### 5) LIMITATION OF LIABILITY

5.1. SERVICE COMPANY'S TOTAL LIABILITY FOR ANY ACTION OR BREACH OF THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNTS OF INSURANCE CONTRACTUALLY REQUIRED HEREUNDER AND THE AMOUNTS ACTUALLY PAID UNDER THE REQUIRED INSURANCE POLICIES, OR FOR ALL OTHER CLAIMS, AN AMOUNT EQUAL TO THE COMPENSATION PAID IN THE YEAR THE DISPUTE AROSE.

5.2. UNDER NO CIRCUMSTANCES SHALL SERVICE COMPANY BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, SETTLEMENT, PAYMENT DEFICIENCIES, LIABILITIES, COSTS AND EXPENSES ARISING



BECAUSE OF THE EXECUTION OR IMPLEMENTATION OF SPECIFIC INSTRUCTION OR DIRECTIONS PROVIDED BY THE DISTRICT OR ANY OF ITS DULY DESIGNATED AGENTS OR REPRESENTATIVES.

5.3. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, CONTAINED IN THIS AGREEMENT, IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME OR LOSS OF PROFIT EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5.4. THE DISTRICT SHALL NOT HOLD THE SERVICE COMPANY LIABLE FOR ANY LOSSES OR DAMAGES, JUDGMENTS, CAUSES OF ACTION, SUITS, DEMANDS OR CLAIMS OF ANY CHARACTER OR KIND, TO THE EXTENT ARISING OUT OF OR ATTRIBUTABLE TO THE ACTS OR OMISSIONS OF THIRD PARTIES CONTRACTED WITH TO PERFORM SERVICES FOR THE DISTRICT OR IN FULFILLMENT OF THE SERVICES PROVIDED TO THE DISTRICT UNLESS THE SERVICE COMPANY FAILED TO EXERCISE REASONABLE CARE TO SELECT ONLY THIRD PARTIES COMPETANT TO PROVIDE THE SERVICES CONTRACTED FOR.

5.5. The District shall not hold the Service Company liable for any loss of records to the extent arising out of or attributable to unforeseeable occurrences caused through no fault of the Service Company, including but not limited to fire, theft, vandalism, force of nature, or acts of God.

5.6. This indemnification shall not be construed as a waiver of the District's sovereign immunity under state law, and is subject to the limitations set forth under state law.

## **6) INSURANCE**

6.1. The Service Company shall provide and maintain the following levels of insurance coverage:

6.1.1. Commercial Crime/ Fidelity Insurance with a per loss limit of one million dollars (\$1,000,000.00);

6.1.2. Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000);

6.1.3. Commercial General Liability insurance with a per occurrence limit of one million dollars (\$1,000,000) and two million dollars (\$2,000,000) aggregate;

6.1.4. Workers compensation coverage as provided by and in the amounts specified by state law;

6.1.5. Automobile Liability insurance with an aggregate limit of two hundred fifty thousand dollars (\$250,000); and

6.1.6. Excess Liability insurance with an aggregate limit of two million dollars (\$2,000,000).

6.2. The District shall be named as an additional insured on all applicable policies set forth in Section 6.1 above.

6.3. The District shall maintain in force a director's and officer's liability policy in an amount of not less than one million dollars (\$1,000,000) in aggregate coverage and such policy shall name the Service Company as an additional insured. Additionally, the District shall maintain property and general liability insurance with appropriate coverage.

## **7) DISPUTES**

7.1 In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions which shall take place in a timely manner. If the dispute cannot be resolved within sixty (60) days, the parties shall mediate their dispute before a mediator acceptable to both parties. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation Services.

7.2 If the parties are unable to resolve any disputes in accordance with the Section above, either party may seek judicial relief from a court having jurisdiction in Charlotte County, Florida.

## **8) FORCE MAJEURE**

A party's performance of any obligation under this Agreement (except for payment obligations) shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. The party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination off the event or cause that excused performance hereunder. Force Majeure is defined as any act, event or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability of, or either party to perform any obligation under this Agreement (except for payment obligations) if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

## **9) PUBLIC RECORDS**

9.1 The Manager will be the public records custodian for the District. In connection with its services to District, the Manager agrees to fully comply with the provisions of Florida's Public Records Law, including, without limitation, the following:

9.1.1. The Manager shall keep and maintain public records required by the District to perform the services hereunder.

9.1.2. Upon a request for public records received by the District, the Manager shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost

provided in Chapter 119, Florida Statutes or otherwise provided by law.

9.1.3 The Manager shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement term and following completion of this Agreement if the Manager does not transfer the records to the District.

9.1.4 Upon completion of this Agreement, the Manager shall transfer, at no cost, to the District all public records in possession of the Manager consistent with Florida law. All records stored electronically by the Manager must be provided to the District, upon request, in a format that is compatible with the information technology systems of the District.

9.1.5 The District shall make all determinations as to what constitutes confidential or exempt public records.

9.1.6 Service Company shall follow the requirements of the Florida Records Retention Act and any retention policies adopted by the District.

9.1.7 Failure of the Manager to comply with Florida's Public Records laws may subject the Manager to penalties under Section 119.10, Florida Statutes. Further, in the event the Manager fails to comply with this Section or Florida's Public Records laws, the District shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT**

**C/O INFRAMARK, LLC, TELEPHONE: (954) 603-0033, EMAIL:**

**AND MAILING ADDRESS: 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.**

## **10) MISCELLANEOUS**

10.1. Where agreement, approval, acceptance, consent or similar action by either party hereto is required by any provision of this Agreement, such action shall not be unreasonably delayed or withheld. Each party will cooperate with the other by, among other things, making available, as reasonably

requested by the other, management or board decisions, information, approvals, and acceptances in order that each party may properly accomplish its obligations and responsibilities hereunder. Should a party withhold such cooperation as detailed in this Section, the other party shall not be liable for late fees, fines, or other damages or delay as a result.

10.2. The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provision.

10.3. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise, including injunctive relief.

10.4. If any provision of this Agreement or application thereof to anyone or under any circumstances is adjudicated to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other provision or application of this Agreement which can be given effect without the invalid or unenforceable provision or application and shall not invalidate or render unenforceable such provision or application in any other jurisdiction.

10.5. This Agreement shall be construed without regard to the party that drafted it. Any ambiguity shall not be interpreted against either party and shall, instead, be resolved in accordance with other applicable rules concerning the interpretation of contracts.

10.6. This Agreement contains the entire agreement between District and Service Company and supersedes all prior or contemporaneous communications, representations, understandings or agreements that are not consistent with any material provision of this Agreement.

10.7. The parties may only modify this Agreement by a written amendment signed by both parties.

10.8. The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.

10.9. This Agreement shall be binding upon the successors and assigns of each of the parties. This Agreement shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party. When written consent of a party is required, such consent shall not be unreasonably withheld.

10.10. This Agreement shall be construed under and in accordance with the laws of the State of Florida, and all obligations of the parties created hereunder are enforceable in the federal or state court having appropriate jurisdiction thereof.

10.11. All notices will be in writing and shall be deemed given when mailed by first class mail or delivered in person. Notices

required to be given to the parties by each other will be addressed to:

To Service Company:

Inframark, LLC  
2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449  
ATTN: Chris Tarase, Vice President

With a copy to:

Inframark, LLC  
220 Gibraltar Road, Suite 200  
Horsham, PA 19044  
ATTN: Legal Department

To District:

Rita Anderson – Chairperson  
4250 Riverwood Drive  
Port Charlotte, Florida 33953

With a copy to:

Scott Rudacille, Esq.  
Blalock Walters, P.A.  
802 11<sup>th</sup> Street West  
Bradenton, Florida 34205

10.12. All records compiled by Service Company with information and material gathered when performing this Agreement are the property of District.

10.13. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date at the top of this Agreement.

**INFRAMARK, LLC**

**RIVERWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

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By: Stephane Bouvier  
Title: CEO  
Date:

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Printed Name: Rita Anderson  
Title: Chairperson  
Date:

### **Schedule A: Scope of Services**

In addition to any services required of a District Manager pursuant to Florida law, Service Company shall provide to the District, at a minimum, the following services:

#### **1. District Management Services**

- A. Attend up to fifteen (15) meetings of the District's Board of Supervisors ("Board"), provide advice, and encourage dialogue on the issues before the Board for action. There will be an additional charge for attending more than 15 meetings a year.
- B. Attend District workshops and public hearings and be available to answer questions from the Board and the public.
- C. Attend District standing committee meetings when requested.
- D. Clarify rules, including analysis of policy implementation noting administrative and financial impact on the District, as needed.
- E. Prepare specifications and manage the following services:
  - 1) Insurance
  - 2) Audit
  - 3) Other services as required (may require scope changes and potentially additional billing)
- F. Provide annual disclosure information to the local government in Charlotte County, Florida to include:
  - 1) Public facilities report (in conjunction with the District's engineer)
  - 2) Registered office and registered agent designation
  - 3) Public meeting schedule
  - 4) Audited financial statement
- G. Ensure compliance with the Florida Statutes for the following:
  - 1) Annual financial audit
  - 2) Annual financial report
  - 3) Public depositor report

- 4) Annual budget
- 5) Registered agent and registered office
- 6) Regular public meeting schedule
- H. Provide a written record of all Board meetings.
- I. Provide information for supervisor election process.
- J. Provide oath of office and notary services for newly elected supervisors of the Board.
- K. Provide District contract administration (project management services will be provided at an additional price).
- L. Provide day-to-day management of in-house operations to include:
  - 1) Hiring and maintaining qualified staff.
  - 2) Coordinating all personnel applications, benefits, payroll and submissions in an accurate and timely manner.
  - 3) Preparing and implementing District's operating schedules.
  - 4) Preparing and implementing District's rules.
  - 5) Responding to questions and complaints from District's residents or Board.
  - 6) Complying with Board rules.
  - 7) Preparing and executing bids for the District services and supplies.

## **2. Financial Accounting Services and Assessments**

- A. Submit a preliminary budget to the Board in accordance with Chapter 190, Florida Statutes.
- B. Modify the District's annual budget with Board directives.
- C. Prepare and submit the final annual budget including budget resolutions for approval by the Board at the District's advertised public hearing.
- D. Establish District budget public hearing and dates.

E. Update and submit when required:

- 1) Federal ID number
- 2) State tax exemption certificate

F. Provide Government Fund Accounting System for District in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

G. Prepare, implement and report investment policies and procedures pursuant to Chapter 218, Florida Statutes.

H. Prepare the annual financial report for distribution to local government and the State Comptroller.

I. Prepare and distribute the Public Depositor's Report to the State Treasurer.

J. Collect and deposit miscellaneous receivables.

K. Prepare schedules for the annual District audit including year-end adjusting entries.

L. Prepare the assessment resolution for the District.

M. Prepare, maintain and update the property assessment roll for the District according to Charlotte County, Florida requirements.

N. Respond to property owner questions regarding assessments, tax bills, payoff information and capital assessments (Service Company will charge the requestor for the financial information).

O. Ensure correct application of assessments and receipt of District funds.

P. Maintain District bank accounts with qualified public depositories.

Q. Prepare and distribute monthly Financial Statements to the Board within 10 days of month ending.

R. Ensure all District payable obligations are processed to meet supplier due dates and adhere to District contract obligations.

S. Develop additional financial reports for the Board, when requested.

T. Collect sales tax, where applicable, and remit to the required governmental agency.

### **3. Records Management Services**

- A. Prepare the Board meeting and workshop agenda packages by providing the Board enough material to make informed decisions.
- B. Advertise all notices of meetings in an authorized newspaper in Charlotte County, Florida.
- C. Record, transcribe and distribute meeting minutes for all meetings of the Board including regular meetings, special meetings, workshops and public hearing(s).
- D. Maintain minutes for the District and send to the appropriate governmental agencies in accordance with Florida Law.
- E. Maintain Committee meeting minutes for the District, as submitted from each Committee Chair.
- F. Maintain District seal.
- G. Serve as public records custodian for the District.
- H. Respond to public records requests as required by Florida Law and directed by District.
- I. Maintain and update District website according to Florida law. Americans with Disabilities Act compliance requirements will not be handled by the Service Company, but a third- party vendor as a subcontractor to the Service Company and/or a direct contractor with the District.
- J. Maintain the list of Board resolutions as required by Florida statutes.
- K. Maintain District contracts, adopted rules, procedures and other documents as required by Florida statutes.
- L. Add new materials to the website within 15 days of receipt.
- M. Remove outdated materials from the website within 90 days of expiration date.

### **4. On-site Services**

- A. Provide general on-site services, including for the District's beach club, as follows:
  - 1) Respond to questions and complaints from residents or Board.

- 2) Prepare bid invitations and send to pre-qualified contractors. Quotes will be compared, reviewed and awarded by the Board, in conjunction with the District's attorney and engineer.
- 3) Oversee District property in accordance budgeted initiatives and Board directions.
- 4) Perform and report quarterly quality inspections of district property by an off-site employee. This service will require an additional fee.
- 5) Oversee District storage areas.
- 6) Provide contract and project management services, that do not require special certificates or result in the onsite manager not being able to complete other duties and responsibilities set forth herein. If the project management services conflict with other existing duties, the Service Company will bring a recommendation to the Board on how to address the additional workload and any additional pricing.
- 7) Provide on-site administrative services (as set forth in Schedule B).
- 8) Provide full time on-site-manager and maintenance technician.
- 9) Provide part time maintenance technician services up to 20 hours per week.
- 10) Provide natural disaster inspections.
- 11) Provide any other mutually agreed upon services as needed, with an agreed upon scope of services and additional pricing.
- 12) Provide pickup truck for on-site manager.

B. Provide the following activity campus services:

- 1) Clean recreational areas including pickleball, bocce ball, tennis, croquet, children's playground, pool deck area, dog park and any other recreational areas 5 days a week as needed.
- 2) Clean the parking lots, sidewalks, shade structure areas, band shell area and walkways 5 days a week.
- 3) Supervise building cleaning services.
- 4) Supervise croquet repair and maintenance and turf maintenance.
- 5) Groom the tennis courts daily.



- 6) Restock paper products as needed.
- 7) Provide maintenance of the dog park infrastructure.
- 8) Clean building exteriors.
- 9) Supervise pest control services.
- 10) Supervise the pool maintenance contractor and pool repair and maintenance equipment services.
- 11) Supervise contractors for the Fitness Center equipment.
- 12) Provide repair and maintenance services on the buildings and associated equipment.
- 13) Oversee the maintenance of District's equipment.

C. Provide the following environmental services:

- 1) Provide environmental contract management services.
- 2) Inspect storm-water drainage system structures annually.
- 3) Inspect preserves and common areas for invasive plants.
- 4) Inspect ponds quarterly.
- 5) Provide environmental consultant services up to 20 hours per month to include an annual report. Pricing is set forth in Schedule B.
- 6) Provide other environmental services not identified above as required, with the specific scope of services to be approved by the Board and any additional pricing.

D. Provide the following services for District's roadways, sidewalks, gates and gatehouse.

- 1) Oversee the maintenance of the roads, sidewalks, gates, guardhouse and guardhouse parking area.
- 2) Supervise pest control for the gates and guardhouse.
- 3) Supervise District boundary maintenance.

- 4) Oversee the maintenance of the Gatehouse Solutions Software System.
  - 5) Oversee the security hardware and gates.
  - 6) Oversee the perimeter fence.
- E. Provide the following services for the District's recreational vehicle ("RV") park:
- 1) Provide RV Park renters' services including applications, records and billings.
- F. Provide the following services for the District's beach club:
- 1) Provide membership services including applications, records, billings and event reservation management.
  - 2) Oversee the Beach Club Pavilion, gate, parking lot, security cameras, grill area and other equipment as required.
  - 3) Oversee an email communication system.
  - 4) Communicate important messages via email to the beach club membership.

### Schedule B: Miscellaneous Schedule of Charges

The District shall compensate the Service Company for all fees, costs, and expenses as set forth below. Payment to the Service Company for all such fees, costs, and expenses shall be made on a monthly basis within ten (10) days of the Service Company's issuance of an invoice.

Special Meetings for all meetings not within the normal 40 hour week, with the exception of those required by Act of God or Force Majeure, where charges will be set by mutual agreement of both parties.	\$125.00 per hour
<b>Mail Distribution</b> <b>General Distribution</b> Includes labels, standard envelope, folding, insertion of up to two items, and delivery to Post Office Labor of inserts over two Labels Certified Mail Postage	At Cost At Cost At Cost Current rate charged by Postmaster plus handling charge of \$3.00 per piece Current rate charged by postmaster; no add on.
Photocopying	\$0.15 per copy \$0.21 per duplex copy (both sides) \$.20 per page for color copies
<b>Faxes</b> Outgoing Incoming	No charge No charge

## **Sixth Order of Business**

**6A**

**GOOD NEWS!!!!**

# PRESENTATION OF THE RCDD PROPOSED 2020 BUDGETS

## OBJECTIVES:

Explain how the RCDD General Fund Assessments appear on the resident tax bills.

Explain the 2020 proposed General Fund Budget

**Assessment Increase**  
**Annually = \$46.54**  
**Monthly = \$3.87 a month**

Explain the 2020 proposed Utility Fund Budget

Explain the Proposed Inframark Management Contract

## TAX BILL

Two types of taxes:

1. Ad Valorem Taxes
2. Non-Ad Valorem Taxes

**Ad Valorem** is based on the Assessed Value of your home.

Non-Ad Valorem is spread evenly among all tax payers and includes:

- Sanitation
- Fire and Rescue
- Stormwater Utilities
- And for Riverwood:
  - Our Operating Costs
  - Our Debt Service

SLIDE 3

~~3501 RIVERWOOD WAY~~  
PORT CHARLOTTE, FL 33953

PLEASE BRING THIS ENTIRE NOTICE

**Parcel ID:** ~~4223773506~~ Agenda Page 99

**Tax District: 109**

<b>If Postmarked By</b>	<b>Nov 30, 2018</b>				
<b>Please Pay</b>	<b>\$0.00</b>				

**Ad Valorem Taxes**

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.30070	209,301	50,000	159,301	1,003.71
GREATER CHARLOTTE LIGHTING	941-743-1551	0.32500	209,301	50,000	159,301	51.77
LAW ENFORCEMENT	941-743-1551	2.58550	209,301	50,000	159,301	411.87
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	209,301	50,000	159,301	6.28
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	209,301	50,000	159,301	31.86
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.34800	209,301	25,000	184,301	1,169.94
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.29550	209,301	50,000	159,301	47.07

SLIDE 2

TOTAL MILLAGE RATE 16.09410

TOTAL TAXES: \$2,722.50

**Non-Ad Valorem Assessments**

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
RIVERWOOD DEVELOPMENT-C	954-603-0034	VARIES	515.98
CHARLOTTE CNTY SANITATION UNIT	941-743-1914	172.00	172.00
CHARLOTTE CO FIRE RESCUE DEPT	941-743-1914	VARIES	168.72
RIVERWOOD DEVELOPMENT-M	954-603-0034	VARIES	962.55
MID-CHARLOTTE STORMWATER UTIL	941-743-1914	VARIES	33.02

TOTAL ASSESSMENTS: \$1,852.27

TOTAL COMBINED TAXES AND ASSESSMENTS: \$4,574.77

For additional information please see reverse side \* Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> \* Email: [taxcollector@charlottecountyfl.gov](mailto:taxcollector@charlottecountyfl.gov)

**CHARLOTTE COUNTY**

10005010878

2018 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS



# A CLOSER LOOK – Non-Ad Valorem

RIVERWOOD DEVELOPMENT C = DEBT SERVICE

RIVERWOOD DEVELOPMENT M – OPERATING AND MAINTENANCE

Non-Ad Valorem Assessments			
LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
RIVERWOOD DEVELOPMENT-C	954-603-0034	VARIES	515.98
CHARLOTTE CNTY SANITATION UNIT	941-743-1914	172.00	172.00
CHARLOTTE CO FIRE RESCUE DEPT	941-743-1914	VARIES	168.72
RIVERWOOD DEVELOPMENT-M	954-603-0034	VARIES	962.55
MID-CHARLOTTE STORMWATER UTIL	941-743-1914	VARIES	33.02
TOTAL ASSESSMENTS:			\$1,852.27
TOTAL COMBINED TAXES AND ASSESSMENTS:			\$4,574.77



2020  
GENERAL FUND  
PROPOSED  
BUDGET

## RESIDENT RCDD O&M\* ASSESSMENT FEES PLUS DEBT REPAYMENT

Agenda Page 102

<u>Budget Year</u>	<u>O&amp;M*</u>	<u>DEBT SERVICE</u>							<u>Avg per Unit</u>
	<u>2020 Assessment</u>	<u>1994A Debt Range</u>	<u>2007A Debt</u>	<u>2007B Debt Range</u>	<u>2016 Loan</u>	<u>2018 Loan</u>	<u>2019 Loan</u>	<u>Total per Unit Range</u>	
2019-20	\$ 1,009						\$ 516	\$ 1,525	\$ 1,525
2018-19	\$ 963						\$ 516	\$ 1,479	\$ 1,479
2017-18	\$ 566					\$ 468		\$ 1,034	\$ 1,034
2016-17	\$ 546		\$ 83		\$ 200			\$ 829	\$ 829
2015-16	\$ 546		\$ 83		\$ 200			\$ 829	\$ 829
2014-15	\$ 546		\$ 83					\$ 553	\$ 629
2013-14	\$ 396		\$ 83	\$ 0-292				\$ 479-771	\$ 607
2012-13	\$ 296	\$ 0-316	\$ 83	\$ 0-1,365				\$ 379-2,015	\$ 1,075
2011-12	\$ 296	\$ 0-316	\$ 83	\$ 0-1,365				\$ 334-1,970	\$ 1,046
2010-11	\$ 251	\$ 0-316	\$ 83	\$ 0-1,365				\$ 334-1,970	\$ 1,046

\*Operation and Maintenance costs of all RCDD General Fund property which includes Administrative, Environmental Areas, Roads and Sidewalks, Gate House and Activity Center Campus.

THE GOOD NEWS for the 2020 General Fund Budget!

Assessment Increase

Annual = \$46.54

Monthly = \$3.87

# RIVERWOOD CDD

## OPERATIONS & MAINTENANCE ASSESSMENT RATE HISTORY

<u>Budget Year</u>	<u>O&amp;M Assessment</u>	<u>\$\$ Increase over Previous Year</u>	<u>% Increase over Previous Year</u>	<u>\$\$ Increase over 2011</u>	<u>% Increase over 2011</u>
2019-20	\$ 1,009	\$ 47	5%	\$ 758	302.0%
2018-19	\$ 963	\$ 397	70%	\$ 712	283.5%
2017-18	\$ 566	\$ 20	4%	\$ 315	125.5%
2016-17	\$ 546	\$ -	0%	\$ 295	117.5%
2015-16	\$ 546	\$ -	0%	\$ 295	117.5%
2014-15	\$ 546	\$ 150	38%	\$ 295	117.5%
2013-14	\$ 396	\$ 100	34%	\$ 145	57.8%
2012-13	\$ 296	\$ -	0%	\$ 45	17.9%
2011-12	\$ 296	\$ 45	18%	\$ 45	17.9%
2010-11	\$ 251				

### 2020 INCREASE

- Management Contract
- Added Personnel
- Added excess flood insurance and Fitness Center insurance
- Liability Insurance
- Website costs due to requirement for Blind Disabled
- Roads and Street Facilities
- Reserve Contributions

## INCREASES FOR EACH BUDGET YEAR

- 2014    Significant increases in Environmental area including storm drain cleaning  
Added scheduled inspections of District assets  
Large increase in the Activity Center and Roadways reserve fund contributions  
Annual assessments were reduced by 12 units due to Centex reducing residential lots
- 2015    Large increase in the Environmental area to cover Lake erosion and Preserve maintenance  
Became responsible for all R&M expenses for the Activity Center Buildings and Tennis Courts  
resulting in a net increase to the CDD and net decrease to the RCA
- 2016    No significant increases  
Annual assessments were reduced by 26 units due to the purchase of front commercial parcels
- 2017    No significant increases
- 2018    Proposed significant increase in the Environmental area
- 2019    Became responsible for the following costs previously handled by the RCA: Gatehouse Attendants, Pool  
Daily Maintenance, Cleaning of the Activity Center Campus, Buildings and Parking Lots, Paper Products  
for the Activity Center Buildings, Daily Maintenance of the Tennis Courts and Surrounding Area.
- 2020    Increases in cost for Management Contract, added personnel, added excess flood and Fitness Center  
insurance, liability insurance, website requirements for blind disabled, roads and streets and reserves.

# 2020 PROPOSED GENERAL FUND BUDGET COMPARED TO ADOPTED 2019 GENERAL FUND BUDGET

Agenda Page 105

	Adopted Annual Budget FY 2019	Proposed Annual Budget FY 2020	\$\$ Difference 2020/2019 Budgets	% Difference 2020/2019 Budgets
<u>REVENUES</u>				
Special Assessments- Tax Collector O&M	1,351,848	1,419,056	67,208	
Special Assessments- Discounts O&M	(54,074)	(56,762)	(2,688)	
Other Miscellaneous Revenues	25,100	25,100	-	
<b><i>TOTAL REVENUES</i></b>	<b>1,322,874</b>	<b>1,387,393</b>	<b>64,519</b>	<b>5%</b>
<u>EXPENDITURES</u>				
Administrative	123,754	157,273	33,519	
Environmental Services	280,000	260,000	(20,000)	
Road and Street Facilities	268,950	288,950	20,000	
Activity Center Campus	399,670	399,670	-	
Other Misc Funds (Dog Park & RV Lot)	20,500	20,500	-	
Reserves	230,000	261,000	31,000	
<b><i>TOTAL EXPENDITURES &amp; RESERVES</i></b>	<b>1,322,874</b>	<b>1,387,393</b>	<b>64,519</b>	<b>5%</b>
<u>DEBT SERVICE</u>				
Debt Service Retirement & Interest Expense	698,411	698,411	0	0%

## INCREASE

Management Contract

Added Personnel

Added excess flood and Fitness Center insurance

Liability Insurance

Website costs due to requirement for Blind Disabled

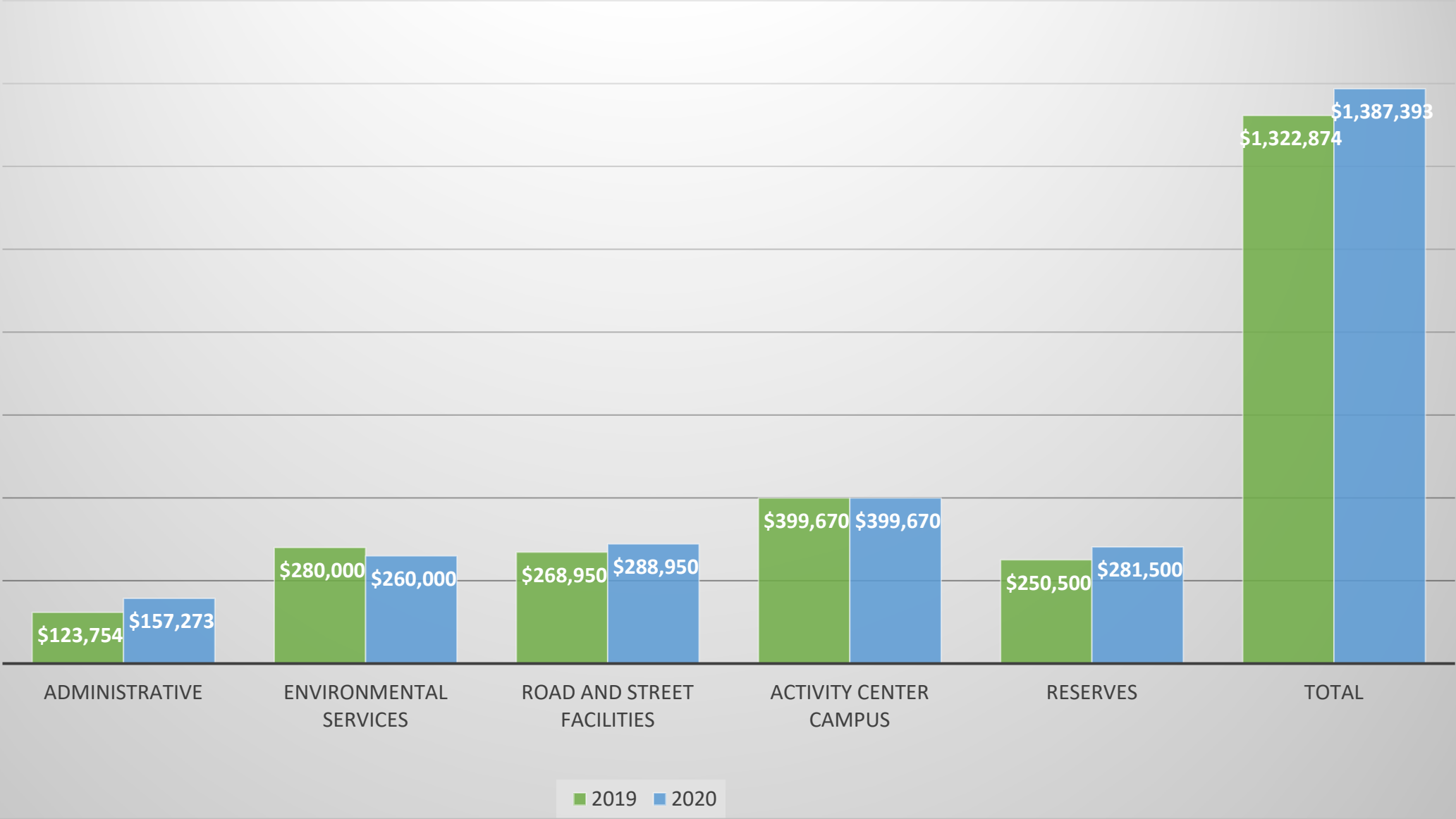
Roads and Street Facilities

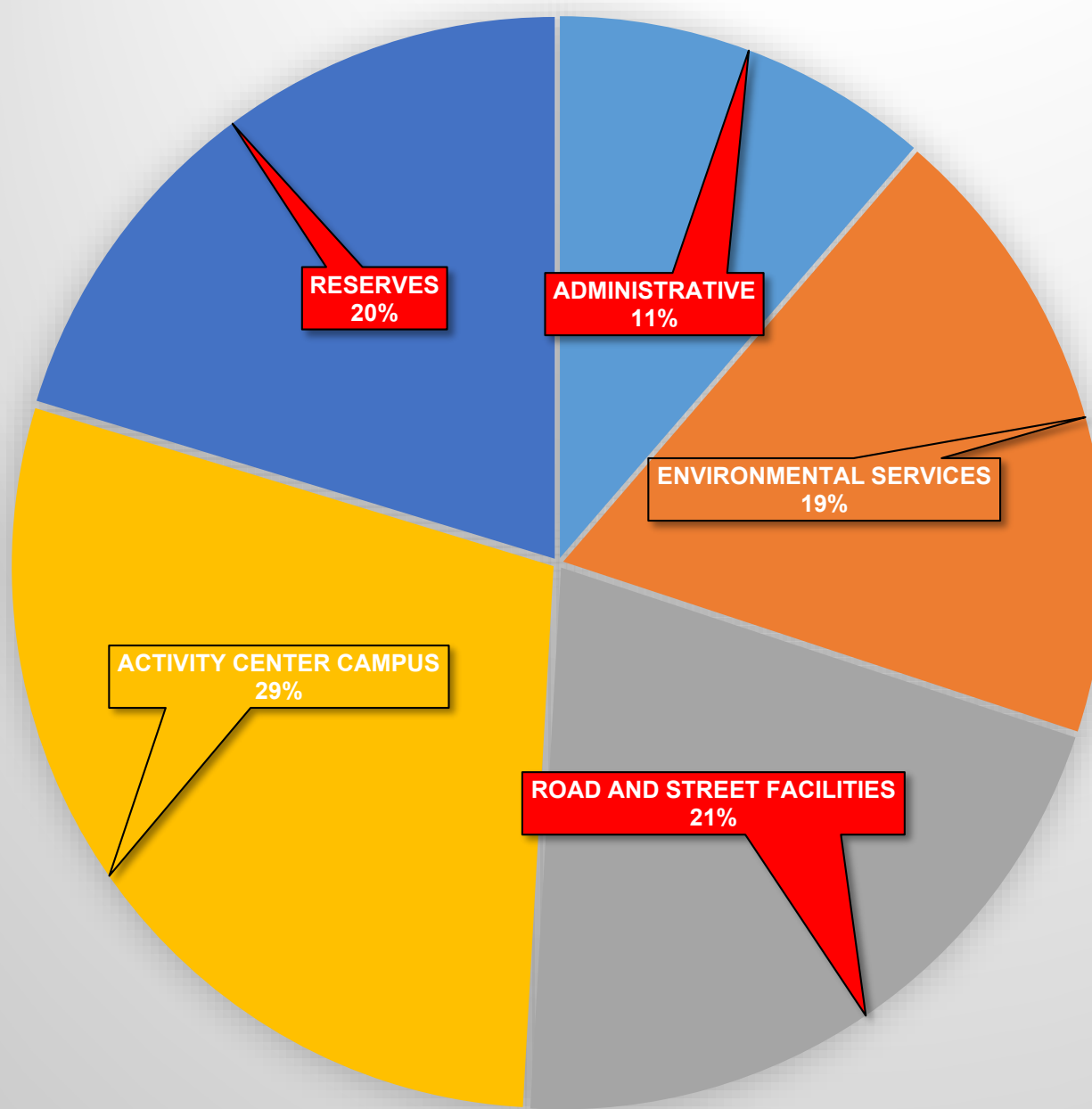
Reserve Contributions

**ASSESSMENT INCREASE**  
**ANNUAL = \$46.54**  
**Monthly = \$ 3.87**

O&M COMPARISON FOR PROPOSED BUDGET YEAR 2020 TO 2019

SLIDE 11





- ADMINISTRATIVE
- ENVIRONMENTAL SERVICES
- ROAD AND STREET FACILITIES
- ACTIVITY CENTER CAMPUS
- RESERVES

# 2020 UTILITY FUND PROPOSED BUDGET



UTILITY FUND BUDGET COMPARISON FOR 2019/2020				
	ADOPTED ANNUAL BUDGET FY 2019	PROPOSED ANNUAL BUDGET FY 2020	\$\$ Difference Budgets	% Difference Budgets
<b>REVENUES (INCOME)</b>				
Sewer Revenue	1,221,430	1,221,430	-	-
Water Revenue	515,178	655,172	139,994	27%
Irrigation Revenue	268,678	273,400	4,722	0
Interest - Investments	5,000	5,000	-	-
<b><i>TOTAL REVENUES</i></b>	<b>2,010,286</b>	<b>2,155,002</b>	<b>144,716</b>	<b>7%</b>
<b>OPERATING EXPENSES-SEWER</b>				
Personnel and Administrative Services	182,802	198,587	15,785	9%
Operations & Maintenance	683,628	722,843	39,215	21%
<b><i>TOTAL OPERATING EXPENSES</i></b>	<b>866,430</b>	<b>921,430</b>	<b>55,000</b>	<b>6%</b>
<b>OPERATING EXPENSES-WATER</b>				
Personnel and Administrative Services	54,114	62,402	8,288	15%
Operations & Maintenance	495,206	577,770	82,564	17%
<b><i>TOTAL OPERATING EXPENSES</i></b>	<b>549,320</b>	<b>640,172</b>	<b>90,852</b>	<b>17%</b>
<b>OPERATING EXPENSES-IRRIGATION</b>				
Personnel and Administrative Services	38,976	40,742	1,766	5%
Operations & Maintenance	189,702	182,658	(7,044)	-4%
<b><i>TOTAL OPERATING EXPENSES</i></b>	<b>228,678</b>	<b>223,400</b>	<b>(5,278)</b>	<b>-2%</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>1,644,429</b>	<b>1,785,002</b>	<b>140,573</b>	<b>9%</b>
<b>UTILITIES-RESERVE FUND ACCOUNT</b>				
Budgeted Contributions to Reserve Fund	395,000	365,000	(30,000)	-8%
<b><i>TOTAL EXPENDITURES &amp; RESERVE FUND CONTRIBUTIONS</i></b>	<b>2,039,429</b>	<b>2,150,002</b>	<b>110,573</b>	<b>5.4%</b>

THE GOOD NEWS for the 2020 Utility Budget!

Increase

Annual = 9%

Average Monthly = \$9.00

# PROPOSED



# MANAGEMENT CONTRACT

## INFRAMARK MANAGEMENT CONTRACT

<u>SERVICES IN CURRENT</u>	<u>CONTRACT*</u>	<u>NEW</u>	<u>INCREASE</u>
Contract	210,866	232,638	
Maintenance Tech On-site Services	112,079	112,079	
SUBTOTAL	322,945	344,717	7%

<u>CONTRACT</u>	
Administrator-Salary plus Full Benefits	59,289
Environmental Consultant-Add'l Hours	10,000
TOTAL	414,006

**\*No Increases for 2.5 Years**

<u>CURRENT CONTRACT</u>	
Base Contract	195,266
Website Hosting	2,400
Record Storage	1,200
Beach Club Services (minus Attendants)	12,000
TOTAL	210,866

<u>PROPOSED NEW CONTRACT</u>	
District Manager Services	19,536
Financial Services	45,680
Recording Services	19,842
Consultant Base Services	5,000
Other Dissemination & Website	8,525
On-Site Management Services	134,055
TOTAL	232,638

**THE GOOD NEWS for the 2020 General Fund Budget!**

**Assessment Increase**

**Annual = \$46.54**

**Monthly = \$3.87**

## MAINTENANCE TECH DISTRIBUTION OF WORK

Activity Center Campus \$65,006 58%

R&M-Activity Center  
R&M-Recreation Center  
Activity Ctr Cleaning Outside  
Tennis Court-Daily Maintenance

Roads and Street Facilities \$23,537 21%

R&M-Gates  
R&M-Gatehouse  
R&M-Sidewalks  
R&M-Roads  
R&M-Road Scaping

Environmental Services \$8,966 8%

R&M Preserves  
R&M Lakes  
R&M Storm Drain Clean

Sewer Plant \$5,604 5%

R&M-General

RV Park \$4,483 4%

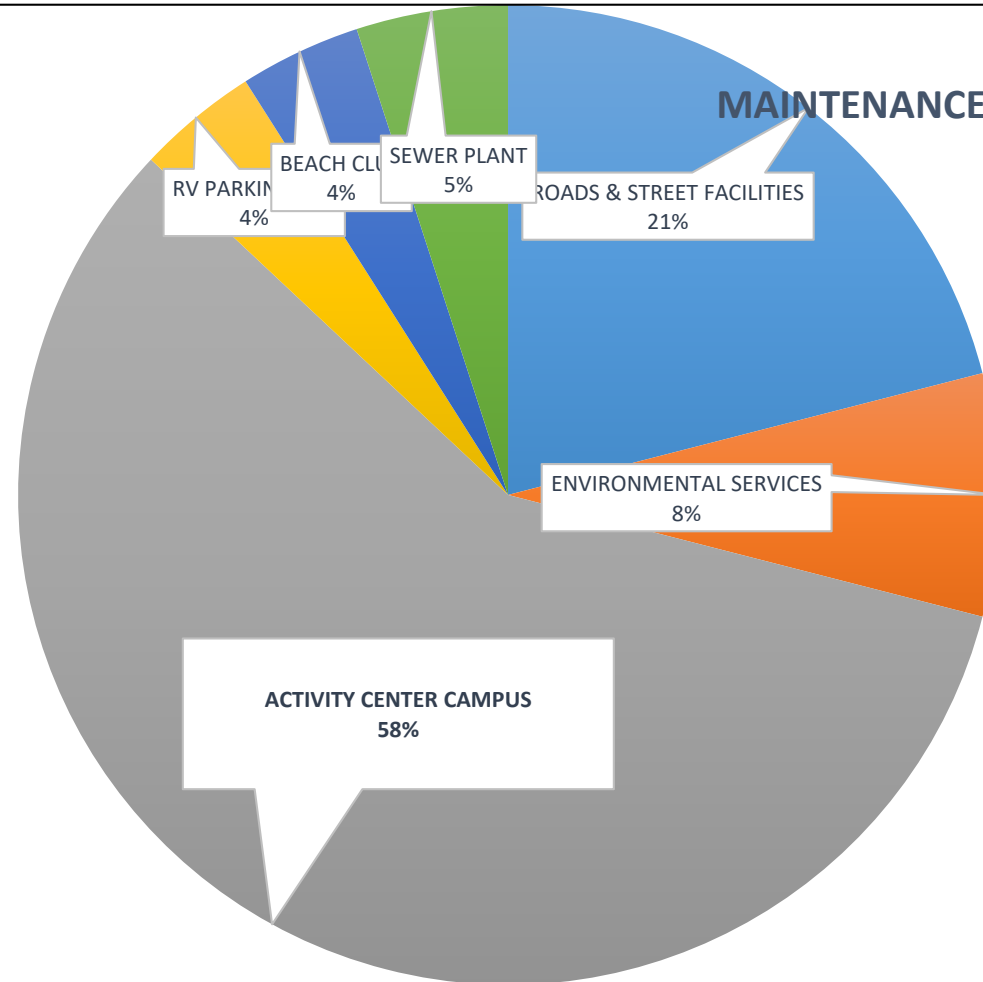
RV Park Maintenance

Beach Club \$4,483 4%

On-Site Maintenance  
R&M-Landscape  
R&M-Buildings

Note: R&M means Repair and Maintenance

## MAINTENANCE TECH WORK DISTRIBUTION



SLIDE 20

■ ROADS & STREET FACILITIES ■ ENVIRONMENTAL SERVICES ■ ACTIVITY CENTER CAMPUS ■ RV PARKING LOT ■ BEACH CLUB ■ SEWER PLANT

## TO SUMMARIZE:

THE GOOD NEWS for the 2020 General Fund Budget!

Assessment Increase

Annual = \$46.54

Monthly = \$3.87

THE GOOD NEWS for the 2020 Utility Budget!

Increase

Annual = 9%

Average Monthly = \$9.00

**THANK YOU FOR YOUR ATTENTION  
THE RCDD FINANCIAL ADVISORY COMMITTEE**

**6B**

RIVERWOOD  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2020**

Version 3 - Revised Tentative Budget:  
(Printed on 8/5/19 10am)

Prepared by:





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Riverwood  
**Community Development District**

**Operating Budget**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 7,189	\$ 10,726	\$ 4,500	\$ 18,369	\$ -	\$ 18,369	\$ 4,500
Special Assmnts- Tax Collector	776,461	1,426,142	1,351,848	1,345,235	6,613	1,351,848	1,419,056
Special Assmnts- Discounts	(26,274)	(45,365)	(54,074)	(46,345)	-	(46,345)	(56,762)
Other Miscellaneous Revenues	2,603	3,412	100	254	-	254	100
Dog Park Revenue	3,159	637	2,000	1,037	963	2,000	2,000
RV Parking Lot Revenue	17,342	18,938	18,500	20,152	-	20,152	18,500
<b>TOTAL REVENUES</b>	<b>780,480</b>	<b>1,414,490</b>	<b>1,322,874</b>	<b>1,338,702</b>	<b>7,576</b>	<b>1,346,278</b>	<b>1,387,393</b>
<b>EXPENDITURES</b>							
<i><b>Administrative</b></i>							
P/R-Board of Supervisors	2,220	4,176	4,350	3,190	1,160	4,350	3,900
FICA Taxes	170	320	333	244	89	333	298
ProfServ-Engineering	1,530	1,729	2,030	5,545	1,000	6,545	500
ProfServ-Legal Services	24,302	17,084	11,600	8,316	3,284	11,600	10,400
ProfServ-Mgmt Consulting Serv	28,837	46,627	46,627	34,970	11,657	46,627	74,601
ProfServ-Trustee Fees	3,098	-	3,408	3,717	-	3,717	4,000
Auditing Services	1,050	2,030	2,030	2,030	-	2,030	1,820
Postage and Freight	1,307	931	522	789	263	1,052	780
Communications-Other	-	4,904	6,510	2,144	715	2,859	4,500
Insurance - Property	13,762	1,172	1,289	1,937	-	1,937	4,000
Insurance - General Liability	1,757	6,552	9,275	9,032	-	9,032	12,232
Printing and Binding	220	200	580	47	200	247	260
Legal Advertising	587	2,071	827	536	179	715	780
Miscellaneous Services	8,021	793	1,618	621	207	828	1,451
Misc-Non Ad Valorem Taxes	-	4,055	4,500	2,341	-	2,341	3,000
Misc-Records Storage	75	348	348	261	87	348	-
Misc-Assessmnt Collection Cost	5,361	12,813	27,037	25,978	132	26,110	28,381
Misc-Web Hosting	414	983	696	522	174	696	5,200
Office Supplies	305	144	174	524	175	699	1,170
<b>Total Administrative</b>	<b>93,016</b>	<b>106,932</b>	<b>123,754</b>	<b>102,744</b>	<b>19,321</b>	<b>122,065</b>	<b>157,273</b>
<i><b>Environmental Services</b></i>							
Contracts-Preserve Maintenance	95,750	76,600	75,000	38,300	36,700	75,000	75,000
Contracts-Lakes	25,596	25,596	30,000	19,197	6,399	25,596	30,000
ProfServ-Consultants	-	-	-	-	-	-	15,000
R&M-Aquascaping	4,410	3,179	15,000	-	3,750	3,750	-
R&M-Lake	5,646	4,820	10,000	1,744	2,500	4,244	5,000
R&M-Storm Drain Cleaning	901	10,603	10,000	27,034	-	27,034	10,000
R&M-Preserves	56,143	125,816	110,000	62,813	27,500	90,313	95,000
R&M-Lake Erosion	-	-	25,000	33,125	-	33,125	15,000
Lakes & Preserve Planting	-	-	-	-	-	-	5,000
Misc-Contingency	118	362	5,000	78	4,922	5,000	10,000
<b>Total Environmental Services</b>	<b>188,564</b>	<b>246,976</b>	<b>280,000</b>	<b>182,291</b>	<b>81,771</b>	<b>264,062</b>	<b>260,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>Field</b>							
ProfServ-Field Management	19,308	-	-	-	-	-	-
Contracts-On-Site Maintenance	22,221	-	-	-	-	-	-
Electricity - General	40,111	-	-	-	-	-	-
Utility - Water & Sewer	15,876	-	-	-	-	-	-
R&M-General	3,095	-	-	-	-	-	-
Misc-Contingency	4,435	-	-	-	-	-	-
<b>Total Field</b>	<b>105,046</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Road and Street Facilities</b>							
Gatehouse Attendants	-	89,242	200,000	138,005	46,002	184,007	200,000
Contracts-On-Site Maintenance	-	-	-	-	-	-	23,124
Electricity - General	-	1,902	2,400	1,649	550	2,199	2,400
Utility - Water & Sewer	-	1,587	1,550	1,225	408	1,633	2,000
R&M-Gate	7,952	3,539	5,000	5,442	1,814	7,256	6,000
R&M-Gatehouse	-	5,398	1,000	3,537	1,179	4,716	3,000
R&M-Sidewalks	9,878	7,887	10,000	14,712	-	14,712	10,000
R&M-Signage	-	477	1,000	880	293	1,173	2,000
R&M-Roads	13,560	11,633	20,000	7,128	2,376	9,504	10,000
R&M-Road Striping	-	454	1,000	-	250	250	1,000
R&M-Security Cameras	4,562	99	3,000	754	251	1,005	2,000
R&M-Road Scaping	13,667	5,842	11,000	4,131	1,377	5,508	5,000
Preventative Maint-Security Systems	-	3,475	5,000	4,000	1,333	5,333	6,000
Misc-Gatehouse Administration	-	-	6,000	9,075	1,500	10,575	10,000
Misc-Contingency	2,962	1,232	2,000	738	500	1,238	6,426
Capital Outlay	124,162	11,976	-	49,286	-	49,286	-
<b>Total Road and Street Facilities</b>	<b>176,743</b>	<b>144,743</b>	<b>268,950</b>	<b>240,562</b>	<b>57,834</b>	<b>298,396</b>	<b>288,950</b>
<b>Activity Center Campus</b>							
Contracts-On-Site Maintenance	-	9,136	12,000	7,500	2,500	10,000	67,074
Electricity - General	-	28,417	29,705	25,734	8,578	34,312	50,000
Utility - Water & Sewer	-	13,480	14,000	11,765	3,922	15,687	16,000
Electricity-Pool	-	-	20,420	5,585	1,862	7,447	12,000
Insurance - Property	-	16,011	22,000	28,317	-	28,317	31,200
Insurance - General Liability	-	1,322	1,720	1,690	-	1,690	5,175
R&M-Gatehouse	1,032	-	-	-	-	-	-
R&M-Pools	15,897	13,711	3,000	8,362	2,787	11,149	10,000
R&M-Tennis Courts	-	-	18,000	19,750	6,583	26,333	22,000
R&M-Fitness Equipment	-	-	3,000	250	83	333	3,000
R&M-Activity Center	35,620	29,145	64,100	41,574	9,060	50,634	30,000
R&M-Security Cameras	-	253	9,000	1,067	356	1,423	2,000
R&M-Recreation Center	6,103	13,955	3,000	3,222	1,074	4,296	7,000
Activity Ctr Cleaning-Outside Areas	-	417	47,845	22,776	7,592	30,368	6,000
Activity Ctr Cleaning- Inside Areas	-	-	20,325	13,463	4,488	17,951	38,000
Pool Daily Maintenance	-	-	18,000	9,990	3,330	13,320	20,000
R&M-Croquet Turf Maintenance	-	-	19,000	15,274	5,091	20,365	22,000
Tennis Courts-Daily Maintenance	-	-	19,000	22,121	7,374	29,495	29,494
Misc-Admin Fee	-	-	-	-	-	-	11,025
Misc-Special Projects	-	-	30,000	23,583	7,861	31,444	-

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Misc-Contingency	6,589	5,907	45,555	3,025	-	3,025	17,702
Capital Outlay	173,477	502,909	-	232,217	-	232,217	-
<b>Total Activity Center Campus</b>	<b>238,718</b>	<b>634,663</b>	<b>399,670</b>	<b>497,265</b>	<b>72,541</b>	<b>569,806</b>	<b>399,670</b>
<b>Reserves</b>							
Reserve - Dog Park	720	509	2,000	565	-	565	2,000
Reserve - Ponds	5,907	-	-	-	-	-	-
Reserves-Rec Facilities	3,750	102,821	-	90,839	-	90,839	11,000
Reserve - Roadways	33,878	308,870	230,000	798	-	798	250,000
Reserve - RV Park	(1,262)	19,023	18,500	6,217	-	6,217	18,500
<b>Total Reserves</b>	<b>42,993</b>	<b>431,223</b>	<b>250,500</b>	<b>98,419</b>	<b>-</b>	<b>98,419</b>	<b>281,500</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>845,080</b>	<b>1,564,537</b>	<b>1,322,874</b>	<b>1,121,281</b>	<b>231,466</b>	<b>1,352,747</b>	<b>1,387,393</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(64,600)	(150,047)	-	217,421	(223,890)	(6,469)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	942,046	-	-	-	-	-
Loan/Note Proceeds	-	126,803	-	98,629	-	98,629	-
Operating Transfers-Out	-	(490,228)	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>578,621</b>	<b>-</b>	<b>98,629</b>	<b>-</b>	<b>98,629</b>	<b>-</b>
Net change in fund balance	(64,600)	428,574	-	316,050	(223,890)	92,160	-
<b>FUND BALANCE, BEGINNING</b>	<b>979,461</b>	<b>914,861</b>	<b>1,343,435</b>	<b>1,343,435</b>	<b>-</b>	<b>1,343,435</b>	<b>1,435,595</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 914,861</b>	<b>\$ 1,343,435</b>	<b>\$ 1,343,435</b>	<b>\$ 1,659,485</b>	<b>\$ (223,890)</b>	<b>\$ 1,435,595</b>	<b>\$ 1,435,595</b>

**Budget Narrative**  
Fiscal Year 2020

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-Tax Collector**

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

**Special Assessments-Discounts**

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

**Other Miscellaneous Revenues**

The District receives amounts for other miscellaneous items.

**Dog Park Revenue**

The District receives funds for dog park fees.

**RV Park Revenue**

The District receives funds for the rental of RV parking spaces.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

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

**Professional Services - Engineering**

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

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a mainframe computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a moderate proposed increase.

**Professional Services - Trustee**

The District issued these Series of 2007A Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
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**Administrative** (continued)

**Professional Services - Trustee**

The District issued these Series of 2007A Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Auditing Services**

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

**Postage and Freight**

This includes the District's actual postage and/or freight used for mailings including projects, vendor checks and other correspondence.

**Communications-Other**

This includes monthly charges for internet services and the phone bridge used at meetings.

**Insurance-Property**

The District's Property Insurance policies are with the major rated carriers operating in Florida placed through our Brokers, McGriff Insurance Services (Ft. Myers, Fla.). Flood Insurance Coverage is placed with the servicing carriers affiliated with the National Flood Program.

**Insurance-General Liability**

The District's General Liability Coverage including Public Official Liability, Auto, and Worker's Compensation are with "A" rated carriers placed through our broker, McGriff Insurance Services, in Ft. Myers, Fla.

**Printing and Binding**

Copies used in the preparation of required mailings and other special projects.

**Legal Advertising**

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

**Miscellaneous Services**

This includes monthly bank charges, room rental, annual district filing fee, travel and per diem, and other miscellaneous expenses that may be incurred during the year.

**Misc-Non Ad Valorem Taxes**

This includes annual payments of the District for non ad valorem taxes to the county.

**Records Storage**

This is the annual fee for the storage of district records as part of the agreement with Inframark.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
---------------------

**Administrative** (continued)

**Miscellaneous-Web Hosting**

This includes web hosting fees and Inframark fees for management of the website.

**Office Supplies**

Supplies used in the preparation and binding of required mailings-and other special projects.

**Flood Control/Stormwater Management**

**Contracts-Preserve Maintenance**

The District currently has a bi-monthly maintenance contract with a company to ensure the proper maintenance of the preserves that includes the spraying of all preserves to control invasive species.

**Contracts-Lakes**

The District currently has a contract with a certified lake maintenance company to ensure the proper flow and function of the storm water system.

**ProfServ-Consultants**

The District will hire consultants to ensure the proper flow and function of the storm water system.

**R&M-Lake**

This item is for the allocation of funding for extraordinary repairs to the lakes.

**R&M-Storm Drain Cleaning**

This item funds the engineering inspection of the storm drains and any needed cleaning.

**R&M-Preserves**

This includes the cutting, cleaning and removal of unwanted vegetation and debris in the preserves. There is a five-year plan for the clearing of all preserves.

**R&M-Lake Erosion**

This includes any cost of erosion restoration of the RCDD property bordering the lakes.

**Lake & Preserve Planting**

This includes the replanting of the native species in our preserves and lakes. A long-range plan will be prepared and will cover the next 3 to 5 years.

**Misc-Contingency**

This includes any unanticipated environmental expenses

**Road & Street Facilities**

**Gatehouse Attendants**

This includes the cost of Access Control Gate Attendants.

**Contracts-On-Site Maintenance**

The District has a contract with a firm to provide on-site maintenance.

**Electricity-General**

This includes general electricity usage for District facilities and assets.



**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
---------------------

**Road & Street Facilities (continued)**

**Utility-Water & Sewer**

This includes water and sewer usage for District facilities and assets.

**R&M-Gate**

This includes needed repairs and replacement of the gate(s) and/or gate system.

**R&M-Gatehouse**

This includes funds for needed repairs and replacement of the gatehouse.

**R&M-Sidewalks**

This includes needed repairs and replacement of the sidewalks.

**R&M-Signage**

This includes needed repairs and replacement of street and speed limit signs.

**R&M-Roads**

This includes needed repairs and replacement of the roads.

**R&M-Road Striping**

This includes funds for striping crosswalks and stop bars.

**R&M-Security Cameras**

This includes needed repairs and replacement of the security cameras.

**R&M-Road Scaping**

This includes funds for road scaping.

**Preventative Maintenance-Security Systems**

This includes funds for a contract for preventative maintenance of the gates and security cameras.

**Misc-Gatehouse Administrative**

This includes bar codes and other miscellaneous supplies for the Gatehouse.

**Misc-Contingency**

This includes any expenses that were not anticipated in the budget.

**Activity Center Campus**

**Contracts-On-Site Maintenance**

This includes the services of a Project and Maintenance Coordinator and of additional maintenance personnel as part of an agreement with Inframark Infrastructure Management Services.

**Electricity-General**

This includes general electricity usage for District facilities and assets on the Activity Center Campus.

**Utility-Water & Sewer**

This includes water and sewer usage for District facilities and assets on the Activity Center Campus.

**Electricity-Pool**

This includes general electricity usage for the pool heaters and other equipment on the Activity Center Campus.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
---------------------

**Activity Center Campus (continued)**

**Insurance-Property**

The District's Property Insurance policies are with the major rated carriers operating in Florida placed through our Brokers, McGriff Insurance Services (Ft. Myers, Fla.). Flood Insurance Coverage is placed with the servicing carriers affiliated with the National Flood Program.

**Insurance-General Liability**

The District's General Liability Coverage including Public Official Liability, Auto, and Worker's Compensation are with "A" rated carriers placed through our broker, McGriff Insurance Services, in Ft. Myers, Fla.

**R&M-Pools**

This includes funds for repairs to the pool.

**R&M-Tennis Courts**

This includes any repairs and maintenance of the Tennis Courts.

**R&M-Fitness Equipment**

This includes any repairs and maintenance of the fitness equipment at the Activity Center campus.

**R&M-Activity Center**

This includes funds for repairs and maintenance to the Activity Center Buildings.

**R&M-Security Cameras**

This includes the purchase of additional cameras and the needed repairs or replacement of security cameras.

**R&M-Recreation Center**

This includes any repairs and maintenance of the recreation areas at the Activity Center campus.

**Activity Center Cleaning-Inside Areas**

This includes the services of a Contracted Cleaning Company.

**Pools Daily Maintenance**

This includes funds for any chemicals and daily maintenance of the pool.

**R&M-Croquet Turf Maintenance**

This includes daily maintenance of the Turf on the Croquet Courts.

**Tennis Courts – Daily Maintenance**

This includes grooming and maintenance of the Tennis Courts.

**Misc-Contingency**

This includes any expenses that were not anticipated in the budget.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
---------------------

**Reserves**

**Reserve-Dog Park**

This includes expenses related to the dog park.

**Reserve-Rec Facilities**

This includes expenses related to the Activity Center Buildings, Recreational Areas and the Activity Center Campus.

**Reserve-Roadways**

The District will set aside funds for improvements of the roadways.

**Reserve-RV Park**

This includes expenses related to the RV parking lot.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 1,435,595
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	281,500
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>1,717,095</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		276,473 <sup>(1)</sup>
Reserves - Dog Park	10,702 <sup>(2)</sup>	
FY 2019 Funding	2,000	
FY 2020 Funding	2,000	14,702
Reserves - Ponds	86,242	
FY 2019 Funding	-	
FY 2020 Funding	-	86,242
Reserves - Recreation Facilities	340,751 <sup>(3)</sup>	
FY 2019 Funding	-	
FY 2020 Funding	11,000	351,751
Reserves - Roadways	534,282 <sup>(3)</sup>	
FY 2019 Funding	230,000	
Transfer to Unassigned Cash	(130,006) <sup>(4)</sup>	
FY 2020 Funding	250,000	884,276
Reserves - RV Park	41,760 <sup>(2)</sup>	
FY 2019 Funding	18,500	
FY 2020 Funding	18,500	78,760
	Subtotal	1,692,204
<b>Total Allocation of Available Funds</b>		<b>1,692,204</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 24,890</b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures
- (2) Balance as of June 30, 2019, includes FY 2019 expenses and funding equals actual revenues
- (3) Balance as of June 30, 2019, includes FY 2019 expenses
- (4) Per motion passed at June 11, 2019 meeting

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Miscellaneous Revenues	118	81	-	126	-	126	-
Membership Dues	129,150	149,466	148,000	153,200	-	153,200	148,000
Initiation Fees	2,437	3,650	800	3,650	-	3,650	800
Wait List Fees	1,293	1,050	500	650	-	650	500
Amenities Revenue	1,200	1,100	1,000	700	-	-	1,000
<b>TOTAL REVENUES</b>	<b>134,198</b>	<b>155,347</b>	<b>150,300</b>	<b>158,326</b>	<b>-</b>	<b>157,626</b>	<b>150,300</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	-	-	-	-	-	-	600
FICA Taxes	-	-	-	-	-	-	46
ProfServ-Legal Services	-	-	-	-	-	-	1,600
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,246</b>
<i>Parks and Recreation - General</i>							
ProfServ-Mgmt Consulting Serv	61,182	61,076	61,076	46,207	14,869	61,076	3,743
Contracts-On-Site Maintenance	1,191	800	1,000	908	303	1,211	9,491
Contracts-Landscape	-	2,650	3,000	842	281	1,123	200
Contracts-Admin. Service	6,591	-	-	-	-	-	2,372
Attendants	-	-	-	-	-	-	49,000
Communication - Telephone	2,429	1,890	2,000	1,409	470	1,879	2,000
Postage and Freight	94	14	50	-	13	13	-
Utility - General	965	1,080	900	638	213	851	900
Utility - Refuse Removal	373	364	425	314	105	419	475
Utility - Water & Sewer	1,951	827	2,000	1,285	428	1,713	1,500
Insurance - Property	3,403	8,611	9,367	8,679	-	8,679	9,130
Insurance - General Liability	1,687	1,499	1,950	2,046	-	2,046	2,200
R&M-Buildings	3,706	1,019	5,200	5,443	1,814	7,257	6,000
R&M-Equipment	6,710	1,413	2,300	1,715	572	2,287	3,000
Preventative Maint-Security Systems	-	1,738	1,750	-	438	438	2,000
Misc-Admin Fee	-	-	-	-	-	-	963
Misc-Special Projects	-	5,629	9,000	11,232	-	11,232	5,500
Misc-Records Storage	25	-	-	-	-	-	-
Misc-Taxes	618	632	675	652	-	652	575
Misc-Contingency	137	44	500	28	9	37	2,141
Misc-Web Hosting	40	-	-	-	-	-	800
Office Supplies	85	245	550	460	153	613	-
Op Supplies - General	619	1,389	400	579	193	772	1,000
Cleaning Supplies	42	-	-	-	-	-	-
<b>Total Parks and Recreation - General</b>	<b>91,848</b>	<b>90,920</b>	<b>102,143</b>	<b>82,437</b>	<b>19,859</b>	<b>102,296</b>	<b>102,990</b>
<i>Debt Service</i>							
Principal Debt Retirement	-	-	21,970	-	21,970	21,970	20,634
Interest Expense	2,601	2,404	2,404	-	2,404	2,404	6,430
<b>Total Debt Service</b>	<b>2,601</b>	<b>2,404</b>	<b>24,374</b>	<b>-</b>	<b>24,374</b>	<b>24,374</b>	<b>27,064</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>Reserves</b>							
Capital Reserve	-	-	18,000	-	-	-	18,000
<b>Total Reserves</b>	-	-	18,000	-	-	-	18,000
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>94,449</b>	<b>93,324</b>	<b>144,517</b>	<b>82,437</b>	<b>44,233</b>	<b>126,670</b>	<b>150,300</b>
Excess (deficiency) of revenues							
Over (under) expenditures	39,749	62,023	5,783	75,889	(44,233)	30,956	0
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	(21,774)	(21,970)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	5,783	-	-	-	0
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(21,774)</b>	<b>(21,970)</b>	<b>5,783</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>
Net change in fund balance	17,975	40,053	5,783	75,889	(44,233)	30,956	0
<b>FUND BALANCE, BEGINNING</b>	<b>(5,805)</b>	<b>12,170</b>	<b>52,223</b>	<b>52,223</b>	<b>-</b>	<b>52,223</b>	<b>83,179</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 12,170</b>	<b>\$ 52,223</b>	<b>\$ 58,006</b>	<b>\$ 128,112</b>	<b>\$ (44,233)</b>	<b>\$ 83,179</b>	<b>\$ 83,179</b>

**Budget Narrative**  
Fiscal Year 2020

**REVENUES**

**Other Miscellaneous Revenues**

This includes other fees charged by the Beach Club.

**Membership Dues**

This includes District charges of the annual resident membership fee for the use of the Beach Club by members and their guests.

**Initiation Fees**

This includes the charge of an initiation fee when a resident joins the Beach Club as a member.

**Wait List Fees**

This includes a fee charged to residents to be placed on the wait list for Beach Club membership.

**Amenities Revenues**

This includes event fees charged by the Beach Club.

**EXPENDITURES**

**Parks & Recreation**

**Professional Services-Management Consulting Services**

This includes fees for Beach Club Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. In addition, Inframark provides employees for the operations of the beach club.

**Contracts-On-Site Maintenance**

This includes fees to use the services of a part time optional maintenance person as described in the agreement with Inframark Infrastructure Management Services.

**Contracts-Landscaping**

This includes all expenses related to landscaping at the Beach Club.

**Contracts-Administrative Service**

This includes fees to use the services of a part time administrative person as described in the agreement with Inframark Infrastructure Management Services.

**Communication-Telephone**

This includes charges for telephone, internet and fax machine.

**Utility-General**

This includes charges for electricity-used at the Beach Club.

**Utility-Refuse Removal**

This includes charges for Beach Club trash removal.

**Utility-Water & Sewer**

This includes charges for potable water and sewer at the Beach Club.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
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**Parks & Recreation** (continued)

**Insurance-Property**

This includes charges for the allocation of the Beach Club's portion of the District's annual Property Insurance Policy premium.

**Insurance-General Liability**

This includes charges for the allocation of the Beach Club's portion of the District's annual Liability Insurance Policy premium.

**R&M-Buildings**

This includes charges related to the repair and maintenance of the Beach Club building and stairways.

**R&M-Equipment**

This includes charges related to Beach Club equipment repair and maintenance.

**Preventative Maintenance-Security Systems**

This includes charges for the preventative maintenance agreement on the Beach Club gate and security cameras.

**Misc-Special Projects**

This includes charges for Beach Club special projects approved by the District.

**Misc-Taxes**

This includes charges to the Beach Club for annual non-ad-valorem taxes from Charlotte County.

**Misc-Contingency**

This includes any charges that were not anticipated in the annual budget.

**Operating Supplies-General**

This includes charges for any supplies necessary for the operation of the Beach Club.



Riverwood  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 1,902	\$ -	\$ 8,111	\$ 1,000	\$ 9,111	\$ 2,000
Special Assmnts- Tax Collector	-	-	698,412	694,881	3,531	698,412	698,412
Special Assmnts- Discounts	-	-	(27,937)	(24,072)	-	(24,072)	(27,936)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,902</b>	<b>670,475</b>	<b>678,920</b>	<b>4,531</b>	<b>683,451</b>	<b>672,475</b>
<b>EXPENDITURES</b>							
<i>Debt Service</i>							
Misc-Assessmnt Collection Cost	-	-	13,968	13,416	71	13,487	13,968
Principal Expense	-	-	-	378,000	-	378,000	392,000
Interest Expense	-	5,473	167,570	157,334	-	157,334	270,280
Cost of Issuance	-	162,449	-	-	-	-	-
<b>Total Debt Service</b>	<b>-</b>	<b>167,922</b>	<b>181,538</b>	<b>548,750</b>	<b>71</b>	<b>548,821</b>	<b>676,248</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>167,922</b>	<b>181,538</b>	<b>548,750</b>	<b>71</b>	<b>548,821</b>	<b>676,248</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(166,020)	488,937	130,170	4,460	134,630	(3,773)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	107,228	-	-	-	-	-
Loan/Note Proceeds	-	364,743	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	488,937	-	-	-	(3,773)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>471,971</b>	<b>488,937</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,773)</b>
Net change in fund balance	-	305,951	488,937	130,170	4,460	134,630	(3,773)
<b>FUND BALANCE, BEGINNING</b>	<b>2</b>	<b>2</b>	<b>305,953</b>	<b>305,953</b>	<b>-</b>	<b>305,953</b>	<b>440,583</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2</b>	<b>\$ 305,953</b>	<b>\$ 794,890</b>	<b>\$ 436,123</b>	<b>\$ 4,460</b>	<b>\$ 440,583</b>	<b>\$ 436,810</b>

## Community Development District

Series 2018 Note  
Amortization Schedule

Date	Total Outstanding Principal Balance	Principal	Interest Rate	Interest	ADS
11/1/2019	7,122,000.00		3.795%	135,139.96	
5/1/2020	7,122,000.00	392,000	3.795%	135,139.96	662,279.92
11/1/2020	6,730,000.00		3.795%	127,701.76	
5/1/2021	6,730,000.00	407,000	3.795%	127,701.76	662,403.52
11/1/2021	6,323,000.00		3.795%	119,978.94	
5/1/2022	6,323,000.00	424,000	3.795%	119,978.94	663,957.88
11/1/2022	5,899,000.00		3.795%	111,933.53	
5/1/2023	5,899,000.00	440,000	3.795%	111,933.53	663,867.06
11/1/2023	5,459,000.00		3.795%	103,584.53	
5/1/2024	5,459,000.00	458,000	3.795%	103,584.53	665,169.06
11/1/2024	5,001,000.00		3.795%	94,893.98	
5/1/2025	5,001,000.00	475,000	3.795%	94,893.98	664,787.96
11/1/2025	4,526,000.00		3.795%	85,880.85	
5/1/2026	4,526,000.00	493,000	3.795%	85,880.85	664,761.70
11/1/2026	4,033,000.00		3.795%	76,526.18	
5/1/2027	4,033,000.00	512,000	3.795%	76,526.18	665,052.36
11/1/2027	3,521,000.00		3.795%	66,810.98	
5/1/2028	3,521,000.00	533,000	3.795%	66,810.98	666,621.96
11/1/2028	2,988,000.00		3.795%	56,697.31	
5/1/2029	2,988,000.00	553,000	3.795%	56,697.31	666,394.62
11/1/2029	2,435,000.00		3.795%	46,204.13	
5/1/2030	2,435,000.00	574,000	3.795%	46,204.13	666,408.26
11/1/2030	1,861,000.00		3.795%	35,312.48	
5/1/2031	1,861,000.00	597,000	3.795%	35,312.48	667,624.96
11/1/2031	1,264,000.00		3.795%	23,984.40	
5/1/2032	1,264,000.00	620,000	3.795%	23,984.40	667,968.80
11/1/2032	644,000.00		3.795%	12,219.91	
5/1/2033	644,000.00	644,000	3.795%	12,219.91	668,439.82
		7,122,000		2,193,738	9,315,738

**Budget Narrative**  
Fiscal Year 2020

**REVENUES**

**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

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

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Exhibit "B"**  
Allocation of Fund Balances

	<u>Debt Service Series 2018</u>
<b><u>AVAILABLE FUNDS</u></b>	
Beginning Fund Balance - Fiscal Year 2020	\$ 440,583
Net Change in Fund Balance - Fiscal Year 2020	(3,773)
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>436,810</b>
<b><u>ALLOCATION OF AVAILABLE FUNDS</u></b>	
<b><i>Restricted Fund Balance</i></b>	
Interest Payment - November 2020	127,702
Place Reserve balances here.	127,702
<b><i>Assigned Fund Balance</i></b>	
Place balances here.	-
<b>Total Allocation of Available Funds</b>	<b>255,404</b>
<b>Total Unassigned Cash</b>	<b><u>\$ 181,407</u></b>

**Notes**

Riverwood  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2020

ANNUAL ASSESSMENT RATES

FISCAL YEAR 2019-2020					
Parcel	Product Type	# of Total Units	O&M per unit	2018 DS	Total per unit
<b>Residential</b>					
Fairway Lakes	Single Family	81.00	\$1,009.09	\$515.98	\$1,525.07
Lakeshore Village	Single Family	59.00	\$1,009.09	\$515.98	\$1,525.07
Riverside	Single Family	15.00	\$1,009.09	\$515.98	\$1,525.07
Riverside	Single Family	8.00	\$1,009.09	\$515.98	\$1,525.07
Royal Oaks	Single Family	39.00	\$1,009.09	\$515.98	\$1,525.07
Royal Oaks	Single Family	6.00	\$1,009.09	\$515.98	\$1,525.07
Eagle Trace	Single Family	43.00	\$1,009.09	\$515.98	\$1,525.07
Bayridge	Single Family	48.00	\$1,009.09	\$515.98	\$1,525.07
Osprey Landing	Single Family	92.00	\$1,009.09	\$515.98	\$1,525.07
Reserves	Twin Villas	26.00	\$1,009.09	\$515.98	\$1,525.07
Grand Vista	Multifamily	90.00	\$1,009.09	\$515.98	\$1,525.07
Silver Lakes	Estate Single Family	56.00	\$1,009.09	\$515.98	\$1,525.07
Myakka Pt - Logan Pt	Estate Single Family	35.00	\$1,009.09	\$515.98	\$1,525.07
Myakka Pt - Baileys Pond	Single Family	53.00	\$1,009.09	\$515.98	\$1,525.07
Myakka Pt - Marlin Cove	Twin Villas	18.00	\$1,009.09	\$515.98	\$1,525.07
Myakka Pt - Villas at Tarpon Harbor II	Twin Villas	12.00	\$1,009.09	\$515.98	\$1,525.07
Myakka Pt - Tarpon Harbor	Multifamily	36.00	\$1,009.09	\$515.98	\$1,525.07
Myakka Pt - Tarpon Harbor II	Multifamily	56.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Westport Ridge	Estate Single Family	32.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Estuary	Single Family	37.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Driftwood Pt	Single Family	39.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Oyster Bay	Twin Villas	28.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Pompano Cove	Twin Villas	34.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - River Run	Estate Single Family	59.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Channel Ridge	Estate Single Family	25.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Clipper Cove	Single Family	13.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Fisher Landing	Single Family	21.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Still Water Trace	Twin Villas	68.00	\$1,009.09	\$515.98	\$1,525.07
Sawgrass - Redfin Shores	Multifamily	50.00	\$1,009.09	\$515.98	\$1,525.07
Stonebridge	Single Family	60.00	\$1,009.09	\$515.98	\$1,525.07
Willow Glen Phase 1	Single Family	30.00	\$1,009.09	\$515.98	\$1,525.07
Willow Glen Phase 2	Single Family	10.00	\$1,009.09	\$515.98	\$1,525.07
Willow Glen Phase 3	Single Family	24.00	\$1,009.09	\$515.98	\$1,525.07
Willow Glen - 1st Choice	Single Family	20.00	\$1,009.09	\$515.98	\$1,525.07
<b>Total Residential</b>		<b>1,323.00</b>			
<b>Commercial</b>					
402121328003	Maintenance Bldg	2	\$ 694.41	\$130.33	\$824.74
402121151003	Club	119.00	\$ 694.41	\$130.33	\$824.75
<b>Total Commercial</b>		<b>121.00</b>			\$0.00
<b>TOTAL</b>		<b>1,444.00</b>			

Riverwood  
**Community Development District**

**Operating Budget**  
Fiscal Year 2020



**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>OPERATING REVENUES</b>							
Interest - Investments	\$ 12,310	\$ 20,181	\$ 5,000	\$ 16,494	\$ 5,498	\$ 21,992	\$ 5,000
Water-Base Rate	267,041	267,288	282,517	193,705	88,812	282,517	353,052
Water-Usage	151,437	157,944	159,047	140,107	18,940	159,047	176,000
Irrigation-Base Rate	158,175	158,262	157,678	119,887	37,791	157,678	158,400
Irrigation-Usage	121,185	128,976	110,000	106,026	3,974	110,000	114,000
Sewer Revenue	1,307,421	1,301,181	1,213,430	963,572	249,858	1,213,430	1,213,430
Meter Fees	-	-	1,000	390	830	1,220	1,000
Standby Fees	14,115	13,687	-	9,817	-	9,817	-
Water Quality Surcharge	-	-	23,094	-	23,094	23,094	-
Water Quality Fee	-	-	-	-	-	-	75,600
Other Miscellaneous Revenues	5,159	11,140	9,800	20,637	6,642	27,279	9,800
Installation Charges	-	-	-	35	-	35	-
Connection Fees - W/S	-	1,720	-	1,720	-	1,720	-
Compliance Fees	23,710	42,805	48,720	-	48,720	48,720	48,720
<b>TOTAL OPERATING REVENUES</b>	<b>2,060,553</b>	<b>2,103,184</b>	<b>2,010,286</b>	<b>1,572,390</b>	<b>484,159</b>	<b>2,056,549</b>	<b>2,155,002</b>

**OPERATING EXPENSES*****Personnel and Administration***

P/R-Board of Supervisors	12,580	10,080	10,500	7,700	2,800	10,500	8,700
FICA Taxes	963	771	803	589	214	803	666
ProfServ-Engineering	9,736	19,892	9,590	31,149	5,400	36,549	16,520
ProfServ-Legal Services	26,760	41,826	29,400	23,157	4,989	28,146	23,200
ProfServ-Mgmt Consulting Serv	113,776	136,686	136,686	102,514	34,172	136,686	172,199
Auditing Services	5,950	4,900	4,900	4,900	-	4,900	4,060
Contracts-On-Site Maintenance	21,012	-	-	-	-	-	-
Postage and Freight	842	839	1,260	697	563	1,260	1,740
Insurance - Property	8,037	14,577	35,337	14,006	-	14,006	14,880
Insurance - General Liability	5,275	30,064	37,174	38,064	-	38,064	40,000
Printing and Binding	1,301	484	1,400	112	784	896	580
Legal Advertising	3,448	2,234	1,996	1,536	587	2,123	1,740
Miscellaneous Services	5,170	4,844	3,906	3,258	1,218	4,476	3,236
Misc-Records Storage	400	840	840	630	253	883	-
Misc-Web Hosting	2,305	1,680	1,680	1,260	506	1,766	11,600
Office Supplies	36	-	420	140	104	244	2,610
<b>Total Personnel and Administration</b>	<b>217,591</b>	<b>269,717</b>	<b>275,892</b>	<b>229,712</b>	<b>51,590</b>	<b>281,302</b>	<b>301,731</b>

***Water-Sewer Comb Services***

ProfServ-Utility Billing	2,076	2,256	3,570	751	250	1,001	-
Contracts-Other Services	414,633	424,406	429,025	322,389	107,463	429,852	438,773
Communication - Telephone	3,310	3,795	3,580	5,132	1,711	6,843	6,500
Electricity - General	68,761	72,805	79,000	65,564	21,855	87,419	90,000
Utility - Water & Sewer	2,860	3,668	2,500	2,745	915	3,660	3,500
Utility - Base Rate	122,500	122,500	124,888	93,666	31,222	124,888	138,528
Utility - Water-Usage	198,045	241,063	243,000	221,405	73,802	295,207	290,000
Utility-CCU Admin Fee	-	-	42	32	11	43	50
R&M-General	395,951	396,928	306,405	320,865	106,955	427,820	354,534
R&M-Sludge Hauling	58,140	70,613	76,620	40,947	13,649	54,596	60,000
Preventative Maint-Security Systems	-	1,738	1,750	-	438	438	1,750

**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Misc-Bad Debt	-	-	3,500	-	875	875	3,500
Misc-Licenses & Permits	135	35	140	3,560	-	3,560	4,500
Misc-Contingency	1,594	1,965	5,296	1,224	571	1,795	6,916
Op Supplies - Chemicals	39,859	39,582	40,500	25,152	8,384	33,536	36,000
Back Flow Preventors	23,295	42,769	48,720	-	12,180	12,180	48,720
Depreciation Expense	335,886	336,532	-	-	-	-	-
Reserves - Irrigation System	7,632	2,306	40,000	-	-	-	50,000
Reserve - Sewer System	24,644	356,005	355,000	538,087	-	538,087	300,000
Reserve - Water System	12,000	81,348	-	42,000	-	42,000	15,000
<b>Total Water-Sewer Comb Services</b>	<b>1,711,321</b>	<b>2,200,314</b>	<b>1,763,536</b>	<b>1,683,519</b>	<b>380,279</b>	<b>2,063,798</b>	<b>1,848,271</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,928,912</b>	<b>2,470,031</b>	<b>2,039,428</b>	<b>1,913,231</b>	<b>431,869</b>	<b>2,345,100</b>	<b>2,150,002</b>
Operating income (loss)	131,641	(366,847)	(29,142)	(340,841)	52,290	(288,551)	5,000
Change in net assets	131,641	(366,847)	(29,142)	(340,841)	52,290	(288,551)	5,000
<b>TOTAL NET ASSETS, BEGINNING</b>	9,681,379	9,813,020	9,446,173	9,446,173	-	9,446,173	9,157,622
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 9,813,020</b>	<b>\$ 9,446,173</b>	<b>\$ 9,417,031</b>	<b>\$ 9,105,332</b>	<b>\$ 52,290</b>	<b>\$ 9,157,622</b>	<b>\$ 9,162,622</b>

**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>OPERATING REVENUES</b>							
Sewer Revenue	1,307,468	1,301,181	1,213,430	963,572	249,858	1,213,430	1,213,430
Standby Fees	14,115	13,687	-	9,817	-	9,817	-
Other Miscellaneous Revenues	9,027	11,140	8,000	16,926	5,642	22,568	8,000
Connection Fees - W/S	-	1,720	-	1,720	-	1,720	-
<b>TOTAL OPERATING REVENUES</b>	<b>1,330,610</b>	<b>1,327,728</b>	<b>1,221,430</b>	<b>992,035</b>	<b>255,500</b>	<b>1,247,535</b>	<b>1,221,430</b>
<b>OPERATING EXPENSES</b>							
<i>Personnel and Administration</i>							
P/R-Board of Supervisors	9,620	10,080	6,450	4,730	1,720	6,450	5,400
FICA Taxes	736	771	493	362	132	494	413
ProfServ-Engineering	5,215	19,892	3,080	31,149	3,000	34,149	10,000
ProfServ-Legal Services	17,234	41,826	17,600	15,143	3,000	18,143	14,400
ProfServ-Mgmt Consulting Serv	85,091	136,686	83,964	62,973	20,991	83,964	109,075
Auditing Services	4,550	4,900	3,010	3,010	-	3,010	2,520
Postage and Freight	642	839	774	428	346	774	1,080
Insurance - Property	7,107	14,577	34,640	13,618	-	13,618	14,430
Insurance - General Liability	1,759	30,064	26,500	27,770	-	27,770	29,000
Printing and Binding	1,008	484	860	69	287	356	360
Legal Advertising	2,638	2,234	1,226	944	409	1,353	1,080
Miscellaneous Services	4,009	4,844	2,399	2,002	800	2,802	2,009
Misc-Records Storage	300	840	516	387	172	559	-
Misc-Web Hosting	1,754	1,680	1,032	774	344	1,118	7,200
Office Supplies	27	-	258	86	86	172	1,620
<b>Total Personnel and Administration</b>	<b>141,690</b>	<b>269,717</b>	<b>182,802</b>	<b>163,445</b>	<b>31,286</b>	<b>194,731</b>	<b>198,587</b>
<i>Water-Sewer Comb Services</i>							
ProfServ-Utility Billing	1,476	2,256	2,542	378	126	504	-
Contracts-Other Services	332,966	424,406	345,841	258,779	86,260	345,039	352,758
Communication - Telephone	3,310	3,795	3,580	5,132	1,711	6,843	6,500
Electricity - General	40,618	72,805	50,000	42,878	14,293	57,171	60,000
Utility - Water & Sewer	2,860	3,668	2,500	2,745	915	3,660	3,500
R&M-General	278,296	396,928	158,810	192,593	64,198	256,791	197,876
R&M-Sludge Hauling	58,140	70,613	76,620	40,947	13,649	54,596	60,000
Preventative Maint-Security Systems	-	1,738	1,750	-	438	438	1,750
Misc-Bad Debt	-	-	3,500	-	875	875	3,500
Misc-Licenses & Permits	135	35	140	3,280	-	3,280	3,500
Misc-Contingency	1,594	1,965	4,645	1,224	408	1,632	5,459
Op Supplies - Chemicals	32,840	39,582	33,700	19,078	6,359	25,437	28,000
Depreciation Expense	335,886	336,532	-	-	-	-	-
Reserve - Sewer System	24,644	356,005	355,000	538,087	-	538,087	300,000
<b>Total Water-Sewer Comb Services</b>	<b>1,112,765</b>	<b>1,710,328</b>	<b>1,038,628</b>	<b>1,105,121</b>	<b>189,231</b>	<b>1,294,352</b>	<b>1,022,843</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,254,455</b>	<b>1,980,045</b>	<b>1,221,430</b>	<b>1,268,566</b>	<b>220,516</b>	<b>1,489,082</b>	<b>1,221,430</b>
Operating income (loss)	76,155	(652,317)	-	(276,531)	34,984	(241,547)	(0)

**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>OPERATING REVENUES</b>							
Water-Base Rate	267,041	267,288	282,517	193,705	88,812	282,517	353,052
Water-Usage	151,437	157,944	159,047	140,107	18,940	159,047	176,000
Water Quality Surcharge	-	-	23,094	-	23,094	23,094	-
Meter Fees	-	-	-	220	-	220	-
Water Quality Fee	-	-	-	-	-	-	75,600
Other Miscellaneous Revenues	(3,868)	11,140	1,800	3,711	1,000	4,711	1,800
Installation Charges	-	-	-	35	-	35	-
Compliance Fees	23,710	42,805	48,720	-	48,720	48,720	48,720
<b>TOTAL OPERATING REVENUES</b>	<b>438,320</b>	<b>479,177</b>	<b>515,178</b>	<b>337,778</b>	<b>180,566</b>	<b>518,344</b>	<b>655,172</b>
<b>OPERATING EXPENSES</b>							
<i><b>Personnel and Administration</b></i>							
P/R-Board of Supervisors	1,480	10,080	2,550	1,870	680	2,550	2,100
FICA Taxes	113	771	195	143	52	195	161
ProfServ-Engineering	87	19,892	1,190	-	400	400	1,200
ProfServ-Legal Services	4,763	41,826	6,800	5,046	1,000	6,046	5,600
ProfServ-Mgmt Consulting Serv	14,343	136,686	33,195	24,896	8,299	33,195	40,170
Auditing Services	700	4,900	1,190	1,190	-	1,190	980
Postage and Freight	101	839	306	169	137	306	420
Insurance - General Liability	1,757	30,064	6,200	6,539	-	6,539	7,000
Printing and Binding	146	484	340	27	313	340	140
Legal Advertising	405	2,234	485	373	112	485	420
Miscellaneous Services	553	4,844	949	791	264	1,055	781
Misc-Records Storage	50	840	204	153	51	204	-
Misc-Web Hosting	276	1,680	408	306	102	408	2,800
Office Supplies	4	-	102	34	11	45	630
<b>Total Personnel and Administration</b>	<b>24,778</b>	<b>255,140</b>	<b>54,114</b>	<b>41,537</b>	<b>11,421</b>	<b>52,958</b>	<b>62,402</b>
<i><b>Water-Sewer Comb Services</b></i>							
ProfServ-Utility Billing	600	2,256	1,028	373	124	497	-
Contracts-Other Services	54,458	424,406	56,877	43,583	14,528	58,111	58,015
Utility - Base Rate	122,608	122,500	124,888	93,666	31,222	124,888	138,528
Utility - Water-Usage	165,806	241,063	193,000	199,347	66,449	265,796	260,000
Utility-CCU Admin Fee	-	-	42	32	11	43	50
R&M-General	65,046	396,928	70,000	59,985	19,995	79,980	70,000
Misc-Licenses & Permits	-	35	-	280	-	280	1,000
Misc-Contingency	-	1,965	651	-	163	163	1,457
Back Flow Preventors	23,295	42,769	48,720	-	12,180	12,180	48,720
Reserve - Water System	12,000	81,348	-	42,000	-	42,000	15,000
<b>Total Water-Sewer Comb Services</b>	<b>443,813</b>	<b>1,313,270</b>	<b>495,206</b>	<b>439,266</b>	<b>144,671</b>	<b>583,937</b>	<b>592,770</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>468,591</b>	<b>1,568,410</b>	<b>549,320</b>	<b>480,803</b>	<b>156,092</b>	<b>636,895</b>	<b>655,172</b>
Operating income (loss)	(30,271)	(1,089,233)	(34,142)	(143,025)	24,474	(118,551)	-

**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>OPERATING REVENUES</b>							
Irrigation-Base Rate	158,175	158,262	157,678	119,887	37,791	157,678	158,400
Irrigation-Usage	121,139	128,976	110,000	106,026	3,974	110,000	114,000
Meter Fees	-	-	1,000	170	830	1,000	1,000
<b>TOTAL OPERATING REVENUES</b>	<b>279,314</b>	<b>287,238</b>	<b>268,678</b>	<b>226,083</b>	<b>42,595</b>	<b>268,678</b>	<b>273,400</b>
<b>OPERATING EXPENSES</b>							
<i><b>Personnel and Administration</b></i>							
P/R-Board of Supervisors	1,480	10,080	1,500	1,100	400	1,500	1,200
FICA Taxes	113	771	115	84	31	115	92
ProfServ-Engineering	4,434	19,892	5,320	-	2,000	2,000	5,320
ProfServ-Legal Services	4,763	41,826	5,000	2,968	989	3,957	3,200
ProfServ-Mgmt Consulting Serv	14,343	136,686	19,527	14,645	4,882	19,527	22,954
Auditing Services	700	4,900	700	700	-	700	560
Postage and Freight	99	839	180	100	80	180	240
Insurance - Property	930	14,577	697	388	-	388	450
Insurance - General Liability	1,759	30,064	4,474	3,755	-	3,755	4,000
Printing and Binding	146	484	200	16	184	200	80
Legal Advertising	405	2,234	285	219	66	285	240
Miscellaneous Services	608	4,844	558	465	155	620	446
Misc-Records Storage	50	840	120	90	30	120	-
Misc-Web Hosting	276	1,680	240	180	60	240	1,600
Office Supplies	4	-	60	20	7	27	360
<b>Total Personnel and Administration</b>	<b>30,110</b>	<b>269,717</b>	<b>38,976</b>	<b>24,730</b>	<b>8,884</b>	<b>33,614</b>	<b>40,742</b>
<i><b>Water-Sewer Comb Services</b></i>							
Contracts-Other Services	27,208	424,406	26,307	20,027	6,676	26,703	28,000
Electricity - General	28,143	72,805	29,000	22,686	7,562	30,248	30,000
Utility - Water-Usage	32,131	241,063	50,000	22,058	7,353	29,411	30,000
R&M-General	52,609	396,928	77,595	68,287	22,762	91,049	86,658
Op Supplies - Chemicals	7,019	6,800	6,800	6,074	2,025	8,099	8,000
Reserves - Irrigation System	7,632	2,306	40,000	-	-	-	50,000
<b>Total Water-Sewer Comb Services</b>	<b>154,742</b>	<b>1,144,308</b>	<b>229,702</b>	<b>139,132</b>	<b>46,377</b>	<b>185,509</b>	<b>232,658</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>184,852</b>	<b>1,414,025</b>	<b>268,678</b>	<b>163,862</b>	<b>55,261</b>	<b>219,123</b>	<b>273,400</b>
Operating income (loss)	94,462	(1,126,787)	-	62,221	(12,666)	49,555	0

**Budget Narrative**  
Fiscal Year 2020

<b>REVENUES</b>
-----------------

**Interest-Investments**

This includes earned interest on the monthly average collected balance for utility operating accounts.

**Water-Base Rate**

This includes revenue from the monthly water base rate fees.

**Water-Usage**

This includes revenue from the monthly water usage fees.

**Irrigation-Base Rate**

This includes revenue from the monthly irrigation base rate fees.

**Irrigation-Usage**

This includes revenue from the monthly irrigation usage fees.

**Sewer Revenue**

This includes revenue from the monthly sewer base rates.

**Meter fees**

This includes revenue from water and irrigation meter fees.

**Standby Fees**

This includes fees paid by the owners of undeveloped lots-to guarantee the availability of future sewer service.

**Other Miscellaneous Revenues**

This includes-miscellaneous utility billing revenue such as bad check & charges, late charges, meter read charges and service turn-on charges.

**Compliance Fees**

This includes the revenue received for re-certification of resident back-flow preventers.

<b>EXPENDITURES</b>
---------------------

**Administrative**

**P/R-Board of Supervisors**

This includes compensation of \$200 per meeting attended by each member of the Board of Supervisors as provided in Chapter 190 of the Florida Statutes. The amount budgeted for the Fiscal Year is based upon all supervisors attending all of the authorized board meetings.

**Professional Services-Engineering**

This includes charges of the District's engineering firm for general engineering services, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

This includes charges from the District's Attorney for general legal services i.e., attendance and preparation for monthly Board meetings as needed, review of contracts, agreements and resolutions, and other research/tasks as directed or requested by the Board and the District Manager.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
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**Administrative** (continued)

**Professional Services-Management Consulting Services**

This includes charges for District Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are charges for Information Technology to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a mainframe computer owned by Inframark in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a moderate annual increase.

**Auditing Services**

This includes charges for the conduct of an annual District audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Postage and Freight**

This includes charges for actual postage and/or freight used for District mailings including vendor checks and other correspondence.

**Insurance-Property**

This includes charges for the District's Property Insurance policy premium with the Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Insurance-General Liability**

This includes charges for the District's General Liability & Public Officials Liability Insurance policy premium with Allied World Surplus Lines Insurance. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding**

This includes charges for copies used in the preparation of required mailings, and other special projects.

**Legal Advertising**

This includes charges required charges for the District to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This includes monthly bank charges, room rental and other miscellaneous charges that may be incurred during the year.

**Miscellaneous-Web Hosting**

This includes web hosting charges and Inframark fees for management of the RCDD website.

**Office Supplies**

This includes charges for supplies and copies used in the preparation of, required mailings, and other special projects.

**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
---------------------

**Water-Sewer Comb Services**

**Contracts-Other Services**

This includes contract charges from Inframark for various services related to operations and maintenance of the wastewater treatment plant and operations and maintenance of the water system, hydrant flushing, water testing, etc.

**Communication-Telephone**

This includes charges for telephone, internet and fax machine.

**Electricity-General**

This includes charges for electricity use for the sewer plant and lift stations.

**Utility-Water & Sewer**

This includes charges for potable water and sewer service used at the sewer plant.

**Utility-Base Rate**

This includes charges for water base rates charged by Charlotte County Utilities.

**Utility-Water-Usage**

This includes charges for water use charged by Charlotte County Utilities.

**Utility-CCU Admin Fee**

This includes an administration charged by Charlotte County Utilities.

**R&M-General**

This includes charges to make periodic repairs to ensure continuous operation of the sewer plant, lift stations, water system and irrigation system.

**R&M-Sludge Hauling**

This includes hauling of sludge from the sewer plant.

**Preventative Maintenance-Security Systems**

This includes charges for the preventative maintenance agreement for the gates and security cameras.

**Misc-Licenses and Permits**

Licenses and permits for the sewer plant.

**Misc-Contingency**

This includes any charges that were not anticipated in the annual approved budget.

**Operating Supplies-Chemicals**

This includes charges for chemicals necessary for sewer plant operation.

**Back Flow Preventors**

This includes charges for the billing of recertification of backflow devices.

**Reserve-Irrigation System**

This includes funds the District sets aside for improvements to the irrigation system.



**Budget Narrative**  
Fiscal Year 2020

<b>EXPENDITURES</b>
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**Water-Sewer Comb Services (continued)**

**Reserve-Sewer System**

This includes funds the District sets aside for improvements of the WWTP and lift stations.

**Reserve-Water System**

This includes funds the District sets aside for improvements to the water system.

**6C**

**RESOLUTION 2019-09****A RESOLUTION OF THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District (the "Proposed Budget"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the annual budget and any proposed long-term financial plan or program of the District for future operations, the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on June 11, 2019, the Board set August 15, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Riverwood Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance and debt financing on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a

manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Charlotte County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2019, so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Riverwood Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF RIVERWOOD COMMUNITY DEVELOPMENT  
DISTRICT;**

**Section 1.** The provisions of the Whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

- a. That the Board of Supervisors has reviewed the budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution as Exhibit A.
- b. That the budget is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Riverwood Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 20, 2019."

**Section 3. Appropriations**

That there be, and hereby is appropriated out of the revenues of the Riverwood Community Development District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
SPECIAL REVENUE FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
 Total All Funds	 \$ _____

#### **Section 4. Supplemental Appropriations**

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

#### **Section 5. Maintenance and Benefit Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

- a. That the Fiscal Year 2020 Maintenance and Benefit Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District,

including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said Assessment Levy shall be distributed as follows:

General Fund O & M  
Debt Service Fund

\$ [See Assessment Levy Resolution 2019-10]  
\$ [See Assessment Levy Resolution 2019-10]

- b. The designee of the Chair of the Board of Supervisors of the Riverwood Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Charlotte County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 20<sup>th</sup> of August, 2019.

**Riverwood Community Development District**

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Rita Anderson  
Chairperson

Attest:

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Robert Koncar  
Secretary

**6D**

**RESOLUTION 2019-10**

**A RESOLUTION LEVYING AND IMPOSING NON AD  
VALOREM MAINTENANCE AND BENEFIT SPECIAL  
ASSESSMENTS FOR THE RIVERWOOD COMMUNITY  
DEVELOPMENT DISTRICT FOR FISCAL YEAR 2020**

Preamble

WHEREAS, certain improvements existing within the Riverwood Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Riverwood Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2020 will amount to \$\_\_\_\_\_; and

WHEREAS, the Board of Supervisors of the Riverwood Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2020 will amount to \$\_\_\_\_\_; and

WHEREAS, the Board of Supervisors of the Riverwood Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Riverwood Community Development District finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE RIVERWOOD COMMUNITY  
DEVELOPMENT DISTRICT OF CHARLOTTE COUNTY,  
FLORIDA;**

Section 1. All the whereas clauses are incorporated herein and are dispositive.



Section 2. Special assessments for maintenance and benefit as provided for in Chapters 190.021, Florida Statutes, (hereinafter referred to as Assessment) are hereby levied on the parcels within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on parcels shall be by the Tax Collector serving as agent of the State of Florida in Charlotte County ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance and benefit special assessments on parcels included in the District shall be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each parcel of property.

Section 5. The proceeds therefrom shall be paid to the Riverwood Community Development District.

Section 6. The Chair of the Board of the Riverwood Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

**PASSED AND ADOPTED this 20<sup>th</sup> day of August, 2019, by the Board of Supervisors of the Riverwood Community Development District, Charlotte County, Florida.**

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Robert Koncar  
Secretary

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Rita Anderson  
Chairperson

**6E**

**RESOLUTION 2019-11**

**ASSIGNING A PORTION OF THE RIVERWOOD  
COMMUNITY DEVELOPMENT DISTRICT FUND  
BALANCE FOR FISCAL YEAR 2019**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Riverwood Community Development District, hereinafter referred to as "The District", is assigning a portion of their total available general fund balance, and

**NOW THEREFORE, BE IT RESOLVED BY THE  
BOARD OF SUPERVISORS OF THE RIVERWOOD  
COMMUNITY DEVELOPMENT DISTRICT THE  
FOLLOWING:**

1. The unassigned fund for the Water and Sewer Fund will hereby be allocated as follows:
  - A minimum of 10% will remain in the unassigned fund balance at all times.
  - The remaining 90% of the fund balance will be allocated as follows:
    - a) Sewer Fund 62% of the remaining 90%;
    - b) Water Fund 28% of the remaining 90%
2. This Resolution shall become effective this 20<sup>th</sup> day of August 2019 and be reflected in the monthly and Fiscal Year End September 30, 2019 Financial Statements and Audit Report for the District.

**RIVERWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

**By:** \_\_\_\_\_  
Rita Anderson  
Chairman

Attest:

By: \_\_\_\_\_  
Secretary

## **Seventh Order of Business**

# Riverwood CDD

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## July 2019 Monthly Client Report

August 7, 2019

## Summary

Operations at the facilities throughout the month were in accordance with contract and regulatory requirements.

On 7/23/19 the community experienced a severe lightning storm. The WWTP was hit by lightning at least 3 different times damaging quite a bit of equipment. The office building lost power due to the transformer being hit, as well as communications through the internet router and equipment. The lab building was struck directly and indirectly causing the generator switchgear control panel to blow and the 2 generator control panels to blow out. In addition, the SCADA HMI in the lab building, as well as the Influent/effluent meters, the turbidimeter and a few other minor items need replacing.

We were required to go into reject mode and will have to stay there until all equipment is replaced and in working order. We have already issued POs to have this work done.

## Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost

## Operations

- Compliance
  - All Water requirements were met.
  - All Wastewater Plant requirements were met.
- Reuse Pump Station Status:
  - The pump station was down once during the month for 4 days due to a line break.
  - Average pressure was 67 PSI. Lowest was 57 PSI.

- Performance metrics:

### Wastewater Treatment Plant

- 2,844,000 gals. of Wastewater received
- 1,741,000 gals. recovered for Reuse

### Reuse Water

- 25,407,000 gals. of reuse invoiced from CCU
- 20,107,136 metered into Riverwood\*
- 13,587,000 Irrigation water billed\*\*

### Water Treatment

- 8,604,000 invoiced from CCU
- 6,795,000 gals. of Potable Water metered into Riverwood\*
- 2,423,000 Potable Water billed\*\*
- 6,013,790 gals. flushing
- Unaccounted for water is 2% - **Leak at Interconnect repaired 7/9/2019**

*\*Using CCU read dates vs. Inframark readings of CCU meters on those dates*

*\*\*Inframark meter reads do not correspond to CCU read dates*

Performance Metrics	Current Month	Prior Month
Wastewater treated	2.844	2.695
Sludge produced	0.059	0.036
Sludge disposed	0.059	0.036
Reclaimed water produced	1.741	2.695
Odor complaints	0	0
Reuse Water Consumption	20.380	22.108
Potable Water Consumption	9.104	6.935
Number of line breaks	1	0
Hydrants flushed	20	20
Valves exercised	0	0
Meters read	1942	1942
Meter re-reads	41	74
Bills produced, mailed	1521	1524
Revenue collected	\$180,899.11	\$181,665.11
Receivables (Ageing on 4/30/19)	\$228,881.50	\$246,378.11
Adjustments related to water distribution	\$1,469.19	\$1,707.60
<b>Consumables</b>	<b>Current Month</b>	<b>Current Month</b>
Chlorine usage	1765	1838

## Past Due Accounts

- There were 62 late accounts at the time of July billing.

## Maintenance & Repair

- Emergency Call Outs:
  - High level alarm L/S # 1
  - High level alarm L/S # 5
- Corrective Maintenance:
  - Replaced Love-joy on Irrigation pump # 1
  - Low pressure on irrigation at 3657 Pennyroyal
  - Installed new valve in CCU interconnection
  - Cleaned out L/S # 9
  - Replaced meter box 13977 Long Lake Lane
  - Repaired water main break on Pennyroyal
- Preventive Maintenance:
  - Inspected all pump stations weekly
  - Flushed all dead ends
  - Monthly blower checks
  - Odor control weekly checks

- Work Orders:
  - Computer with CMMS on it lost in lightning storm...will be replacing with cloud-based system by the end of the year
- Water Meters:
  - Number changed – 0
  - Meters raised – 0
  - Meters to be raised - 1
  - Number to be changed – 11
  - Zero Usage Total – 615, All checked finding only 7 bad
- Irrigation meters:
  - Number changed – 0
  - Meters Raised – 0
  - Meters to be raised - 1
  - Number to be changed – 0
  - Zero Usage Total – 199, List given to Brad to have Irrigation Companies check

## Health & Safety

- Zero LTIs and OSHA recordable incidents occurred during the month
- Safety training includes daily tailgate talks concerning the events of the day

## Personnel

- Jerry Hahn is the Lead Operator for the facility
- One full time trainee and one part-time Operator one trainee are also assigned to Riverwood
- Susan MacPherson is the PM.

## Community Involvement

- Visitors to the project/client
  - Project manager/Regional Technical Manager Susan MacPherson attended water committee and Board meetings in July.

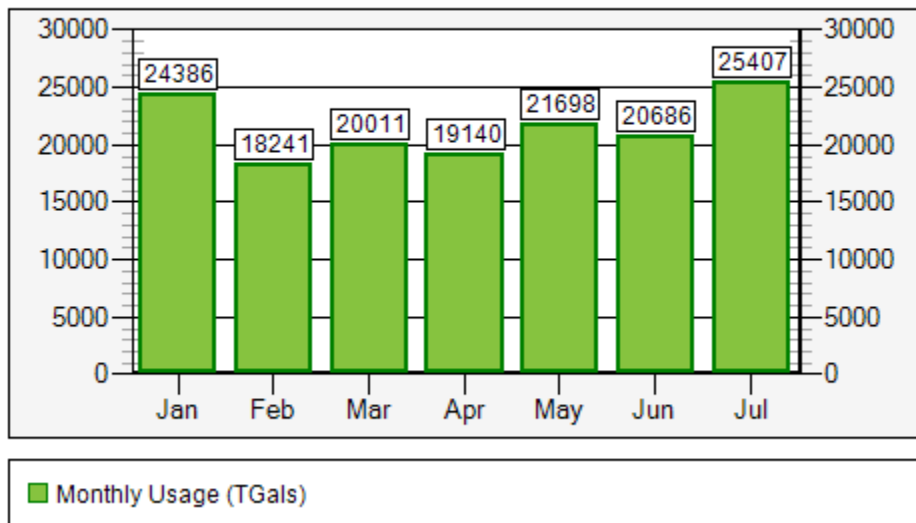


## Irrigation Update

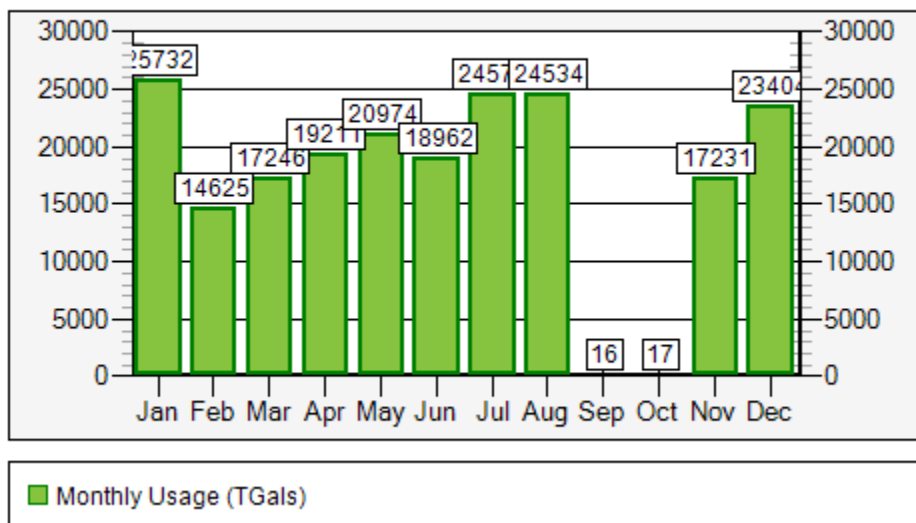
Reuse Water Purchased from CCU:

Current Read	Previous Read	Usage (1,000 gals)	From	To	Days
923512	898105	25,407	06/24/2019	7/24/2019	30
898105	877419	20,686	05/22/2019	06/24/2019	33
877419	855721	21,698	04/22/2019	05/22/2019	30

2019 total usage is 149,569,000 gallons. Average usage is 21,367,000 gallons per month.



2018 total usage is 206,524,000 gallons. Average usage is 17,210,333 gallons per month.



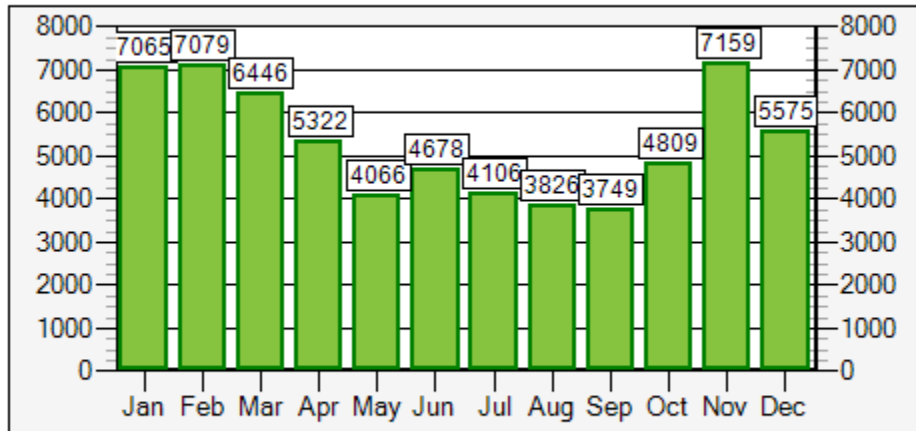
Month	Total Reuse Distributed, MG	Daily Average Flow, MG	Monthly Max Flow, MG
July 2019	20.340	0.657	0.991

## Potable Water Update

Potable Water Purchased from CCU:

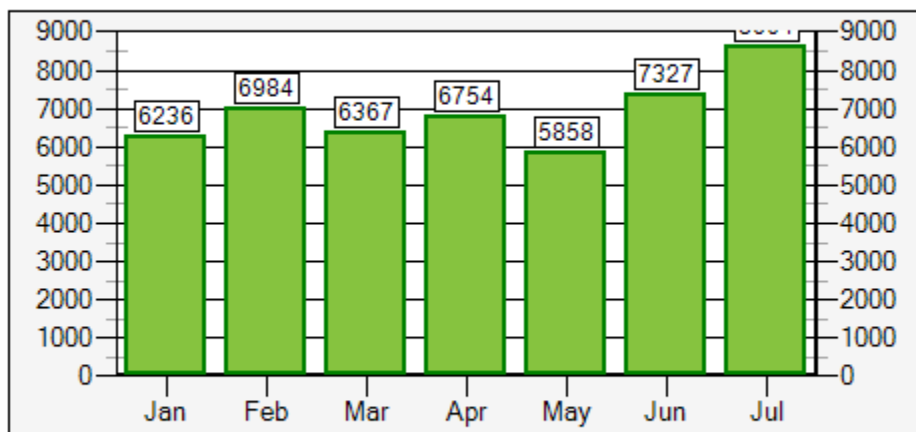
Current Read	Previous Read	Usage (1,000 gals)	From	To	Days
358598	349994	8,604	6/24/2019	7/24/2019	30
349994	342667	7.327	05/22/2019	6/24/2019	33
342667	336809	5,858	04/22/2019	5/22/2019	30

2018 total usage is 63,880,000 gallons. Average usage is 5,323,333 gallons per month.



■ Monthly Usage (TGals)

2019 total usage is 48,130,000 gallons. Average usage is 6,875,714 gallons per month.



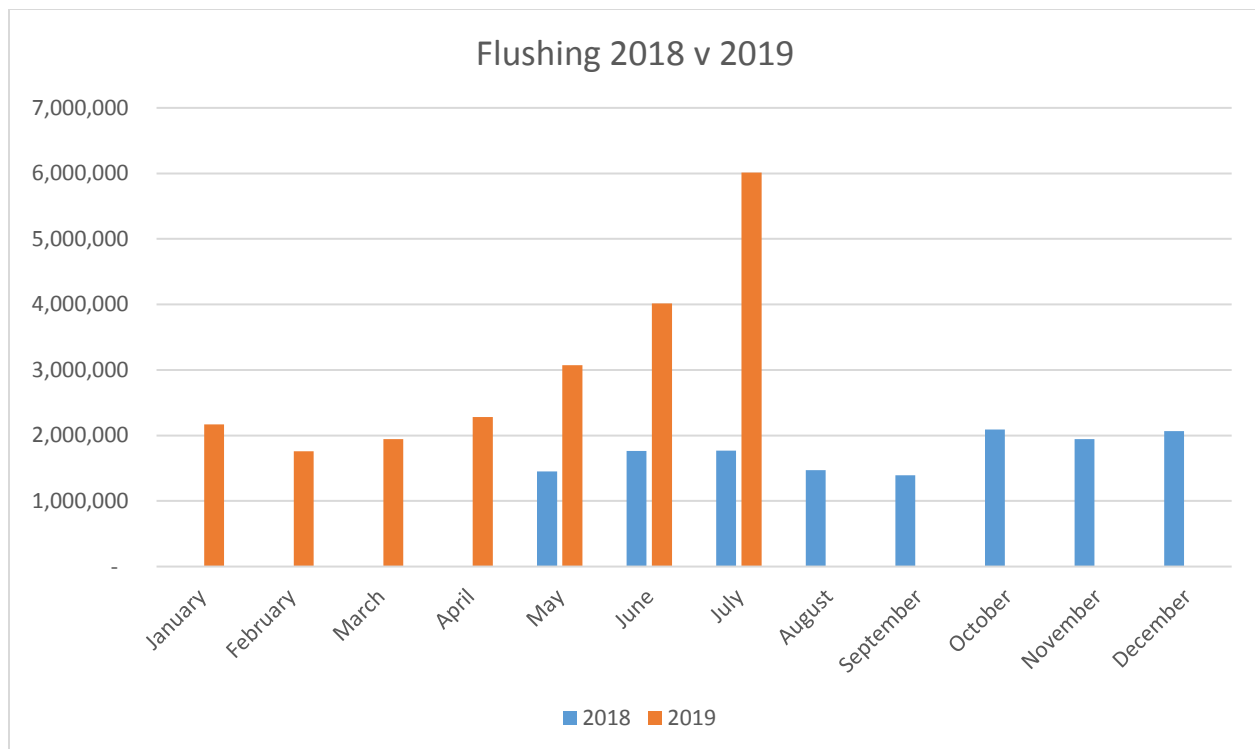
■ Monthly Usage (TGals)

Month	Potable Water, MG	Daily Average Flow, MG	Monthly Max Flow, MG
July 2019	9.104	.0.294	0.650

## Hydroguard Flushing Update

Location	# times Flushed	Gallons Flushed	Last Month
Club Drive	31	927,800	827,600
Creekside Lane	31	661,700	735,700
Scrub Jay Court	31	738,900	509,500
Preserve	31	578,900	226,600
North Marsh Drive	31	1,338,500	650,600
Silver Lakes Circle	31	250,500	604,942
Mill Creek	31	1,455,300	792,000
Dead Ends (Fire Hydrants)	20	62,690	54,350
Sidewalk Cleaning (MS)		0	0
<b>Total Flushed</b>		<b>6,013,790</b>	<b>4,015,050</b>
<b>Flushing Cost</b>		<b>\$22,691.99</b>	<b>\$15,136.74</b>
Golf Course Reclaimed Water Usage		496,736	40

## Hydroguard Flushing Year over Year



## **Eighth Order of Business**

**8A**

	A	B	C	D	E	F	G	H	I	J	K	L	M
	<div> <div>EST</div> <div>LOCA- TION</div> <div>START DATE</div> <div>ESTIMATED COST</div> <div>BID PRICE</div> <div>Loan Funded</div> <div>Reserve Funded</div> <div>Other Funded</div> <div>MAY BE COVERED IN CAMPUS PROJECT</div> <div>PAID TO DATE</div> <div>Date Completed</div> <div>Appr</div> </div> <div>Agenda Page 170</div> <div>UPDATED 8-12-19</div>												
1	PROJECT PLANNING REPORT												
2	ACTIVITY BLDG. UPGRADE												Major Upgrade Items In Act Bldg*
3	Major Upgrade Items In Act Bldg*	ACT	7/22/19	217,000	269,815	98,500	97,395					YES	Chair Storage/Dressing Rom
4	Solar Shades in Activity Bldg.	ACT		10,200	10,200		10,200						Stage Area Upgrade/ Raised Ceiling
5	Interior Painting of Act Bldg.	ACT		7,500	7,250			7,250					Refinish Doors & Molding + new Handles
6	Kitchen Upgrade	ACT		1,000	-			1,000					Carpet/Tile Replacement + Wood Floor Refinish
7													Drop Ceiling / LED Lighting
8	Activity Bldg. Upgrade			235,700	287,265	98,500	107,595	8,250					Demolish/Remodel Lobby Area Act Bldg
9													
10	OTHER HIGH PRIORITY PROJECTS												
11	Sidewalk New Parking Lot to Activity Bldg	OUTSIDE		10,000		10,000							
12	Outside Furniture Additions	OUTSIDE	6/11/19	30,000	30,000	15,000	15,000			21,144		Yes	
13	Playground	OUTSIDE		54,000		17,000	10,000	27,000					
14	Old Parking Lot Sealing	OUTSIDE		10,000			10,000						
15	Old Parking Lot Lighting Upgrade	ROAD	7/30/19	35,000	34,500		34,500						
16	Update Pool Bathrooms	POOL		10,000			10,000						
17	Drainage from AC Campus to Parcel A	OUTSIDE	6/11/19	69,000	69,000	69,000						Yes	
18	Back Gate Upgraded Lighting	ALL	7/30/19	7,000	6,890		6,890						
19	Access Control	ALL		90,000		90,000							
20	Other High Priority Projects			315,000	140,390	201,000	86,390	27,000	-	21,144			
21													
22	ITEMS NEEDING REIMBURSEMENT												
23	Move Front Gates & Willow Bend Equipment	ROAD	3/1/19	55,000		53,209				53,209	5/1/19	YES	
24	Additional Fitness Ctr Equipment	FIT	4/1/19	49,000		-	-		49,000	49,000	4/15/19	YES	
25	Window Replacement	ADM	5/1/18	55,443					55,443	55,443	11/30/18	YES	
26	Porte Cache	ADM	5/1/18	50,000					50,000	50,000	11/30/18	YES	
27	Bathroom Remodel	ADM	5/1/18	41,732					41,732	41,732	11/30/18	YES	
28	Items Needing Reimbursement			251,175		53,209	-	-	196,175	249,384			
29													
30	OTHER PROJECTS NEEDING ATTENTION												
31	Spa Automatic fill Equipment	OUTSIDE											
32	Guardhouse AC unit is not cooling adequately	ROAD											
33	Entry door for Disabled	FITNESS											
34	Second pump for Pool	OUTSIDE											
35	Pool Restroom Bldg needs roof replacement	OUTSIDE											
36	Other Projects Needing Attention			-		-	-	-	-				
37	TOTAL FUNDING REQUIRED			801,875	427,655	352,709	193,985	35,250	196,175	270,528			
38	PROJECTS FOR FUTURE CONSIDERATION												
39	Spray Foam Insulation-Act Bldg.	ACT		34,440									
40	Smart Irrigation System-Act Ctr Campus	OUTSIDE		40,000									
41	Basket Ball Court	OUTSIDE											
42	Projects for Future Consideration			74,440		-	-	-	-				

# RCDD PROJECTS COMPLETED IN 2017-19

Agenda Page 17/1														
PROJECT	START DATE	VENDOR	WHO IS HANDLING	FA REV	BOS APPR	APPR DATE	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
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)	2/28/19	Completed
Equipment Purchase	7/17/18	Various	Brad	Yes	Yes	7/17/18	Various	RES	35,900	35,900	31,344	(4,556)	10/31/18	Completed
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	38,757	(0)	1/30/19	Completed
Library shelves & Furni-Admin	10/1/18	Various	Dolly Syrek							15,000	14,892	(108)	3/31/19	Completed
Tiki Bar Remodel	10/16/18	Various	Brad/Rita	Yes	Yes	10/16/18	001-568128-58100	RES	21,036	25,300	24,785	(515)	1/31/19	Completed
WWTP Generator	2/1/18	Ring Power	Martone	No	Yes	2/20/18	5005	RES		280,000	275,410	(4,590)	8/1/19	Completed
Willow Bend Gate & Front Gate Move	12/1/18	TEM	Brad	No	Yes	12/18/18	001-568128-58100	CAP	60,000	60,000	53,209	(6,791)	4/30/19	Completed

REVISED 8/12/19

**8B**



# RESERVE - IRRIGATION SYSTEM

2019

## ADDITIONS

10/1/18	Balance from 2018	0.00
9/30/18	Addition	40,000.00
9/30/19	Interest 2019	

## EXPENDITURES

Irrigation Main	Repair	23,050.00
-----------------	--------	-----------

	Additons	40,000.00	
	Expenditures		23,050.00
7/31/19	Balance		16,950.00

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

10/1/18	Balance from 2018	\$ 432,546.78
9/30/18	Interest 2019	

**EXPENDITURES**

Admin	Furniture	\$ 14,720.92
Outside	Tiki Bar Renovation	\$ 22,495.95
Outside	Outside Furniture	\$ 10,572.00
Admin	RCA New Office Related	\$ -
Outside	Pergola	\$ 3,645.00
Activity	Audio Visual Upgrade	\$ 44,262.68
Admin	RCDD Office Furniture	\$ 3,964.00
Acctvty	AC Upgrade	\$ 1,750.00
		\$ -
		\$ -
		\$ -

<b>Expenditures</b>	<b>\$ 101,410.55</b>
---------------------	----------------------

<b>Additions</b>	<b>\$ -</b>
------------------	-------------

<b>Financial Report Balance YTD</b>	<b>\$ 101,410.55</b>
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<b>7/31/19</b>	<b>Balance</b>	<b>\$ 331,136.23</b>
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**ROAD RESERVES - GENERAL FUND**

**2019**

**ADDITIONS**

10/1/18	Balance from 2018			<b>\$ 534,282.48</b>
9/30/19	Interest Allocation - 2019			

**EXPENDITURES**

5/31/19	Resident Phone System Install		\$	797.50
---------	-------------------------------	--	----	--------

<b>Additions</b>		\$	-
<b>Expenditures</b>		\$	797.50

<b>4/30/19</b>	<b>Balance</b>			<b>\$ 533,484.98</b>
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**RESERVE - SEWER SYSTEM****2019****ADDITIONS**

10/1/18	Balance from 2018	1,114,992.82
4/30/19	Addition	421,168.00
9/30/19	Interest 2019	

**EXPENDITURES**

Equipment	Painting Clarifier	53,013.55
Equipment	Control Panels	125,715.54
Generator	Ring Power Corp	275,410.41
Equipment	Compressor	119,055.50

	<b>Additions</b>	<b>1,536,160.82</b>	
	<b>Expenditures</b>		<b>573,195.00</b>
<b>7/31/19</b>	<b>Balance</b>		<b>962,965.82</b>

**RESERVE - Water SYSTEM**

**2019**

**ADDITIONS**

10/1/18	Balance from 2018	207,685.46
4/30/19	Addition	140,389.00
9/30/19	Interest 2019	

**EXPENDITURES**

Water Line Maint.	Ice Pigging	42,000.00
Meter	Meter Replacements	9,213.00

	<b>Additons</b>	<b>348,074.46</b>	
	<b>Expenditures</b>		<b>51,213.00</b>
<b>7/31/19</b>	<b>Balance</b>		<b>296,861.46</b>

**8C**

## CAMPUS UPGRADE PROJECT & OTHER LOAN EXPENDITURES ANALYSIS DETAIL

BANK DRAW		LOAN + FUNDS	TOTAL	TOTAL OTHER	OTHER LOAN EXPENDITURES			CAMPUS	PAYEE	PAYEE	DIRECT PURCHASE					
#	DATE	REMAINING	Expenditures	Loan Expenditures	Pre Const	Payoff/Loan Cost	Traffic Light	UPGRADE PROJECT	Willis Smith	GMA	Suncoast	PGT	Ferguson	Life Fitness	L&W	Other*
	3/31/18	8,096,175														
	3/31/18	6,168,889	1,927,286	1,927,286		1,927,286										
1	5/9/18	6,112,055	56,835	-				56,835	56,835							
2	6/7/18	4,992,702	1,119,352	519,020	79,721		439,299	600,332	337,861	262,471						
3	7/3/18	4,832,874	159,829	-				159,829	151,659	8,170						
4	8/1/18	4,390,303	442,570	68,055	68,055			374,515	356,980	4,628	3,400	1,489	8,018			
5	9/11/18	4,016,084	374,220	36,713	(11,798)		48,511	337,507	333,007	4,500						
6	10/9/18	3,559,306	456,778	(990)	(990)			457,768	409,411	23,799		24,557				
7	11/5/18	3,199,328	359,978	-				359,978	345,396		4,950				9,632	
8	12/7/18	2,700,311	499,017	-				499,017	482,779		8,858				7,380	
9	1/11/19	2,378,656	321,655	-				321,655	301,214	12,537			7,904			
10	1/31/19	1,977,190	401,465	-				401,465	401,465							
11	3/18/19	1,535,243	441,948	-				441,948	441,948							
12	4/15/19	1,154,076	381,166	-				381,166	374,530						242	6,395
13	5/7/19	762,045	392,031	-				392,031	388,358							3,674
14	6/18/19	416,236	345,809	-				345,809	167,711	9,147	12,772			146,931	6	9,242
15	7/15/19	356,284	59,951	-				59,951	59,951							
				-				-								
				-				-								
TOTAL			7,739,891	2,550,084	134,989	1,927,286	487,810	5,189,807	4,609,104	325,253	29,980	26,046	15,922	146,931	17,260	19,310

\*Request **OTHER LIST** for detail

See July Financial Reports pg. 54 & 55 for a different reporting format

REVISED 7/28/19

## **Eleventh Order of Business**



**11A**

Jeff Masters Electric, Inc.  
 620 Charlotte Street Punta Gorda, FL 33950  
 EC13002119  
 941-575-8300

July 1, 2019  
 July 19, 2019 Revised

Inframark  
 Riverwood  
 4250 Riverwood Dr.  
 Port Charlotte, FL 33953  
 Brad 239-672-0698

## PROPOSAL

We will remove 16 poles and install a new pole with a new LED light fixture.

Included is a 15' steel pole, fitter and LED fixture. All Specifications are attached.

All labor, material and bucket truck are included.

Thirty Six Thousand Eight Hundred 00/100.....\$36,800.00

We will remove and box off 11 Poles that will no longer be needed. We will disconnect the poles, remove the pole and dispose of the poles. We will install a PVC Junction Box in its place. It will be bolted to the old pole pad and sealed with silicone caulking.

Two Thousand Two Hundred 00/100.....\$2200.00

\*One hundred percent (100%) of the amount will be due upon substantial completion of electrical installation. Any amount not paid within 15 days of the date of the amount becomes due shall bear interest at the rate of 1.5% per month thereafter. In the event Jeff Masters Electric, Inc. is required to retain legal counsel to pursue any amount coming due here under Jeff Masters Electric, Inc. will be entitled to recover all attorney fees incurred in that process.†

Authorized Signature: Jeff Masters

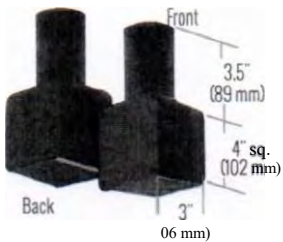
Date 7/19/19

Acceptance Signature \_\_\_\_\_

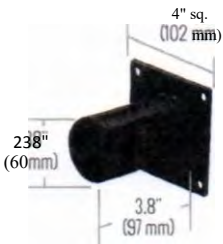
Date

# E-AC

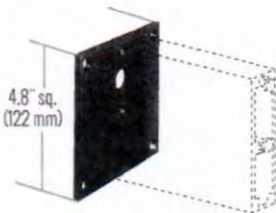
## Tenon Mounting Alternatives



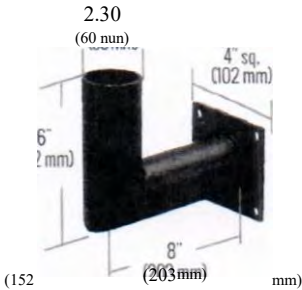
SKU	PRODUCT	DESCRIPTION
E.ACWM2DB	Wall mount box with tenon	The wall mount box with 2-3/8" tenon attaches an e-conolight floodlight to almost any surface: wall, roof, wood pole, or the ground. Provides wiring access and a built-in 2-3/8" fitter (E-ACS not 0.0. tenon to mount a fixture with our adjustable slip included). Suggested 3/8" diameter bolts for mounting.



SKU	PRODUCT	DESCRIPTION
E.ACW2DB	Wall mount bracket	The wall mount bracket with 20/8" tenon attaches an e-conolight floodlight to almost any surface: wall, roof, wood pole, or the ground. Provides wiring access and a built-in 2-3/8" UCWM2DB Wall mount bracket 0.0. tenon to mount a fixture with our adjustable slip fitter (E-ACS not included). Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.



SKU	PRODUCT	DESCRIPTION
E.ACW3DB	Wall mount plate	The wall mount plate attaches an e-conolight floodlight to a wall. Plate is 1/4" thick and 3/8" designed diameter to bolts mount for fixture mounting. with Mounting 6-inch mounting holes are arm spaced (not included).4" apart. aluminum Suggested This also requires mounting option E-ACE, E-ACESB, or E-ACAPBPM.



SKU	PRODUCT	DESCRIPTION
-----	---------	-------------

The 90° wall mount bracket with 2-3/8" tenon attaches an e-conolight floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and a built-in 2-3/8" E-ACWM4DB Wall mount 90° with tenon 0.0. tenon to mount a fixture with our adjustable slip fitter (E.ACS not included). Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.



SKU	PRODUCT	DESCRIPTION
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E.ACGMIDB Ground mount post

The ground mount post is used with 2" adjustable fitter (E-ACS not included). The wiring or conduit feeds through the post base.

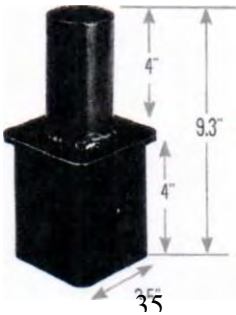


SKU	PRODUCT	DESCRIPTION
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The conduit slip fitter has a cast aluminum hub E.ACMNH2DB Conduit slip fitter that provides a threaded entry for the V2" adjustable fitter and slips over a 2-3/8"0.0. pipe tenon.

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E—AC



SKU	PRODUCT	DESCRIPTION
-----	---------	-------------

E-ACPB4Z 4" 2-3/8"0.0. square pole tenonmount with For 5/16" use hex with head square, stainless-steel non-tapered bolts. steel

Vertical and aluminum tenon measures poles. Furnished 2-3/8" O.D., with and fouris  
made of steel tubing. fixtures mounted to this bracket can be adjusted both vertically  
and horizontally.

# E-PS Series

SKU	HEIGHT X WIDTH X WALL THICKNESS	BOLT CIRCLE RANGE	ANCHOR BOLT SIZE	STRUCTURAL WEIGHT OF POLE
E-PS4E15C(*)DB	15' x 4" x 0.120"			108
E-PS4E17C(*)DB	17' x 4" x 0.120"			120
E-PS4E20C(*)DB	20' x 4" x 0.120"			140
E-PS4E20S(*)DB	20' x 4" x 0.180"	8" - 9"	3/4" - 10 x 17" + 3"	200
E-PS4E22S(*)DB	22' x 4" x 0.180"			220
E-PS4E25S(*)DB	25' x 4" x 0.180"			245

SKU	HEIGHT X WIDTH X WALL THICKNESS	BOLT CIRCLE RANGE	ANCHOR BOLT SIZE	STRUCTURAL WEIGHT OF POLE
E-PS5E17C(*)DB	17' x 5" x 0.120"			160
E-PS5E20C(*)DB	20' x 5" x 0.120"			185
E-PS5E22S(*)DB	22' x 5" x 0.180"			305
E-PS5E25S(*)DB	25' x 5" x 0.180"	10" - 12"	3/4" - 10 x 17" + 3"	330
E-PS5E27S(*)DB	27' x 5" x 0.180"			350
E-PS5E30S(*)DB	30' x 5" x 0.180"			380

SKU	HEIGHT X WIDTH X WALL THICKNESS	BOLT CIRCLE RANGE	ANCHOR BOLT SIZE	STRUCTURAL WEIGHT OF POLE
E-PS6E27S(*)DB	27' x 6" x 0.180"			508
E-PS6E30S(*)DB	30' x 6" x 0.180"	11" - 13"	1" - 8 x 36" + 4"	520
E-PS6E35S(*) B	35' x 6" x 0.180"			540

\*Select Drill Configuration Note: Tenon measures (2.38" O.D. x 4.0" L)



**WARRANTY**

welded top and bottom

\* Poles with tenon top configuration do not include a pole cap



Square Steel Pole

E-PS4 (4 INCH)

E-PS5 (5 INCH)

E-PS6 (6 INCH)

Recommended Construction Materials

- Parking lots • Mechanically applied, baked and cleaned powder and top coated with electrostatically • A plastic: standard secured full base together cover with is included two plastic hand with each push pole and rivets made from ABS
- Roadways • Painted In dark bronze • Rectangular shaped handhole is furnished and includes a steel cover.
- Partially galvanized anchor bolts
- General area • Anchor bolts are made from carbons and (dwarf conforming) to included. • attachment Handhole is bar located With 18.inches machine screw above the pole base
- AASHTO and ASTM Grade 55 requirements • Ground lug is provided near the handhole and includes a hex-head
- Certification! • Base is supplied with slotted anchor Jit opening for wedge bolt and nut of bolt circles to be utilized • Removable pole cap is included with each pole configured for fixture
- Base plate telescopes the pole shaft in circumferentially side mounting or no drill



EPA INFORMATION - E-PS4 (4 INCH)				80 MPH		90 MPH		100 MPH	
HEIGHT X WIDTH X WALL THICKNESS	BOLT CIRCLE RANGE	STRUCTURAL WEIGHT OF POLE	ANCHOR BOLT SIZE	MAX EPA	MAX FIXTURE WEIGHT	MAX EPA	MAX FIXTURE WEIGHT	MAX EPA	MAX FIXTURE WEIGHT
15' x 4" x 0.120"		108		14.1	353	10.6	265	8.1	203
17' x 4" x 0.120"		120		11.4	285	8.4	210	6.2	155

E-PS Series

				14.1	353	10.6	265		203
				11.4	285	8.4	210		155
20'				8.1	203	5.6	140	3.7	93

EPA INFORMATION - E-PS5 (5 INCH)				80 MPH		90 MPH		100 MPH	
HEIGHT X WIDTH X WALL THICKNESS	BOLT CIRCLE RANGE	STRUCTURAL WEIGHT OF POLE	ANCHOR BOLT SIZE	MAX EPA	MAX FIXTURE WEIGHT	MAX EPA	MAX FIXTURE WEIGHT	MAX EPA	MAX FIXTURE WEIGHT
17' x 5" x 0.120"		160	3/4"	19.5	488	14.7	368	11.1	278
20' x 4" x 0.180"		200		14.4	360	10.8	270	8.2	205
22' x 4" x 0.180"				122	305	9.1	228	6.8	110
25' x 0.180"		245		9.6	240	6.7	168	4.8	120
		POLE							

		160		19.5		14.7		
20'	0.120"	185		14.0		10.9	8.0	200
22	xo.180"	305		19.5	488	14.6	365	11.0
	10" 12.							275
25' x 5" x 0.180"	15.6 390 11.3 283 8.1 203	27' x 5" x 0.180"	350 13.1 328 9.2 230 6.3 158					
30' x 5" x 0.180"		380		9.9	248	6.4	160	3.6
								90

EPA INFORMATION - EPS6 (6 INCH)				80 MPH		90 MPH		100 MPH	
HEIGHT X WIDTH X WALL THICKNESS	BOLT CIRCLE RANGE	STRUCTURAL WEIGHT OF POLE	ANCHOR BOLT SIZE	MAX EPA	MAX FIXTURE WEIGHT	MAX EPA	MAX FIXTURE WEIGHT	MAX EPA	MAX FIXTURE WEIGHT
27' x 6" x 0.180"		508		21.6	540	15.8	395	11.5	288
508				21.6		15.8	395	11.5	288
30' x 6" x 0.180"	11"-13"	520		17.6	440	12.2	305	8.3	208
35 x 6" x 0.180"		540		11.9	298	7.8	183	4.0	100

For mounting other manufacturerS fixtures, please reference EPA and maximum fixture weight information above.

#### Included



Welded Tenon Top  
(Configuration T)



Pole Cap  
(Configuration 0, 1, 2, 3, 5.6)



Handhole



Full Base Cover  
(Standard)

# BARB Series

## LED Post Top Area Light

Replaces 150W PSMH / 175W MH

#### Contemporary Design

- Lightweight
- Easy access wiring
- Type V light distribution, ideal for large outdoor areas

#### Recommended Use

- Parks & walkways

#### Energy Efficient

- Up to 70% energy savings when compared to traditional counterparts
- Enhanced 10KVA surge protection for reliability

#### Input Voltage

- Universal (120V through 2TIV Operation)



Create a stylish and business with the E-ARB

This fixture adds a unique flair to the Don't worry, it's not just about looks! to reduce installation time and save on

- Parking lots

Certifications



uniformed look for your Series.

e-conolight Area Light line-up. The LED Area Light is designed energy. See the details below!

NON-

CREE\*

DIMMABLELEDs

PREMIUM

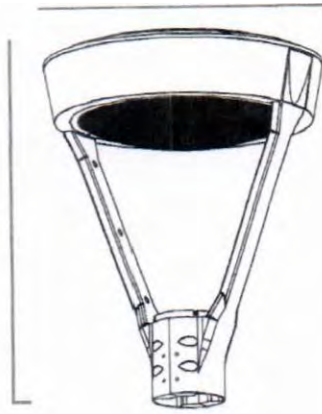
E-ARB Series

17-3/10" Dia

\*See page 3 for DLC Premium Skus



22-3/10" H



## Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
17-3/10" Dia x 22-3/10" H	28 lbs.	15 to 20 feet	1 to 2 times the mounting height

## Fixture Specifications

HOUSING	Die cast aluminum housing with dark bronze weatherproof powder-coated paint
LENS ASSEMBLY	Polycarbonate prismatic lens for reduced glare
MOUNTING	Mounts to standard 2-3/8" tenon

## Electrical Performance

OPERATING MINIMUM	LIFESPAN <small>L<sub>50</sub> AT 25°C (77°F)</small>	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated > 55,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps) (E-ARB06A)	0.44A	0.25A	0.22A	0.19A
Current Draw (Amps) (E-ARB09A)	0.65A	0.37A	0.32A	0.28A

COOL  
5000K  
WHITENEUTRAL  
4000K  
WHITE3000K  
WARM  
WHITE

## Warranty &amp; Certifications

WARRANTY	UL LISTED	DLC PREMIUM	DLC
5-Year Limited	Wet Locations	Yes <small>IF APPROX. 10% REDUCTION IN ENERGY CONSUMPTION</small>	Yes <small>(E-ARB09A-R540Z, E-ARB06A-R550Z)</small>

(URB09ARS40Z,  
(EARB06AR540Z,  
E-ARB09A-R550Z,  
URB06A\*530Z.

RB Series

## Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	DLC	REPLACES
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E4RB06A-R530Z	5400 Lumens	Warm White (3000K)	saw	≥70 CRI	Standard	150WPSMH/175WMH
E.ARB06Å-R540Z*	5900 Lumens	Neutral White (4000K)	53W	270 CRI	Premium	150W PSMH/175WMH
E4RB06R550Z*	6100 Lumens	Cool White (5000K)	53	≥70 CRI	Premium	150W PSMH/175WMH
E-ARB09Å-R530Z	7500 Lumens	Warm White (3000K)		2 70 CRI	Standard	150W PSMH / 175W MH
E-ARB09A540Z	8300 Lumens	Neutral White (4000K)	77W	2 70 CRI	Standard	150W PSMH /175W MH
E*RB09A-R550Z	8400 Lumens	Cool White (5000K)		270 CRI	Standard	ISOW MH

Accessories

4" Square Pole Mount I E-ARB Series  
SKU: E4CPBIA4Z  
USE: For pole mounting

## **Twelfth Order of Business**

**12A**

**CHARLOTTE COUNTY EROSION CONTROL PROJECT**  
**KNIGHT ISLAND, DON PEDRO ISLAND AND MANASOTA KEY**

This BEACH RESTORATION EASEMENT ("Easement"), made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by: Riverwood Community Development District, a unit of local government formed under Chapter 190, Florida Statutes, whose mailing address is: 4250 RIVERWOOD DR PORT CHARLOTTE, FL, 33953 hereinafter called GRANTOR to Charlotte County, a political subdivision of the State of Florida, whose mailing address is 18500 Murdock Circle, Suite #B208, Port Charlotte, Florida 33948, hereinafter called GRANTEE,

WHEREAS, Grantor owns beachfront property in Charlotte County, Florida; consisting of common elements as described in the Declaration of Covenants, Restrictions, and Easements for Riverwood Community Development District, a unit of local government formed under Chapter 190, Florida Statutes, as recorded in OR Book 1227 Page 1371, with a Short Legal description of GRG 002 0000 0046, Property Appraiser Account #411901376002, with an address of 2610 N BEACH RD, ENGLEWOOD, FL, 34223; and

WHEREAS, the property line for the Grantor's property extends seaward to the previously established Erosion Control Line (ECL) or the Mean High Water Line (MHWL) where the ECL was not established; and

WHEREAS, the Grantee desires to assist in the implementation of Charlotte County's Erosion Control Project along the beaches on Knight Island, Don Pedro Island and Manasota Key (Project) both seaward and landward of the ECL onto a portion of the Grantor's property as more particularly described on "Exhibit A" to enlarge, nourish, renourish, and maintain the beach and shoreline at and around the Easement Property and other beach property in the Project area and subject to the following terms and conditions:

**WITNESSETH:**

That GRANTOR, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the GRANTEE a BEACH RESTORATION EASEMENT crossing over (landward of) the ECL or MHWL where the ECL was not established and on the Grantor's lands situated in Charlotte County, Florida, to-wit:

THE REAL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF ("Easement Area")

This is a nonexclusive Beach Restoration Easement with Grantor reserving the right to continued free use of the Easement Area in a manner not inconsistent with the rights granted herein to Grantee, subject to the following terms and conditions:

Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication to or for the general public and this Easement shall be strictly limited to and for the purposes expressed herein.

Use. The Easement may be used by Grantee, its employees, contractors, subcontractors, agents, and assigns for the purpose of implementing and maintaining the Grantee's Project known as the Charlotte County Erosion Control Project and shall include, without limitation, the right to use the Easement Area from the ECL or MHWL where the ECL was not established east to: (a) the established continuous line of vegetation; (b) existing armoring or (c) the +7 ft. contour, whichever is more landward, as shown on "Exhibit A" for constructing, enlarging, repairing, replacing, and maintaining the beach and shoreline by filling with compatible sand, planting and maintaining native dune vegetation, beach tilling, leveling of escarpments and monitoring surveys.



Access. The Easement Area as described in Use above shall be accessible to Grantee, its employees, contractors, subcontractors, agents, and assigns. Grantee shall have the right of ingress and egress over and across the Easement Area as is necessary for the use of any right granted herein. Agenda Page 195

Repair of Damage. All areas within the Easement Area disturbed by the Grantee or its agents in accomplishing the within-stated purpose will be restored to a state comparable to that which existed at the commencement of such activities.

Reasonable Use. The Grantee agrees not to unreasonably interfere with the Grantor's use of the Easement Premises.

Grantor's Obligations. Grantor agrees not to do or commit any acts which would interfere with the rights granted to Grantee under this Easement, including, without limitation, the following: removing any of the sand or native dune vegetation currently in place or placed/planted by Grantee pursuant to this Easement; or placing any other material or substance in or around the Easement Area that may have the effect of damaging the function or appearance of the beach, dune, vegetation, or coastline.

Easement Termination: This easement shall be for a period of twenty years and shall terminate on May 31, 2035 and shall be binding upon the Grantor and (his) (her) (its) (their) heirs, successors, and/or assigns.

**IN WITNESS WHEREOF** the **GRANTOR** has herein set its hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

**GRANTOR**

Riverwood Community Development District,  
a unit of local government formed under Chapter 190,  
Florida Statutes

\_\_\_\_\_  
Witness #1 Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Its: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Witness #2 Signature

Phone Number: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing Beach Restoration Easement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Grantor, who is/are personally known to me or has produced \_\_\_\_\_ as identification.

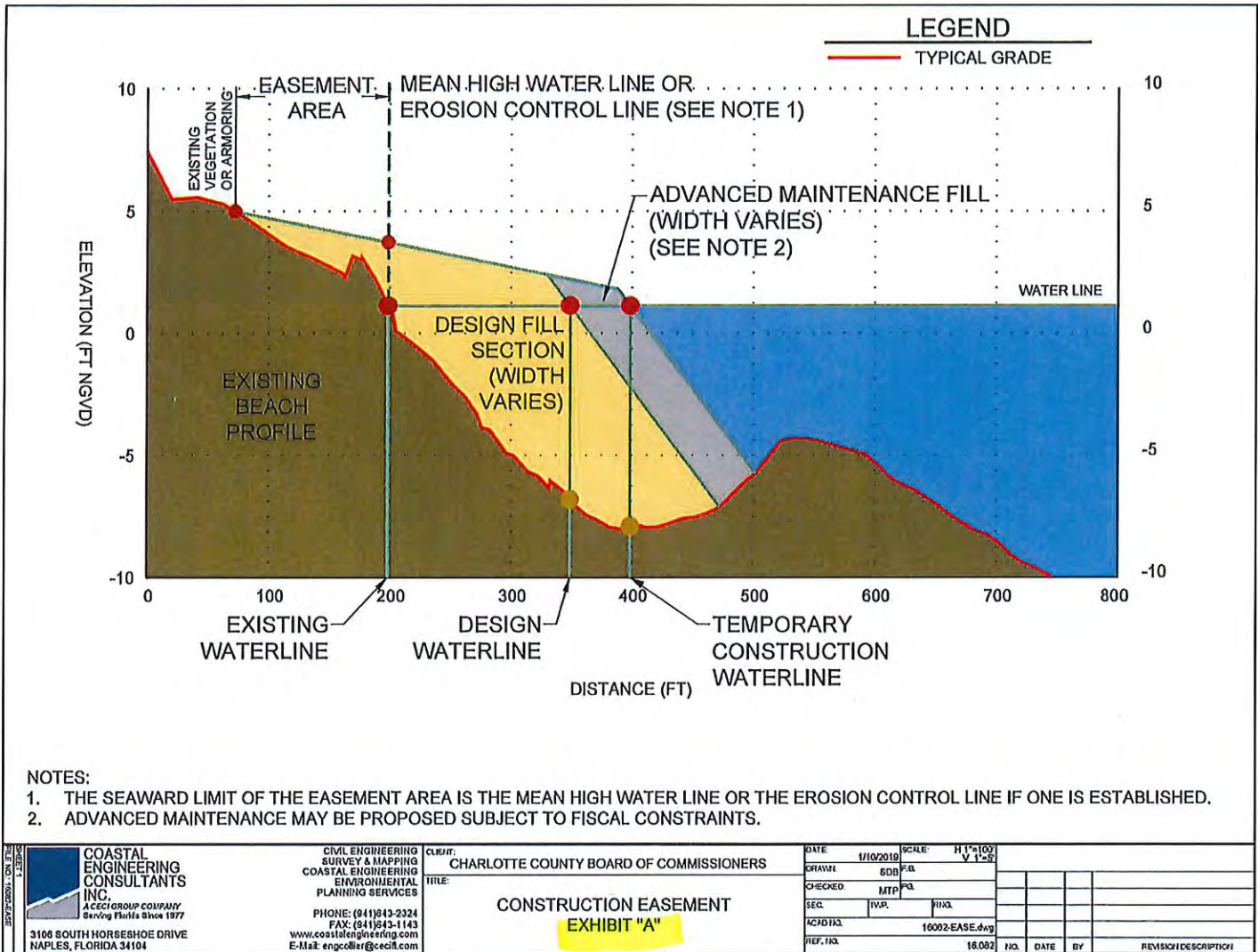
Notary Public

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Commission #: \_\_\_\_\_

Expiration: \_\_\_\_\_





CHARLOTTE COUNTY CLERK OF THE CIRCUIT COURT OR BOOK 3894, PGS 317-318 2 pg(s)  
 INSTR # 2288695 Doc Type D, Recorded 08/20/2014 at 10:45 AM Deed Doc: \$2450.00  
 Rec. Fee: \$18.50 Cashier By: NANCYLA

## EXHIBIT "B"

**THIS INSTRUMENT PREPARED BY  
 AND SHOULD BE RETURNED TO:**



David P. Barker, Esq.  
**ROETZEL & ANDRESS**  
 420 S. Orange Ave., 7<sup>th</sup> Floor  
 Orlando, FL 32801  
 (407) 896-2224

Purchase Price: \$350,000.00  
 State Documentary Stamps: \$ 2,450.00

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and to be effective as of the 18<sup>th</sup> day of August, 2014 by **CENTEX HOMES**, a Nevada general partnership, whose address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 (hereinafter referred to as the "Grantor"), to **RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT**, a unit of local government formed under Chapter 190, Florida Statutes, with an address of 4250 Riverwood Drive, Port Charlotte, Florida 33953 (hereinafter referred to as the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**That** the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Charlotte County, Florida more particularly described as follows:

Lot 46 and the Southerly 30 feet of Lot 47, SECOND ADDITION TO GULFRIDGE, according to the plat thereof, as recorded in Plat Book 2, Page 70, Public Records of Charlotte County, Florida (the "Property").

Tax Parcel ID Number: 411901376002

**Together** with all of the Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

**To Have and to Hold**, the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2014 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

In Witness Whereof, Grantor has executed this deed as of the day and year first above written.

**WITNESSES:**

**GRANTOR:**

**CENTEX HOMES**, a Nevada general partnership

By: **Centex Real Estate Corporation**, a  
Nevada corporation, managing general  
member

Cristobal Reyes  
Signature

By: [Signature]  
Name: BRIAN YONALEY  
Title: VP FINANCE

Cristobal Reyes  
Print Name

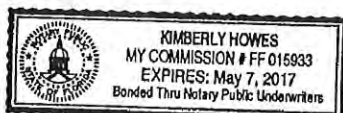
[Signature]  
Signature

Kimberly L. Howes

Print Name

STATE OF FLORIDA )  
COUNTY OF LEE )SS

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2014, by BRIAN YONALEY, of the VP FINANCE of **Centex Real Estate Corporaiton**, a Nevada corporation, managing member of **Centex Homes**, a Nevada general partnership (X) who is personally known to me OR ( ) who produced as identification.



[Signature]  
Notary Signature **Kimberly L. Howes**

Print Notary Name  
**NOTARY PUBLIC**  
State of Florida at Large  
My Commission Expires:

**12C**

## EXHIBIT “A”

### **Section 5     ACTIVITY CENTER CAMPUS RULES**

**Section 5.1    General.** This section sets forth the rules and fees for the use of the Riverwood Activity Center Campus facilities.

#### **Section 5.2    Definition of Terms.**

- A.    **Adult** is a person who is 18 years of age or older.
- B.    **Activity Center Staff** shall be the entity and/or individuals as may be designated by the RCDD to manage and operate the Facilities.
- C.    **Facilities** shall include all RCDD-owned buildings, outdoor sports facilities, pool area, courtyards, Dog Park, equipment, children’s playground, parking lots, fishing lake, parks, RV storage area, and adjacent RCDD property.
- D.    **Full Members** shall refer collectively to Residents, Lessees, Non-Resident Full Fee Payers, and Resident Household Members.
- E.    **Guest.** A guest is a visitor hosted by a Full Member and registered with the District, as further described in Section 5.7 herein.
- F.    **Host** is a Resident, Lessee or Full Fee Payer, who invites a person to use the Facilities.
- G.    **Household Members.** Persons permanently residing at the Full Member’s property.
- H.    **Lessee** is a person who is formally, in writing leasing Riverwood residential property from the owner of that property, and is registered with the RCA management office.
- I.    **Non-Resident Full Fee Payer** is a Non-Resident who desires to use all of the Facilities and pays the full user fee(s).
- J.    **Non-Resident Limited Fee Payer** is a Non-Resident who desires to use designated areas of the~~the Croquet or Tennis~~ Facilities and pays the limited user fee(s).
- K.    **Non-Resident USTA Fee Payer** is a Non-Resident who desires to participate on a Riverwood team during United States Tennis Association (“USTA”) League Play.
- L.    **Resident** is a Riverwood residential property owner.

- M. **RCA** shall mean the Riverwood Community Association.
- N. **RCDD** shall mean the Riverwood Community Development District.
- O. **Team** is a group of individuals who have organized together to play a sport (such as tennis, croquet or bocce ball) or some other activity (such as bridge, or chess).

**Section 5.3 Rights and Privileges.** The rights and privileges granted herein are subject to the Rules of the RCDD. Full Members, Limited Fee Payers and Guests shall comply with all RCDD Rules and Operating Procedures. Failure to do so may result in loss of the right and privilege to use the Facilities.

**Section 5.4 Full Members Use of Facilities.** Full Members shall have the right to use the Facilities and may invite Guests to use the Facilities subject to the provisions contained in these Rules. Full Members are responsible for Household Members and Guests while they are using the Facilities. Full Members shall be required to carry, and provide upon request of the Activity Center Staff, their District-issued key card, when using the Facilities.

**Section 5.5 Registered Lessees.** Prior to a Lessee taking possession of a Resident's property of using the Facilities, the Resident must complete an RCA Lease Notification Form and pay the lease processing fee. The Resident shall provide the Lessee with the RCDD Rules, RCA Covenants and RCA Policies and Rules. The Resident shall not have the right to use the Facilities during a Lessee's occupancy of the Resident's property. Lessee's rights and privileges are not transferable.

**Section 5.6 Non-Resident Users.**

- A. **Non-Resident Full Fee Payer.** A non-resident who desires to use all of the Facilities may do so upon payment of the Initiation Fee and the Annual Fee, as set forth herein.
- B. **Non-Resident Limited Fee Payer.** A non-resident who desires to use the Tennis or Croquet Facilities only, or who wishes to only participate in organized activities within the Activity Center, may do so upon payment of the Annual Fee, as set forth herein. Only two categories of limited user fees are offered, Croquet and Tennis. Limited Fee Payers do not have the privilege of inviting Guests to use the Facilities. The ~~Non-Resident~~ Limited Fee entitles the fee payer to use the facilities as described herein, but does not guarantee the fee payer the privilege of playing on Riverwood teams. Limited Fee Payers are restricted to use of the ~~Croquet or Tennis Courts (whichever is applicable), restrooms, parking lot, Athletic Office, Croquet or Tennis viewing area(s), and may attend Croquet or Tennis meetings and their social functions at the applicable Facilities.~~ Non-Resident Limited Fee Payers shall be required to carry, and provide upon request of the Activity Center Staff, their District-issued key card, when using the Facilities.

- C. Non-Resident USTA Fee Payer. A Non-Resident USTA Fee Payer shall only participate in Riverwood USTA (United States Tennis Association) leagues. USTA leagues normally run for eight to ten weeks with one tennis match a week (only four or five home matches). This special fee would allow non-residents to join Riverwood USTA teams. Riverwood USTA teams shall be formed during non-peak times when many regular tennis members are not available. All USTA teams must be captained by a Riverwood resident and have a team membership of 50% or more of Full Members and/or Non Resident Limited Fee Payers. The USTA Fee Payer shall only have the right to use the tennis courts for one match and one practice a week during their eight to ten week leagues session. Non-Resident USTA Fee Payers may only play on two USTA teams per year. Matches and practices shall be scheduled after normal league play to avoid any disruption to Full Members. Non-Resident USTA Fee Payers shall be required to carry, and provide upon request of the Activity Center Staff, their District-issued key card, when using the Facilities.

**Section 5.7 Guests.** The Facilities are primarily for use by Full Members, but Full Members may invite Guests to use the Facilities. Guests shall not use the Facilities on a regular or frequent basis (no more than 7 days every 6 months) and such use shall be checked by the Activity Center Staff. Though a Host is not required to accompany Guests while they use the Facilities, Guest use of the Facilities when the Host is not in Riverwood is not to be a regular or frequent occurrence. Full Members may register the following persons as Guests for use of the Facilities:

- Persons staying overnight in a Full Member's home, for the duration of such stay, and the hosting Full Member shall not be required to accompany such Guests at the Facilities.
- Other persons may be a Guest of a hosting Full Member not more than any six (6) days during a calendar year, and such Guests shall be accompanied by the hosting Full Member at all times when using the Facilities.

Hosting Full Members shall be required to register all Guests prior to the Guest's use of the Facilities, and will receive a Guest key card for all registered Guests. Guests shall be required to carry, and provide upon request of the Activity Center Staff, their District-issued Guest key card, when using the Facilities. Guest key cards shall be returned to the RCDD Office or Gate House within thirty (30) days of the last day of registered usage, or the hosting Full Member shall be charged a \$15.00 replacement fee per key card.

**Section 5.8 Riverwood Teams.** Only Full Members, USTA Fee Payers and Limited Fee Payers may participate on a Riverwood Team. Riverwood Teams shall annually register with the Activity Center Staff prior to inviting non-Riverwood Teams to play at Riverwood. Registration shall be granted provided the incoming non-Riverwood Team does not cause the particular Facility to be over-crowded and does not unduly deprive Full Members use of that Facility. Team registration may be withdrawn for the same reasons or other good cause. Except in dire circumstances, team registration will not be withdrawn once a season has begun.

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**Section 5.9 Children.** ~~For reasons of safety, liability, and/or legal compliance, when using the Facilities, Children age 14 and under must be supervised at all times when using the Facilities by an Adult who shall assume full responsibility for those children. Children age 14 and under who are accompanied by an Adult shall not be required to carry or present a District-issued key card.~~

**Section 5.10 Parking.** The Activity Center building entrance areas must be kept clear to allow for emergency access. Vehicles including golf carts and bicycles must park in the parking lot or in designated areas. Parking on the portico or sidewalks is not permitted. Parking on the grass may be permitted at the discretion of the Activity Center Staff.

**Section 5.11 Business Services.** Fax, copies, and other business services are available for use by Full Members in accordance with the fee schedule. These services are available during normal office hours based on staff availability. The RNC, RCA, the RCDD and their committees shall not be required to pay for use of the copy machine.

**Section 5.12 Use of the Activity Center Campus Facilities.**

**A. General.**

1. The Activity Center Staff shall determine the occupancy limits of the Facilities and the limits shall not exceed those established by the Fire Marshall. The established limit for chairs only is 345. The established limit for seating in chairs at tables is 285. If divided into rooms, each room has seating limits established by the Fire Marshall. Check with the Activity Center staff if you need these seating limits.
2. Only Full Members may reserve the Facilities and reservations/arrangements must be made with the Activity Center Staff. Limited Fee Payers may only reserve the tennis or croquet courts.
3. Activity Center Staff and their families may only use the Facilities with the prior written approval of the RCDD Board.
4. Instructors must register with the Activity Center Staff who must approve instructional fees, if any, which are payable directly to the instructor. The Activity Center Staff will obtain credentials, certification and insurances from vendors, instructors, and others, when applicable.
5. Bikes, trikes, golf carts, motorized vehicles, rollerblades, skateboards, and similar devices, are not permitted inside the Activity Center buildings, courtyard, and pool area, or within the playing area of any sports facility. Bike racks are provided for bicycles. Golf carts and motorized bikes and vehicles must park in the parking lot.

**B. Scheduling-Process.**

1. To reserve a Facility, a Usage Request Form must be completed and submitted to the Activity Center Staff
2. Resources will be allotted by the Activity Center Staff based on facility availability, priority groups, date of submission, number of anticipated participants, nature of the activity and setup requirements.
3. The Activity Center Staff will resolve scheduling conflicts and may

change, re-schedule or cancel activities and may re-assign facility resources to accommodate special meetings and additional users.

4. All Usage Request Forms must be submitted by May 1<sup>st</sup> to be considered for the following season. If the Usage Request Form is received after the May 1 deadline, the event must select a date open on the calendar.

### C. Campus Facilities

1. Tennis
  - a. Hours. Court hours are set by the Activity Center Staff. During inclement weather, residents should check the *Reserve My Court* website to determine if the courts are playable.
  - b. Scheduling. Court reservations are strongly recommended for open play between the hours of 8 AM and 1 PM. Singles players may reserve the courts for 1 hour and doubles players for 1 1/2 hours. Names of all players must be given at the time of a reservation. Reservations may be made up to 6 days in advance and will be granted on a 1<sup>st</sup> come, 1<sup>st</sup> served basis. In season (October to April), every effort will be made to reserve one court each morning for open play. The other courts are reserved for league practice and league play. Players may continue past their reserved time if no one is waiting for the court. Scheduling courts can be accomplished by accessing the *Reserve My Court* website.
  - c. Attire. Approved tennis shoes are required. Men must wear athletic shirts with sleeves. Women may wear sleeveless tops if they are classified as tennis clothing. T-shirts may be worn from May 1 to October 1 (no inappropriate graphics or language). Bathing suits, halter-tops or jean type clothing is not permitted.
  - d. Court Maintenance. When play is completed, players shall groom the court and brush lines to restore the court to good playing condition for the next group. If not familiar with grooming equipment or the operation of court lighting for night play, contact the Tennis Director for assistance. Hang court grooming mats and line sweeps on the fences to prevent damage to the equipment.
2. Bocce. Courts may be reserved with the Activity Center Staff.
3. Croquet. Courts may be reserved with the Activity Center Staff. Soft-soled shoes or sneakers are required at all times. Players must set up the court prior to play and the last scheduled players must break it down after completing play.
4. Fitness Room.
  - a. All fitness equipment is used at the users' own risk. Proper workout attire and athletic shoes are required. Food and beverages (other than water in a plastic container) are not permitted in the room.
  - b. Users must bring their own towel(s). Equipment should be cleaned after use. All mobile equipment and free weights should be returned to their original position, and fans and



- television turned off after use. Equipment may not be removed from the fitness room at any time. Due to ADA requirements Fitness equipment cannot be moved within the Fitness Room.
- c. Maximum time on cardio equipment is 30 minutes if others are waiting.
  - d. The Fitness Room rules and hours are posted.
5. Library and Computer.
- a. Library. Books are on an honor system. Newspapers and/or magazines are not to be removed from the library.
  - b. Computer. An unsecured Wi-Fi connection is available at the Activity Center Campus.
6. Swimming Pool, Spa and Patio.
- a. No Life Guard is on duty; users swim at their own risk. Pool Capacity is posted. Pool and spa hours are posted.
  - b. Food or drink is not permitted within 10 feet of the pool. Glass is not permitted inside the fenced area. Radios are not permitted in the pool area. Residents may use personal devices with headphones. No smoking is permitted in the pool, spa or Tiki Bar areas.
  - c. Play equipment such as floats, rafts, toys, balls, water guns, etc., are prohibited.
  - d. Running, diving, jumping and splashing are prohibited.
  - e. Users must shower before entering pool or spa. Use of oils, body lotions, soaps, and minerals are prohibited.
  - f. Incontinent children and adults must wear waterproof pants and may not use the spa. Diapers should be changed in the pool restrooms and ~~not~~ disposed of in the restroom trashcans ~~and must be taken off campus for disposal.~~
  - g. Towels should be placed on chairs/lounges in pool area prior to use. The pool area should be kept clean and all garbage properly disposed. Umbrellas should be lowered prior to leaving pool area.
  - h. Rest rooms/changing rooms along with a shower are located toward spa area of pool. These facilities should be used in the pool area only and not in the Activity Center buildings. Proper cover-up attire and foot covering are required to enter Activity Center buildings from the pool areas.
  - i. Lap swimmers shall be given preference in the lap area of the pool.
  - j. Children age 14 and under shall not be permitted to use the hot tub.
7. Dog Park.
- a. The Dog Park is only for use by Full Members and their Guests and subject to additional requirements provided herein.
  - b. Dog Owners desiring to use the Dog Park must:

- Sign the Release, Waiver of Liability Form,
- Pay the annual fees listed in Section 5.21. Dog Park fees are due annually on January 1.
- Provide proof of a current rabies vaccination by displaying a County Rabies Tag or providing a current rabies vaccination certificate (Canadian residents).
- c. A membership kit (including all forms and rules) is available in the RCA Office.
- d. The RCDD, the RCA and the Activity Center Staff and their respective agents, employees and representatives shall not be held liable for any claims, demands and causes of action, loss, damage or injury to persons, dogs or property that may result while a Full Member or Member's Guest's dog(s) are on the Dog Park premises.
- e. Dog Park Rules.
  - Dogs must wear a current ROMP DOG PARK membership tag. This is received upon completion of forms and annual payment of dues.
  - Dogs must be leashed entering and exiting the Dog Park.
  - Owners must be present and in view of their dog(s) at all times.
  - Air Horns or the like are not permitted in the Dog Park.
  - The owner must pick up dog feces immediately. The dog litterbag must be taken home with the owner for disposal.
  - Aggressive dogs are not allowed in the Dog Park.
  - Dogs in heat are not allowed in the dog park during the posted social times.
  - Sick dogs are not permitted in the Dog Park.
  - People food is prohibited in the Dog Park.
  - Smoking is not permitted in the Dog Park.
  - Owners are responsible for their dog's actions at all times.
  - Respect the "15 Minute" rule when posted on the gate. Wait for the member and dog to vacate the park.

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#### 8. Pickleball Courts.

- a. Courts are to be used for Pickleball only. No other activities are allowed.
- b. Players must wear rubber-soled shoes.
- c. Courts may not be reserved. Use of the courts shall be on a first-come, first-served basis.
- d. Games should be limited to 11 points when others are waiting to play.
- e. Players should demonstrate good sportsmanship and respect others at all times.

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f. Furniture located in the Pickleball Courts area should be returned to the Pickleball shade structure area after each use.

9. Arts and Crafts Room.

a. The Arts and Crafts Room must be reserved through the Activity Center Staff for Arts and Crafts related activities.

b. When not reserved, the Arts and Crafts room may be used for arts and crafts activities only. Arts and crafts group meetings shall be scheduled in other rooms.

**Section 5.13 Scheduling Priorities, Restrictions and Rules.** The Activities Center Staff is responsible for Scheduling Events including setting priorities, restrictions and rules.

- A. Decoration guidelines must be followed. Guidelines may be obtained from the Activity Center Staff.
- B. Residents may not charge a fee to participants and guests at a Private Event.
- C. Alcoholic beverages are allowed if B.Y.O.B. (residents provide their own beverages). Otherwise, the consumption of Alcoholic Beverages may require the event sponsor and/or caterer to provide a liquor license and proof of liability insurance with the RCDD and RCA named as “Additional Insureds”.

**Section 5.14 Event Logistics.** The following event logistics are the responsibility of the Activity Center Staff.

- A. Setup/Takedown. (See the fee schedule in Section 5.21).
- B. Custodial/Cleanup.
- C. Caterers.
- D. Determination of Damages. The event sponsor is responsible for and will be billed for damages to the Facilities or equipment.
- E. Payments. At the time of reservation, the event sponsor will pay for the following items that apply, setup/takedown and cleaning/damage deposit.
- F. Security.
- G. Coordination of Events.
- H. Contracts.

**Section 5.15 Emergencies.** In case of an emergency, call 911. Telephones for emergencies and local calls are located in the Admin Building, in the pool area near the Tiki Bar, in the Heron Room of the Activity Building and outside by the Tennis Office toward the bocce courts. AED's are available.

**Section 5.16 Tournaments.** Tournaments are not regularly scheduled at Riverwood. A tournament shall be considered a competitive event that does not include normal league or normal team play and involves Non-Residents as well as Residents and Fee Payers. Tournaments include sporting events and gaming events (such as bridge or chess.) For permission to hold a tournament of any kind, a detailed, written request must be submitted to and approved by the Activity Center Staff. For tournaments involving the tennis courts, the Tennis Director shall not grant approval for any tournaments that would deprive Full Members of the use of the Facility.

**Section 5.17 Clubs and Associations.** Resident-formed clubs and associations, are neither part of nor sponsored by the RCDD or RCA, and shall be treated the same as any other group pursuant to these Rules. Clubs and associations do not have authority to supervise the Activity Center or RCDD or RCA Staff. The RCDD and RCA shall not provide assistance to clubs or associations by collecting monies on their behalf, billing, providing office supplies, copies, materials, or other financial assistance. Resident-formed clubs and associations shall govern themselves and shall not expect the RCDD, RCA or Activity Center Staff to become involved in such matters.

**Section 5.18 Hours of Operation.** The Activity Center Staff shall set the hours of operation of the Facilities and the scheduled hours of operation of each facility shall be posted on-site. The hours of operation are subject to change due to special events or unforeseen circumstances. Staff may not always be present when the Facilities are open.

**Section 5.19 Equipment.**

- A. **Checkout of Equipment.** If available, sports equipment may be checked out from the Activity Center Staff.
- B. **Furniture and Equipment.** Furniture and equipment (such as TVs, tables, chairs, horseshoes, chess sets, and games) may not be rented or borrowed and are not to be removed from the Activity Center Campus. Furniture and equipment may not be moved from one location to another on the Activity Center Campus without authorization from the Activity Center Staff.
- C. **Cooking/Grilling.** Cooking/grilling is prohibited on the Activity Center Campus. Warming Plates and Crock Pots are acceptable. With approval from the Activity Center Staff, gas grills may be used in specified areas of the campus. Contact the Activity Center Staff for more information.

**Section 5.20 General Provisions**

- A. Appropriate Use. Activity Center amenities shall only be used for their intended purpose. All individuals using the Facilities do so at their own risk. The RCDD, RCA and Activity Center Staff shall not be responsible for injuries or accidents. Full Members and Guests using the Facilities shall indemnify and hold harmless the RCDD, RCA and the Activity Center Staff and the Boards, officers and agents, and employees against all claims, actions, proceedings, costs, damages, legal fees, and liabilities of any nature.
- B. Behavior. Appropriate behavior is required at all times at the Facilities. Profane language and shouting are prohibited. No roughhousing, shoving, or fighting is permitted.
- C. Attire. Appropriate attire is required at all times. Swimwear is not acceptable in the Activity Center buildings. Swimwear cover-ups are acceptable for access to the pool area. Wet clothing from exercising or wet swimwear is not permitted on the indoor furniture.
- D. Smoking. Smoking is not permitted inside the Activity Center buildings, inside the fenced in Pool/Spa area, inside the Dog Park area, in the Children's Playground area or on any of the outdoor sports courts such as tennis, pickle ball, croquet or bocce ball. There is a designated smoking area where smoking is permitted.
- E. Pets. Only service animals are permitted on the grounds or in the buildings of the Activity Center Campus, except as approved for special events. Dogs off leash are permitted in the Dog Park. Dogs must be on lease when entering and exiting the Dog Park Area.

#### **Section 5.21 Fee Schedule.**

- A. User Fees.
  - 1. User fees are due no later than January 1 of each year, cover the period January 1 through December 31, shall not be prorated for less than the full year, and once paid, shall not be refunded. However, proration will be permitted, providing the prorate share of the current year fees and the following year fees are paid in a lump sum at the time of application. Florida taxes of 7% are charged on these fees.
  - 2. In addition to the Annual Fee, Full Fee Payers shall pay a one-time, non-refundable initiation fee.
  - 3. The following fees are currently in effect and do not include sales taxes:

<b><u>Full Fee Payers</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
One time Initiation Fee	\$300	\$300
Annual Fee/Self & Household Members	\$2,400	\$2,400

**Limited Fee Payers: Annual Fee-Tennis & Croquet**

	<u>2019</u>	<u>2020</u>
Self	\$750	\$750
Self & Spouse	\$1,000	\$1,000

**USTA Fee Payers**

	<u>2019</u>	<u>2020</u>
USTA Fee Payers: Annual Fee	\$50	\$50
Per Person/Per Team/Per Year		

**Limited Fee Payers: Annual Fee-Activity Building Activities Only**

<u>Annual Fee/Per Person</u>	<u>\$300</u>
------------------------------	--------------

**B. Facility Fees****Setup/Takedown Fees for Full Member Private Events:**

<u>\$50 if using one third of the building</u>
<u>\$100 if using more than one third of the building</u>
<u>\$50 per room in the Activity Building</u>
<u>\$50 Canopy Area</u>
<u>\$25 Catering Kitchen</u>
<u>\$25 Tiki Bar</u>
<u>\$25 Cantina Bar</u>

Refundable Damage/Cleaning Deposit: \$250 per event

**C. Dog Park Fees****Dog Park Fees (Not Including Sales**

<u>Tax)</u>	<u>2019</u>	<u>2020</u>
One Time Initiation Fee	\$100	\$100
Annual Fee per Family-2 Dog Limit	\$20	\$20

**Section 5.22 Enforcement.**

- A. General. This section on enforcement applies only to the enforcement of the provisions of Sections 5, 6 and 7 of the RCDD Rules.
- B. Violations. The Activity Center Staff or Beach Club Staff, as appropriate, shall file a written incident report when it is determined that a violation of the RCDD Rules has occurred. A written copy of the incident report will be timely provided to the RCDD Board.
- C. Suspension. Infractions or violations of the RCDD Rules may result in a suspension of the right or privilege to use some or all of the Facilities.

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**D. Authority to Suspend.**

1. 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. The Activity Center Staff or Beach Club Staff may institute the suspension immediately, prior to the appeals process, depending on the nature of the violation, and shall report the incident to the RCDD Manager, as provided herein.
2. If the Activity Center Staff or Beach Club Staff believes that an infraction or violation of the RCDD rules has occurred and suspends an individual's rights or privileges to use some or all of the Facilities or the Beach Club, the Activity Center Staff or Beach Club Staff shall provide the individual with a detailed, written explanation of the reasons for the suspension and an explanation of the Appeal Procedures within 3 business days of the suspension. The Activity Center Staff or Beach Club Staff shall also provide a written copy of any suspension to the RCDD District Manager.

**E. Appeal Procedure.**

1. Upon receipt of written notification of the suspension, the Appellant shall have 10 days to file a written appeal of the suspension with the RCDD District Manager, with a copy to the RCDD Attorney, detailing the basis for the appeal.
2. Upon receipt of an appeal filed which meets the requirements of this Section, the RCDD District Manager shall consult with the appellant and attempt to resolve the appeal to the satisfaction of all parties. Should the RCDD District Manager be unable to resolve the matter, the District Manager shall timely provide the Appellant with written notice of same.
- ~~3.1.~~ Upon receipt of such written notification by the RCDD District Manager, the appellant shall have 10 days to file a written appeal to the Chair of the RCDD Board of Supervisors. The appellant shall have the right to have the appeal heard by the Board of Supervisors at the next regular meeting of the Board.

**12E**



## CONSTRUCTION CONTRACT

This Contract is made on this \_\_\_\_ day of \_\_\_\_\_, 2019, ("Effective Date") between the Riverwood Community Development District, a unit of special purpose local government created pursuant to Chapter 190, Florida Statutes ("Owner"), and CBJ Builders Group Incorporated, 3658 Wenona Drive, North Port, FL 34288 ("Contractor").

It is hereby agreed that the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Contractor and Owner agree as follows:

### 1. DESCRIPTION OF WORK

Contractor shall perform remodeling work at the Riverwood CDD Activities Center in accordance with the Scope of Work attached hereto as Exhibit "A" and Exhibit "B" ("Contract Work"). To the extent there is any conflict between the provisions of the Scope of Work and this Contract, the provisions of this Contract shall prevail.

### 2. CONTRACT SUM

Owner agrees to pay Contractor for the Contract Work the total sum of Two Hundred Sixty Nine Thousand Eight Hundred and Fourteen Dollars and Sixty Cents (\$269,814.60) ("Contract Sum").

### 3. TIME OF COMMENCEMENT/COMPLETION

The Contract Work shall commence immediately upon execution of this Contract and shall be completed within eighteen weeks from the execution date ("Completion Date").

### 4. PAYMENTS

Owner shall pay Contractor as follows:

1. \$107,925.83 due upon execution of the Contract;
2. \$53,962.92 due upon completion of demolition;
3. \$53,962.92 due upon passing of electrical inspection;
4. \$26,981.45 due upon substantial completion of the Contract Work; and,
5. \$26,981.46 due upon passing of final inspection and completion of punch list items.

Contractor agrees that the receipt of full payment of the Contract Sum hereunder shall obligate Contractor to defend and resolve all claims made by material suppliers, indemnifying the Owner and its agents for all claims arising from or resulting from suppliers in connection with the Contract Work.

## 5. CONTRACTOR'S REPRESENTATIONS

In order to induce Owner to enter into this Contract, Contractor makes the following representations, upon which the Owner has actually and justifiably relied:

- a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all the Contract Work within the time stated in this Contract.
- b. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.
- c. That Contractor is familiar with and can and shall comply with all federal, state and local laws and regulations that affect cost, progress, performance, and furnishing of the Contract Work.
- d. That Contractor has duly issued Certificates of Insurance required by this Contract.

## 6. DUTIES OF CONTRACTOR

Contractor's duties are as follows:

- a. Contractor shall be solely responsible for all work specified in Exhibit "A" and Exhibit "B," including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed.
- c. Contractor shall provide and pay for all labor, materials, equipment, including tools and machinery, transportation, and all other facilities and services necessary for the proper completion of the Contract Work in accordance with this Contract. Prior to commencing work, Contractor shall provide Owner a list of the subcontractors who will provide work at the project, for approval by the Owner. Contractor shall provide Owner with three (3) days' written notice of any changes to the subcontractor list and obtain Owner approval of any such changes.
- d. Contractor shall pay all taxes required by law in connection with the Contract Work in accordance with this Contract, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

- e. Contractor shall be fully responsible for all acts or omissions of its employees on the project, and Contractor shall promptly repair any damages to the premises or facilities caused by such persons.
- f. Contractor represents and warrants to Owner that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified in Exhibit "A" or Exhibit "B" and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.
- g. Contractor agrees to keep the site and adjoining ways and roads free of waste materials and rubbish caused by its work. Contractor further agrees to remove all such waste material and rubbish daily, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its work at the site, to conduct general clean-up operations.
- h. Contractor shall provide and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. In this connection, Contractor shall take reasonable precautions for the safety of all work employees and other persons whom the Contract Work might affect, all work and materials incorporated in the construction site and adjacent thereto, complying with applicable laws, ordinances, rules, regulations, and orders.

## 7. INDEMNIFICATION

Contractor does hereby indemnify and hold harmless Owner, its officers, agents, and employees, and the Riverwood Community Association, Inc, and its officers agents and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Contractor and persons or entities employed or utilized by Contractor in the performance of this Contract.

In any and all claims against Owner or any of its agents, officers or employees, or against the Riverwood Community Association, Inc., or any of its agents, officers or employees, by Contractor, any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of the them, or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

## 8. TIME OF THE ESSENCE/EXTENSION OF TIME

Owner and Contractor recognize and agree that time is of the essence, and that Owner will suffer financial losses if the agreed timeframe is not achieved. As such, in the event Contractor is unable to complete the Contract Work by the Completion Date, Contractor shall be liable for liquidated damages in an amount equal to \$100.00 per day for each day beyond the Completion Date required

to complete the Contract Work, and Owner may deduct such liquidated damages amount from the final payment. Contractor may extend the Completion Date upon written approval of the Owner of a written change order requesting an extension. Contractor may also extend the Completion Date upon the occurrence of acts of force majeure beyond the control of Contractor, provided Contractor shall provide written notice of such delay within three (3) days following the occurrence. Any written change order requesting an extension of time shall state the specific number of days by which Contractor is requesting the Completion Date be extended.

## 9. INSURANCE

Before performing any Contract Work, Contractor shall procure and maintain, during the life of this Contract, unless otherwise specified, the insurance listed below. The insurance policies shall be primary and written on forms acceptable to the Owner and placed with the insurance carriers approved and licensed by the State of Florida Office of Insurance Regulation and meet a minimum financial AM Best Company rating of no less than "A-Excellent: FSC VII."

Owner, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). No changes may be made to these specifications without specific prior written approval of the Owner. Owner shall retain the right to review, at any time, coverage, form, and amount of insurance.

**WORKERS' COMPENSATION:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under Chapter 440, Florida Statutes, including, if applicable, coverage for the Jones Act and Longshoremen and Harbormasters Exposures, AND Employer's Liability with limits no less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.

In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the Owner. All documentation must be provided to the Owner at the address listed below.

No contractor or subcontractor shall access or work on the site unless such entity has workers' compensation insurance or is operating under a valid workers' compensation exemption filed with the State of Florida.

**COMMERCIAL GENERAL LIABILITY:** Including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.

**AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned with limits not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Each insurance policy required by this Contract shall:

- a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
- b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after thirty (30) calendar days prior written notice has been given to the Owner and name Owner as certificate holder.
- c. Be written to reflect that the aggregate limit will apply on a per claim basis.

The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.

Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not Owner is an insured under the policy.

Certificates of Insurance evidencing coverage and compliance with the conditions to this Contract, and copies of all endorsements are to be furnished to Owner prior to commencement of Contract Work. All insurance certificates shall be received by Owner before Contractor commences the Contract Work.

Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to Contractor's insurance company and to Owner as soon as practicable after notice to the insured.

Insurance requirements itemized in this Contract and required of Contractor, including Certificates of Insurance, shall be provided on behalf of all subcontractors to cover their operations performed under this Contract. Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

## 10. BOND

Prior to commencing any construction work, Contractor shall execute and record in the Public Records of Charlotte County a payment and performance bond or other surety meeting the requirements of Florida Statute 255.05.

## 11. CORRECTING WORK/WARRANTY

Contractor guarantees against faulty workmanship all Contract Work for a period of one (1) year from the date of completion, unless otherwise specified.

## 12. WORK CHANGES

The Parties recognize that there may be additional, unexpected costs or delays relating to an existing, concealed condition or other situation revealed during construction. Contractor shall

immediately notify Owner of any such condition or situation and provide a written change order to Owner specifically identifying any change to the Contract Sum and/or Completion Date, to be approved by Owner.

### 13. EARLY TERMINATION FOR BREACH OF CONTRACT

Contractor may, on seven (7) calendar days' written notice to Owner, terminate this Contract before the termination date hereof when for a period of thirty (30) calendar days after payment is due, through no fault of the Contractor, Owner fails to make lawful payment due. On such termination, Contractor may recover from Owner payment for all work completed and for any actual loss sustained by Contractor for materials, equipment, tools, or machinery, upon proof of actual loss.

On a default by Contractor, Owner may elect not to terminate the Contract, and in such event may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor.

### 14. ATTORNEYS' FEES

If any litigation occurs between parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover attorney's fees and all court costs, including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings.

### 15. ASSIGNMENT

This Contract may not be assigned without the written consent of the other party.

### 16. CHOICE OF LAW/VENUE

The laws of the State of Florida shall govern all provisions of this Contract. Venue for any dispute shall be Charlotte County, Florida.

### 17. ENTIRE AGREEMENT

This Contract contains the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

### 18. WAIVER

A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

## 19. SEVERABILITY

Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

## 20. NOTICE

Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt:

To Owner: Riverwood Community Development District  
c/o District Manager  
5911 Country Lakes Drive  
Fort Myers, Florida 33905

With a copy to: Blalock Walters, P.A.  
c/o Scott Rudacille, Esq.  
802 11<sup>th</sup> Street West  
Bradenton, Florida 34205

To Contractor: CBJ Builders Group Incorporated  
c/o \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 21. PUBLIC RECORDS

Where applicable, Contractor shall comply with the requirements of Florida's Public Records laws, specifically including the following:

- a. Contractor shall keep and maintain public records that ordinarily and necessarily would be required to perform the services described in the Contract.
- b. Contractor shall provide the public with access to public records on the same terms and conditions as specified in the Owner's lawfully enacted rules and policies, or as otherwise provided by law, and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- c. Contractor shall ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

- d. Contractor shall meet all requirements for retaining public records, and shall, upon termination of the Contract, transfer at no cost to the Owner all public records in the possession of Contractor and destroy any duplicate records that are exempt or confidential and exempt from public records disclosure requirements.
- e. All records stored electronically shall be provided by Contractor to the Owner in a format that is compatible with the Owner's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS, ROBERT KONCAR, AT (904) 626-0593; 5911 COUNTRY LAKES DRIVE, FORT MYERS, FLORIDA 33905; Bob.Koncar@inframark.com.

IN WITNESS WHEREOF, the parties hereto have made and executed this Contract as of the day and year last written above.

CONTRACTOR

CBJ Builders Group Incorporated

By: \_\_\_\_\_  
 Its: \_\_\_\_\_  
 (Title of Authorized Representative)  
 Date: \_\_\_\_\_

OWNER

Riverwood Community Development District

By: \_\_\_\_\_  
 Rita Anderson, Chair  
 Date: \_\_\_\_\_



**12Ei**

ROOM	IM/OM	STYLE/COLOR	DRAW	VANE	CNTL	VAL	UNIT PRICE
	20	French Doors.					
	19	Side Panels.					
	3	Windows.					
	4	Windows in Gym.					
		one Big Valances.					
		All windows are					
		Sun Shades with 4 inch Valances.					
		3%. Color White Pearl					
		Same As Previous Project.					
		Installed!					

- TOTAL SALES PRICE 10,200

STATE TAX \_\_\_\_\_

AMOUNT OF SALE \_\_\_\_\_

DEPOSIT \_\_\_\_\_

BALANCE DUE \_\_\_\_\_

**\$35.00 Charge for Returned Checks**

THIS WARRANTY DOES NOT COVER DEFECTS CAUSED BY MISUSE, IMPROPER HANDLING, INSTALLATION OR MAINTENANCE, LOSS OF COLOR INTENSITY DUE TO LONG EXPOSURE TO THE SUN, NORMAL WEAR AND TEAR ON DRAPERIES.

Accepted By \_\_\_\_\_ Received By \_\_\_\_\_

**12Eii**



# DALE Hobbs Painting, LLC.

121391

## Invoice

941-380-0707

SOLD TO Riverwood Clubhouse		SHIP TO DALE Hobbs Painting	
ADDRESS RCDD		ADDRESS 4526 Alibi Ter.	
CITY, STATE, ZIP		CITY, STATE, ZIP North Port, FL 34286	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
				(ATTN: Brad McKnight)

ORDERED	SHIPPED	DESCRIPTION	PRICE	QTY	AMOUNT
		Repaint all interior room, walls and soffits only No doors, no trim.			
		Hallways and rooms,			
		MENS Bath room, Womens Bath room 2 to 3 coats patch & glue wallpaper. repaint all material & labor included			
		1/2 to start, balance at completion.			\$7,250.00

**12F.**

Riverwood CDD Fitness Door Automatic Operator Proposals	Bid	Notes
<b><u>Proposed Bidder</u></b>		
Suncoast Commercial Door	\$7,340	Operator With Safety Sensors
Access Door and Glass*	\$2,880	Operator includes dual safety sensors for operation of the door
* add to existing door onsite	\$880	Option to add to existing doors



Serving All Of SW Florida  
902 SE 9th Terrace  
Cape Coral, FL 33990  
(239) 549-3667 Lee  
(239) 530-3667 Collier  
(888) 747-3667 Toll Free  
Fax 239-573-7284  
accessdoorandglass.com

7/19/19

Riverwood CDD  
Attn: Brad  
Re: Auto Door Operator



This estimate is to furnish and install the following:

One Tormax iMotion 1201 automatic door operator to be installed on existing door. This will come with two Quad Scan safety sensors and two wireless push plates for activation.

Total price installed \$2880.00 + tax.

Option to add two Quad Scan safety sensors to an existing door.

Total price installed \$880.00 + tax.

Thanks,  
Jeff

If you would like to proceed with this order please sign and email or fax back.

Approved by \_\_\_\_\_

Thank you,  
Jeff Wright



## Suncoast Commercial Door & Hardware, Inc.

1862 Apex Rd. Sarasota, Fl. 34240

Phone: 941-927-1080 Fax: 941-927-1090

Contact: Taren Sufferling Email: taren@suncoastcommercialdoor.com

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**Quote#**  
**6456-1**

**Date:** August 12, 2019

**To:** Riverwood CDD

**Attention:** Bradley McKnight

**Re:** Riverwood CDD – Fitness Center

### **This proposal is to furnish material:**

Description of work: Install new single door automatic operator for existing storefront pair. The LHR door to be on bollard/column with actuator button. Safety sensors on single door. All power to be provided by others. Finish to be provided in clear aluminum.

- 1ea Stanley “Magic Force” Low Energy Automatic Operator, Clear Aluminum Finish, 36” Door, 1 Exterior Push Plate, 1 Interior Push Plate, 4 ½” Wireless Push Plates, Outswing Door, RHR Handing, LZR Safety Sensors, On/Off/Hold Activation Switch
- 1ea Magnetic Door Holder, Securiton M-62, Aluminum

**Cost for material & installation: \$7,340.00**  
**Tax Included**

**All wiring of magnetic holders to be provided by others. (Access Control)**

#### Qualifications:

1. All back-coating of frames by others.
2. Bid based upon manufacturers standard lead times. Expedited orders may require additional charges.
3. All wood doors ship direct from factory to jobsite.
4. All glass and glazing by others unless expressly written.
5. Any changes to plans or field modifications must be written and delivered to Suncoast Commercial Door & Hardware before alterations will be made.
6. All unloading and jobsite storage is by others unless SCD&H is installing.
7. Quote is good for 30 days. Subject to re-pricing thereafter.
8. All invoices are due on or before the 30 day after date of invoice.
9. Credit approval must be prearranged. Past due accounts are subject to interest, attorney and collection fees.



## TORMAX 1201 – Swing Door Drive



This **powerful** and **quiet** dual purpose heavy duty swing door drive opens and closes doors **reliably** even under **heavy wind loads**. Its modular design provides an **economic** and **needs-oriented** solution.»

# Product Information

## TORMAX 1201 – Swing Door Drive



Pair—side load lintel mounted header



Single—side load lintel mounted header



Low profile application—optional slim line cover

### Areas of Application

- Designed for a wide variety of market specific applications, new construction, remodel and retrofit applications.
- Models available to automate single, pair and double egress swing door applications. Exterior or interior doors swinging in or out on butt hung, offset or center pivoted doors.
- Ideal for: education, healthcare facilities, hospitality, government buildings, institutions, churches, office buildings, financial, transportation, independent living centers, retail and food stores.

### Dual Purpose Operator

- TORMAX 1201 swing door operator is UL 325 listed and meets or exceeds ANSI A156.19 and A156.10
- ADA approved—low energy barrier free door applications
- Full powered door application
- UL 228 and 10C listed for smoke and fire door applications

### Mechanical Operator and Controller

- Non-handed electro-mechanical operator consisting of a forged rack and pinion compression spring assembly with a recirculating ball screw
- 1/3 HP DC motor
- Internal adjustable full open end stop
- Self-learning microprocessor controller w/on-board digital programming

### Door Leaf Size and Weight

- Up to 55" wide x 550 lbs. (1400 x 250 kg)

### Wind Loads

- 37 mph (60 km/h)

### Integrated Functionality

- Low energy operation (force < 15 lbf)
- Three operating modes (on-off-hold open)
- Power open, spring or combined spring & power close
- Electronic reversing (open and closing direction)
- Power boost close and hold
- Push pull activation
- Sequential operation
- Power open and hold (smoke evacuation)
- One on-board input for activators
- One on-board input for safety
- One on-board output for door open or closed position status
- On-board 24 VDC power supply (1.8A max. for 3 seconds, 1.5A continuously)
- Emergency operation with battery unit

### Extended Functionality with Power Door Module (PDM)

- Full Power Operation (at least 2 times more torque than LE)
- Three additional safety inputs
- One inhibit input (smoke and fire door applications)

### Extended Functionality with Exterior Door Module (EDM)

- On-board 24 VDC output @ 1 A for electric strike or magnetic lock or NO/NC dry output contacts
- On-board input for key switch
- One additional activation input
- Interface for programmer and FW updates

### Aluminum Casing

- Side load lintel mounted header 4 9/16" H x 5" W x 31 1/2" L (116 H x 127 W x 800 L)
- Optional slim line cover 3 3/8" H x 5" W x 31 1/2" L (85 H x 127 W x 800 L)
- Optional full door width header and slim line cover available
- Available in clear and dark bronze class I anodized finish (other anodized finishes, painting and metal cladding available upon request)

### Mains Connection

- 115 VAC 60 Hz

### Accessories

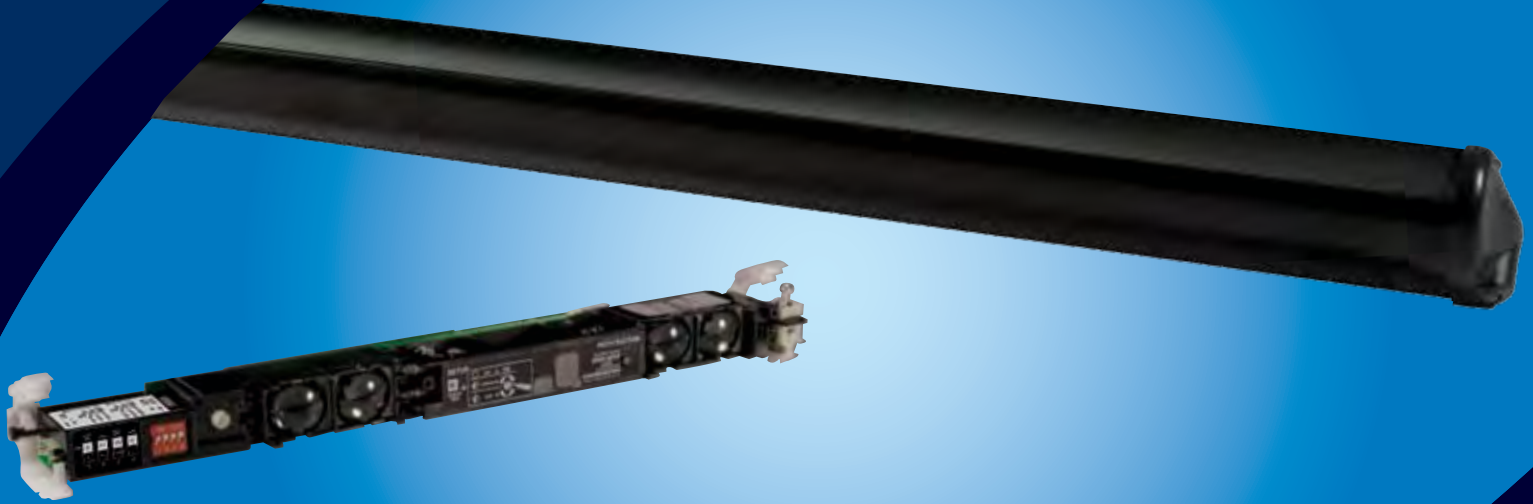
- Upgrade modules (PDM and EDM)
- Battery back-up
- Door sequencing
- Interlocking
- Manual controls, activation and safety sensors



**TORMAX USA Inc.**  
12859 Wetmore Road  
San Antonio, Texas 78247  
www.tormaxusa.com  
info@tormaxusa.com

Tel. 1-888-685-3707  
Tel. 210-494-3551  
Fax 210-494-5930

TORMAX is a division  
and a registered  
trademark of  
Landert Motoren AG



STAND-ALONE COVERAGE  
NO OVERHEAD PRESENCE REQUIRED  
REDUCED INSTALLATION TIME

Innovation  
Quality  
Service

The Quadscan is a fully monitored\*, standalone, door-mounted sensing system that can be adjusted into compliance with current ANSI standards.

- Quadscan I has approximately twice the coverage area of the SuperScan I and approximately the same effective coverage area as the SuperScan II.
- Installation and set up require no remote control and is accomplished by pressing the set up button provided on the Quadscan module.
- Angular tilt adjustment is accomplished by the turn of a screw without removing the module from the housing.
- Ease of installation is facilitated by use of plug-in connectors.
- Reduces inventory by stocking only one type of module.

*\* External monitoring requires a monitoring capable door control*

WWW.BEASENSORS.COM



## TECHNICAL SPECS

### Technology

Active Infrared with background suppression

### Mounting height

3' 7" to 9' 10"  
1.1 m to 3 m

### Max. number of modules

4 (or up to 6 if 24 V DC)

### Detection Field at Finished Floor (WxD)

15 3/4" x 2 3/4"  
@ 6 1/2 ft. & 4 spots active;  
400 mm x 70 mm  
@ 2.00 m & 4 spots active

### Input

1 optocoupler  
Free of potential contact  
Max. contact voltage:  
30 V  
Voltage threshold:  
high: >10 V DC  
low: <1 V DC

### Output

2 relays  
Free of potential contact  
Max. contact voltage:  
42 V AC/DC  
Max. contact current:

### Output (continued)

1 A (resistive) Max. switching power:  
30 W (DC) / 60 VA (AC)

### Supply voltage

12 V – 24 V AC  $\pm 10\%$   
12 V – 30 V DC  $-5\%$  /  $+10\%$

### Max current consumption

65 mA @ 24 V AC  
75 mA @ 24 V DC  
(EACH MODULE)

### Object Reflectivity

min 5% at IR-wavelength of 850 nm

### Degree of protection

IP53

### Temperature range

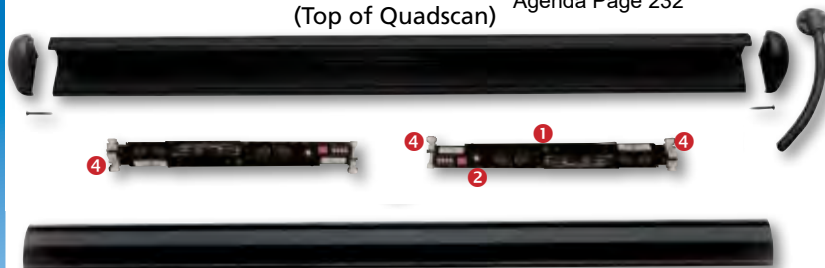
-13° F to +131° F  
(-25° C to +55° C)  
0–95% relative humidity, non condensing

### Norm conformity

EMC 2004/108/EC;  
MD 2006/42/EC  
EN ISO 13849-1:2008  
Performance Level CAT 2; EN 12978

## COMPONENTS

(Top of Quadscan) Agenda Page 232



- ① Quadscan Standard Module
- ② Distance adjustment cam
- ③ Aluminum Housing for Quadscan
- ④ Mounting clip for angle adjustment
- ⑤ Infrared lens (Bottom of Quadscan)

## PRODUCT LINE

**10QUADSCANI** – Quadscan I (includes one quadscan module)

**10QUADSCANII** – Quadscan II (includes two quadscan modules)

**10QUADSCANIII** – Quadscan III (includes three quadscan modules)

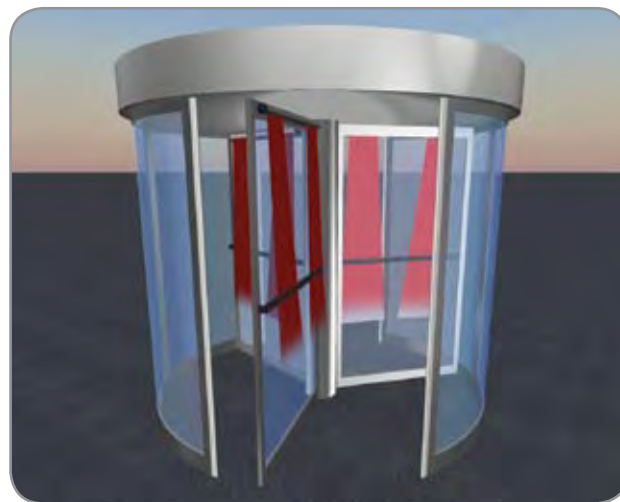
**NOTE 1:** CUSTOM LENGTHS ARE AVAILABLE FOR NON STANDARD APPLICATIONS. PLEASE CONTACT OUR SALES TEAM FOR MORE INFORMATION.

**NOTE 2:** THE QUADSCAN III WILL NOT FIT IN THE STANDARD 36" HOUSING.

## QUADSCAN APPLICATIONS



- Left: Typical Quadscan coverage area.
- Right: Typical Superscan coverage area.



- Quadscans shown on revolving door application

## RELATED PRODUCTS



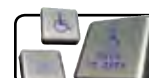
**Eagle**  
Flat antenna  
motion detector



**Br3**  
Programmable 3 Relay  
logic module with 12  
selectable functions



**Round Push Plates**  
Any 4.5", 6" or  
Panther Style



**Square Push Plates**  
Any 4.5", 4.75", 6"  
or Panther Style

BEA Inc.  
RIDC Park West  
100 Enterprise Drive  
Pittsburgh, PA 15275-1213

PHONE: 1 800.523.2462  
FAX: 1 888.523.2462

BEA West  
Arrow Highway Corporate Center  
190 E. Arrow Hwy, Suite A  
San Dimas, CA 91773-3314

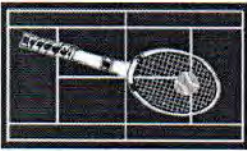
PHONE: 1 800.523.2462  
FAX: 1 888.523.2462

BEA Latin America  
Mexico / Caribbean  
190 E. Arrow Hwy, Suite A  
San Dimas, CA 91773-3314

PHONE: 1 800.711.1398  
FAX: 1 888.523.2462



**12G.**



# Estimate

Welch Tennis Courts, Inc.  
P.O. Box 7770  
Sun City, FL 33586  
Phone: 813-641-7787  
Fax: 813-641-7795

Date	Estimate #
8/9/2019	25796

<b>Bill To</b>		<b>Ship To</b>			
Riverwood CDD 4250 Riverwood Dr. Port Charlotte FL 33953		Riverwood CDD 4250 Riverwood Dr. Port Charlotte FL 33953			
<b>Sales Rep</b>		<b>Ship Via</b>		<b>Expires</b>	
Shannon Wilder				9/8/2019	
<b>Notes</b>					
<b>Quantity</b>	<b>Units</b>	<b>Description</b>	<b>Options</b>	<b>Rate</b>	<b>Amount</b>
16		4' x 12' Bi-Folding Pad (every 2') - 18oz Vinyl - 2" Foam - Grommet Tabs on Top & Bottom		559.00	8,944.00
1		Delivery		549.00	549.00
Thank you for your business.				<b>Total</b>	<b>\$9,493.00</b>



# Estimate

Welch Tennis Courts, Inc.  
P.O. Box 7770  
Sun City, FL 33586  
Phone: 813-641-7787  
Fax: 813-641-7795

Date	Estimate #
8/9/2019	25797

Bill To
Riverwood CDD 4250 Riverwood Dr. Port Charlotte FL 33953

Ship To
Riverwood CDD 4250 Riverwood Dr. Port Charlotte FL 33953

Sales Rep	Ship Via	Expires
Shannon Wilder		9/8/2019

Notes
-------

Quantity	Units	Description	Options	Rate	Amount
48		4' x 4' Pad - 18oz Vinyl - 2" Foam -		184.00	8,832.00
1		Grommet Tabs on Top & Bottom			
		Delivery		549.00	549.00

Thank you for your business.	Total	\$9,381.00
------------------------------	-------	------------

**12H.**



**Suncoast Asphalt & Sealcoating**  
by HM Paving LLC.  
**FOR ALL YOUR PARKING LOT NEEDS**  
A Sealcoat Today Keeps The Potholes Away

Voice 888-901-9042      Fully Insured & Licensed      3195 Commerce Pkwy  
Fax 941-777-2290      Lic# AAA-18-00071      North Port, FL 34289

**Estimate**

Date: 07/31/19

Valid Until

Quote #: 1005148

Customer ID:

NO PARKING
FIRE LANE
NO PARKING
FIRE LANE

Customer:	Quote/Project Description
Riverwood Activity Center Port Charlotte, FL Contact: Brad	<b>Seal Coat &amp; Restripe</b> * See attached site plan for areas and buildings included

Description	Line Total
1. Clean and Prep areas to be seal coated, Asphalt Surfaces must be free from dirt, debris, and loose sand prior to application of seal coat.	Included
2. Edge back grass and other vegetation from asphalt edges to ensure a clean and well manicured finish. Remove any concrete parking blocks prior to seal coating	Included
3. Apply 2 coats of Asphalt Emulsion ( <b>non coal tar</b> ) Sealer with a polypetrol resin polymer reinforced with Duraflex and sand, enhancing the adhesion to the asphalt pavement <b>**** This is an Asphalt Emulsion and not a Coal Tar product****</b>	\$5,200.00
4. Re Paint all parking spaces with DOT approved traffic paints to original configuration using Line Lazer Airless spayer.	Included
5. Reinstall all concrete parking blocks	Included
<b>Additional Work:</b>	
A. Repaint approx 130 Car Stops safety yellow 5.00 ea	\$650.00
B. Replace 19 broken car stops @ 40.00 ea	\$760.00
Subtotal	\$6,610.00

Special Notes and Instructions	
Please remember to turn off all irrigation systems 24hours prior to us beginning work and keep them off for 24-48 hours after seal coat has been applied.   visit us on the web at <a href="http://SuncoastAsphaltandSealcoating.com">http://SuncoastAsphaltandSealcoating.com</a>	<b>Total</b> <span style="background-color: #003366; color: white; padding: 2px 5px;"><b>\$6,610.00</b></span>

Above information is not an invoice and only an estimate of services/goods described above.

Please confirm your acceptance of this quote by signing this and emailing it or faxing it to 941-777-2290

Signature \_\_\_\_\_  
 Print Name \_\_\_\_\_  
 Date \_\_\_\_\_

If you have any questions concerning this quote, contact us at, 1-888-901-9042  
**Thank you for keeping us in mind for all your asphalt related services!**



**12I.**



# Welch Tennis Courts, Inc.

## World's Largest Builder of Fast Dry Courts



*Construction - Resurfacing - Lighting - Accessories*

### FAST DRYING TENNIS COURT RESURFACING PROPOSAL

USTA - USPTA  
ASBA - TIY

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to resurface the following: two (2) Hydro Court Tennis Courts for: The Riverwood CDD at 4250 Riverwood Drive in Port Charlotte, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

**1. COURT RESURFACING:** The Contractor shall resurface two (2) Hydro Court tennis courts, each court measuring approximately 60 feet by 120 feet.

- a. The existing line tapes and nails shall be removed. If nails require removal by hand (missing nail heads or nails do not pull out when line tape is removed) or new line tapes require pre-drilling each hole (determined if line tape nails bend during normal installation), a change order shall be issued for the additional work which shall be performed at a rate of \$75 per man-hour.
- b. Scarify court surfaces as needed, clean courts of all excess dead material, surface algae, mold and other organic growth.
- c. Treat the courts using Welch Tennis AlgaeBlaster™ algacide to inhibit future organic growth.
- d. Add approximately five (5) tons hydroblend material to each tennis court; this material shall be placed with laser-guided grading equipment to provide a smooth and even surface. Courts shall be rolled twice after the placement of the hydroblend material and once more after installation of the line tapes. The courts may require additional rolling by the Owner to obtain a firmer playing surface.
- e. New herringbone line tapes shall be installed.
- f. The existing net posts shall be re-painted; the existing nets shall be re-installed.
- g. The Contractor shall be responsible for providing the contractor an onsite dumpster during the resurfacing.

**2. CONTRACT PRICE:** The Contractor shall resurface the courts specified in this proposal/contract for the following contract price:

**LASER GRADING TWO COURTS (adding 5 tons per court)                      \$12,100.00**

**NOTE:** The Contractor makes no guarantee implied or otherwise that the amounts of hydroblend material shown above will be sufficient to bring the courts to the recommended one (1) inch of total surface material or recommended slope. If during scarification the screening layer is encountered, scarification shall be suspended and application of clay shall proceed without any further scarification.

#### OPTIONS

(Options listed below are priced based on the work being performed in conjunction with the work described above.)

**OPTION 1: WTC 3.0 DTS PROFESSIONAL NET                      \$162.49/EA                      \_\_\_\_\_ (Initials)**

**OPTION 2: WTC PROFESSIONAL NET POSTS** \$600.00/SET \_\_\_\_\_ (Initials)  
 (The replacement of net posts will only be in sleeved/existing foundations. If old net posts or old sleeves cannot be removed, net post replacement and new foundation price: \$2,400.00 per court)

**OPTION 3: POLY BENCH DELUXE, 5 FOOT** \$221.99 EA \_\_\_\_\_ (Initials)  
 (The Poly Bench Deluxe is constructed from extruded high-density polyurethane, which combines lasting strength with super comfort. This tennis court bench is ergonomically designed with 12 slats for a more comfortable seating. Minimal assembly required. The benches are available in green or white.)

3. **PAYMENT TERMS:** A 50% down payment, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule court resurfacing. A final 50% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, for any reason, construction of the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price(s) specified herein, the time for completion, and any other contract requirements impacted by such price increases or delays in commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be "significant" if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

6. **BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement access, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

7. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

8. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums

invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

**9. TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time.

**10. ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing Owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts, Inc. unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts, Inc.

**SALES REPRESENTATIVE**

John Clark, (239) 872-5347

ACCEPTED BY:

\$ \_\_\_\_\_  
Total Contract Price (Including  
Options)

\_\_\_\_\_(OWNER)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and Approved By:  
WELCH TENNIS COURTS, INC.

\_\_\_\_\_  
George Todd, Jr., President

DATE: \_\_\_\_\_

**ADDENDUM #1**

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

---

## Project Information Sheet

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

\_\_\_\_\_

Primary Contact:

Accts Payable Contact:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Number: \_\_\_\_\_ Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*\*\*\*\*

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

\*\*\*\*\*

### *Hard Court Contracts Only*

#### Standard Colors:

#### Premium Court Colors\*:

##### Exterior Color

##### Interior Color

##### Exterior Color

##### Interior Color

☐ Adobe Tan  
☐ Forest Green  
☐ Olympic Blue  
☐ Spring Green  
☐ Stone Gray  
☐ Summer Red  
☐ Winter Green

☐ Adobe Tan  
☐ Forest Green  
☐ Olympic Blue  
☐ Spring Green  
☐ Stone Gray  
☐ Summer Red  
☐ Winter Green

☐ Royal Blue  
☐ Tour Purple  
☐ US Open Blue  
☐ US Open Green  
☐ Royal Blue  
☐ Tour Purple  
☐ US Open Blue  
☐ US Open Green

\*Additional cost may apply if premium colors are not specified in the contract.

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

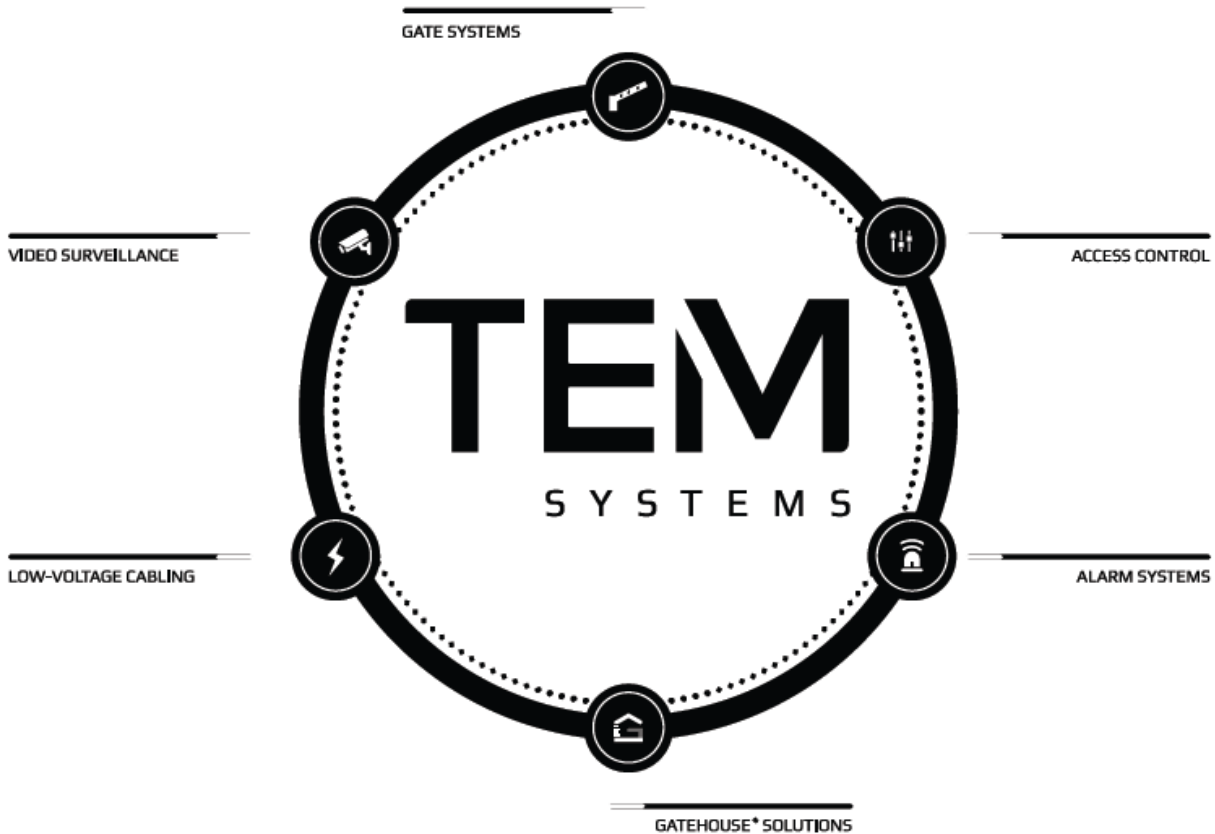
\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Print Name)

**12J**





# Access Control Upgrade

7/22/2019

Riverwood CDD  
Brad McKnight  
4250 Riverwood Dr  
Port Charlotte, FL 33953

**TEM Systems, Inc.**  
4747 N. Nob Hill Road | Sunrise, FL | 33351  
**P: 239.600.9007 | F: 954.572.4531 | E: [jparcheta@temsystems.com](mailto:jparcheta@temsystems.com)**  
[www.temsystems.com](http://www.temsystems.com) | [www.gatehousesolutions.com](http://www.gatehousesolutions.com)  
EG-13000211

## **COMPANY OVERVIEW**

TEM Systems, Inc. has been providing *360 Degrees of Security Integration* throughout Florida since 1957. We are a family owned and operated company and in 2019 we celebrate our **62nd Year**, the only “Gate” company in Florida with that record. TEM Systems supports a diversified market including homeowners, homeowner associations, property management and owner associations, private companies, large corporations, hospitals, hotels, schools, universities and airports, as well as various governmental institutions. TEM Systems provides professional support and quality service in the following areas:

- Parking Systems (gated communities, commercial/residential)
- Access Control /Gated Access
- CCTV / Surveillance
- GateHouse® Solutions Visitor and Residential Access Management Software

Our installation base consists of simple stand-alone applications to complete network solutions. Our Systems Consultants will help you design and implement the solution that will best meet not only your needs, but your budget!

TEM Systems has 4 sales/service offices located in Ft. Lauderdale, Orlando, Tampa, and Naples, as well as, affiliates in North Carolina and South Carolina. We are ready NOW to provide you with the best possible solution to your needs and our support team is **qualified, trained, licensed and insured!**

## **SCOPE OF WORK**

- TEM to provide/install (1) Gatehouse HID V2000 Panel in the communications room at the Fitness Center- **\$6,800.00**
  - TEM to provide/install (1) Proximity Reader at Front Door
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on front Right Door
  - TEM to provide/install (1) Proximity Reader on Single Side Door
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on Single Door
- TEM to provide/install (2) Gatehouse HID V2000 Panels in the communications room at the Admin Building- **\$17,790.00**
  - TEM to provide/install (1) Proximity Reader at Front Door
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on front Right Door
  - TEM to provide/install (1) Proximity Reader at back exit to the Pool
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on Single Door
  - TEM to provide/install (1) Proximity Reader at Pool Gate by Bar

TEM Consultant: \_\_\_\_\_ Client: \_\_\_\_\_ Date: \_\_\_\_\_

TEM Systems, Inc. | 4747 Nob Hill Road Suite 5, Sunrise, FL 33351 | EG-13000211

No unauthorized use. Do not reproduce, distribute, or disclose.

## Proposal | Riverwood HID Panel

- TEM to provide/install (1) Request to Exit Button on post inside pool area
- TEM to provide/install (1) 600 LB Holding Force Magnetic Lock on Single Gate Door
- TEM to provide/install (1) Proximity Reader at side entrance to the Pool
  - TEM to provide/install (1) Request to Exit Button on post inside pool area
  - TEM to provide/install (1) 600 LB Holding Force Magnetic Lock on Single Door
- TEM to provide/install (2) Gatehouse HID V2000 Panel in the communications room at the Activities Center- **\$15,810.00**
  - TEM to provide/install (1) Proximity Reader at Front Double Door on the Right
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on front Right Door
  - TEM to provide/install (1) Proximity Reader at Sandhill Room to Left of the Door
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on front Left Door
  - TEM to provide/install (1) Proximity Reader at AED/Bathroom External Door on Right Side of Door
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on Single Door
  - TEM to provide/install (1) Proximity Reader at Meeting Room Double Door on the Right
    - TEM to provide/install (1) Request to Exit Motion
    - TEM to provide/install (1) Request to Exit Button
    - TEM to provide/install (1) 1200 LB Holding Force Magnetic Lock on front Right Door
- TEM to provide/install (1) Gatehouse HID V2000 Panel in a Weatherproof NEMA Enclosure on a post before Pickle Ball Courts between fence and sidewalk- **\$8,600.00**
  - TEM to provide/install (1) Proximity Reader to left of 1<sup>st</sup> entrance
    - TEM to provide/install (1) Request to Exit Button on post inside pool area
    - TEM to provide/install (1) 600 LB Holding Force Magnetic Lock on Single Door
  - TEM to provide/install (1) Proximity Reader to left of 2<sup>nd</sup> entrance
    - TEM to provide/install (1) Request to Exit Button on post inside pool area
    - TEM to provide/install (1) 600 LB Holding Force Magnetic Lock on Single Door

TEM to run conduit on black fence between each door

- TEM to provide/install (1) Gatehouse HID V2000 Panel in Existing Weatherproof NEMA Enclosure on post at back Resident Only Entrance- **\$5,169.00**
  - TEM to provide/install (1) Proximity Reader to left of 1st entrance
    - TEM to take gate off Hinges and Flip Gate

## Proposal | Riverwood HID Panel

- o TEM to provide/install (1) Request to Exit Button on post inside pedestrian gate
  - o TEM to provide/install (1) 600 LB Holding Force Magnetic Lock on Single Door
- o TEM to Connect Front Pedestrian Gate to Existing HID Panel in Guardhouse- **\$5,000.00**
  - TEM to provide/install (1) Proximity Reader to Right of Pedestrian Gate
    - o TEM to take gate off Hinges and flip gate
    - o TEM to provide/install (1) Request to Exit Button on post inside pedestrian gate
    - o TEM to provide/install (1) 600 LB Holding Force Magnetic Lock on Single Door
- TEM to provide/install Gatehouse Badging Software Module- **\$1,500.00**
  - o TEM to provide/install (1) Badge Printer- **\$2955.00**
  - o TEM to provide (2) Ribbons and cleaning kit- **\$370.00**
  - o TEM to provide (3000) Printable Resident Access Cards- **\$19,050.00**

**COMPONENT BREAKDOWN**

<b><u>Qty.</u></b>	<b><u>Model</u></b>	<b><u>Description</u></b>
7	V2000	HID Access Control Panel
1	2DEnclosure	Weatherproof Enclosure
1	PST	4x4 Post for Enclosure
14	2-N-1ProxHAF	2-N-1 Proximity Reader
6	E-942FC-600SQ	Magnetic GATE Lock, 600lb Holding force Single Door
6	E-942F-600/Z	Z Bracket for Magnetic Gate Lock 600LB
8	E-941SA-1200	Magnetic Door Lock, 1200 lb holding force Single Door UL Listed
8	E-942F1300/ZQ	Z Bracket for Magnetic Gate Lock 1200LB
8	DS150IPIR	Request to Exit - GRAY
14	EEB2	Request to Exit with built in timer UL Listed
6	PEDC-LPP	Post 3"x 3"x 4-foot square aluminum post /cap & includes concrete
1	GH-RBGateHouse®	Badging Software Module
1	GH-RBPRINTSGL	HID Fargo Badge Printer, SINGLE Sided
2	GH-RBRIBSGL	Full Color Ribbon for HID Fargo Badge Printer
1	GH-RBCLNKITSGL	Cleaning Kit for HID Fargo Badge Printer
3000	1386LGG-MN	Graphic Quality ISO Prox2 Printable Cards

**PRICING**

<b>System Sub-Total</b>	<b>\$83,044.04</b>
<b>Sales Tax</b>	<b>\$0</b>
<b>System Total</b>	<b><u>\$83,044.04</u></b>

**Monthly SaaS Cloud Fee                      \$90.00**  
***(Billed Quarterly. Billing starts after 1<sup>st</sup> Year)***

Proposal | Riverwood HID Panel

**Price Includes:** Labor, Equipment, Materials to Install, Freight and Handling

**Warranty:** Parts One Year, Software Support One Year, Labor One Year

**Delivery:** Begin 4 to 6 weeks after receipt of order, deposit payment, and permit approval (if applies)

**Note:** Price effective for 90 days from date of proposal

**Terms:** 50% Deposit with proposal, balance due upon completion and /or beneficial use. Final walk thru to be scheduled no later than 5 days from completion and /or beneficial use.

Accept (Please Initial) \_\_\_\_\_

I, as the authorized purchaser, have read this proposal and understand what is being purchased. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed on this proposal. I am aware that during the sales process, many products and/or services are discussed and only those listed in this proposal, are actually being purchased. I am also aware of the payment terms listed herein.

Accept (Please Initial) \_\_\_\_\_

TEM Systems has offered the Preferred Client Agreement (PCA) as an extended warranty protection program.

Accept (Please Initial) \_\_\_\_\_

Declined (Please Initial) \_\_\_\_\_

**Customer's Responsibility**

- All high voltage conduit and wire
- All permits and associated fees
- Removal of all waste and debris after installation
- High speed internet connection and modem
- Removal of landscape prior to installation, landscape replacement after installation

**Disclaimers:**

- TEM will reuse existing wire and other existing items **without** prior inspection assuming they are in good and useable condition. Items found to be unusable will need to be replaced and additional cost may be incurred.
- TEM Systems is not responsible for any damage or changes regarding irrigation, landscaping, and drainage.
- TEM Systems cannot guarantee the final look of any pavers if they had to be removed and/or reinstalled. Pavers may settle, and the coloring may be different due to placement, weathering, etc.

The above price includes design / engineering of system, supply / mounting of hardware specified above, control wire connections, as well as supervision of complete installation which includes system walk-thru and instruction.

This price **DOES NOT** include concrete, electrical labor and/or materials, additional insured and/or performance bonds, any responsibility for pavers, permits, phone lines or DSL, programming of customer data information into software, if required.

**Electrical Considerations (if applicable):** The electrical requirements exclude any **existing** code violations which an inspector may identify/flag and/or require repaired in order to sign off on TEM permit. Additionally, all existing conduit

Proposal | Riverwood HID Panel

raceways being reused must be in reasonable condition and reusable. TEM will need to be reasonably assured that these conduits and wires are in satisfactory condition, before proceeding with installation.

**Engineering Fees (if applicable):** All though the current scope of work does not include/require engineering services and/or sealed drawings. TEM is capable of providing system engineering CAD drawings, as-built, at an additional cost.

**Progress Payments (if applicable):** If the above project is delayed by the customer for any reason by more than 30 days from agreed upon delivery date. TEM may elect to invoice the customer for an additional 25% deposit. Payment is expected to be remitted within 15 days of billing. Failure to comply may result in delays in the installation.

**NOTE:**

TEM reserves the right to substitute any equipment that has been discontinued with models of equal or superior performance. Terms are 50% deposit with order. The net amount due on receipt of invoice unless otherwise stated in this document. Account will be charges 1 1/2% per month after 30 days. Canceled orders for standard products and labor are subject to a 25% cancellation fee. Special or custom orders are non-cancelable. If customer delays installation is by more than 45 days after scheduled installation date, equipment balance will be due and payable upon receipt of invoice. The aforesaid property is sold and delivered with the condition affixed that the title thereto shall remain in the seller until the purchase price thereof shall have been paid in full. If default shall be made in the payment of any of the aforesaid payments, notes or checks, given in purchase of said property, and shall continue for thirty days. All of said payments, notes or checks shall become due immediately and seller or its assigns shall have the right to retake said property, with or without process of law. The seller may resell said property, so retaken, at public or private sale, and upon such terms and in such manner as it may determine from the proceeds of any such sale, the seller shall deduct all expenses for retaking, repairing and reselling said property, including reasonable attorney's fee; and the balance shall be credited to the amount due on the aforesaid purchase money payment, notes or checks, any surplus shall be paid over the purchaser, and any deficiency shall be paid by him. There shall be no abatement in the purchase price because of damage or destruction of property by fire or otherwise.

No representations have been made by the sales representative that are not included herein. The purchaser agrees to pay the cost of collection and a reasonable attorney's fees on any part of said purchase price that may be collected by suit or by attorney after the same is past due. It is further understood and agreed that all covenants and agreements of this purchase shall be binding upon and applied to the heirs, executors, agents, legal representatives and assigns of the purchase. The above conditions of purchase and payment are hereby accepted. This order is not in effect until signed by TEM Management.

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Thank you once again for your confidence in TEM systems and myself. If you have any questions or I can be of further assistance, please do not hesitate to contact me.

**Agreed to And Accepted By:**

**Client:**

**Title:**

**Signature:**

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**Agreed to And Accepted By:**

**Consultant:** Jeff Parcheta

**Title:** Sr. Account Manager

**Signature:**

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TEM Management Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

**12K**



July 30, 2019

Rich Knaub  
 Water Utility Supervisor  
 Riverwood Community Development District  
 4250 Riverwood Drive  
 Port Charlotte, FL 33953

Dear Mr. Knaub

As requested by the Riverwood CDD, DMK has completed WaterCad modeling of an additional supply connection between the north end of the Riverwood water system and Charlotte County Utilities (CCU) system. We also evaluated the potential impacts of the proposed Myakka River Pumping Station on water pressure with the proposed connection in place.

## **Model settings:**

### **Connection Pipe Size**

DMK modified the existing Riverwood potable water system hydraulic model to evaluate the effectiveness of an additional connection from the CCU system at the north end of the CDD. This connection would be implemented by extending the existing 12-in watermain on Eleanor Avenue to the West from Clearview Drive to Proude Street. A new meter assembly and connection to the existing Riverwood water system would be installed near this location. Three specific connection alignments were evaluated:

- An alignment west from Proude Street to the existing 12-in watermain on Creekside Lane. This alignment would require an easement on an existing lot to provide a location for the pipe and meter assembly near the Proude Street right of way.
- An alignment south from Eleanor Avenue to the northernmost point of Creekside Lane. This alignment would require crossing under the wetlands immediately south of Eleanor Avenue. The meter would be located within the Eleanor Avenue right of way.
- An alignment south along Proude Street to Prentice Avenue then south to a connection with the 8-in watermain on Scrub Jay Court. Potential meter locations could be the commons area or the Prentice Avenue right of way.

### **Fire Flow**

To maintain compatibility with previous system modeling, pressures in the existing WaterCad model were evaluated using the Maximum Daily Demand scenario with and without an imposed fire flow. Fire flow modeling places maximum stress on the system to help identify the worst-case system



pressure drop. Hydrant models were added to impose a fire flow of 1,000 gpm at the two existing hydrant locations originally modeled by CPH. Hydrant H-25 was placed at the end of Cedar Creek Drive at Junction J-151 and H-26 was placed at Junction J-138 on Royal Point Drive between Hawks Point Drive and Myakka Point Drive.

#### **Connection Pressure:**

DMK also met with representatives of Charlotte County Utilities to discuss the proposed watermain extension and implementation of the new connection. Based on these discussions, the pressure at the proposed connection was modeled as a reservoir with a pressure of 55 psi and pressure at the existing meter connection was modeled at 50 psi. This simulated the worst-case connection pressures expected with the future Myakka River Pumping Station operating at maximum capacity (Pressures at the El Jobean connection point near 46 psi). CCU staff believe they should be able to maintain 60 psi at the proposed new connection on Eleanor Avenue and approximately 55 psi at the existing meter connection. The simulation provides a 5-psi safety margin beyond the pressures expected by CCU.

To reflect the pressure loss through the meter and backflow preventors, a pressure loss of was subtracted from the reservoir pressure at each of the existing and proposed connections based on the flow through the connection. The pressure loss varied by size of the meter assembly and flow rate. This loss was applied using the flow rates (usage Demand) provided in the existing model and the manufacturer's data for the Watts series 957 RDA backflow preventor as follows:

Connection size (in)	Maximum Daily Demand (121 gpm)	Maximum Daily Demand + Fire Flow (1121 GPM)	Peak Hourly Demand (398 gpm)	Peak Hourly Demand + Fire Flow (1398 gpm)
6	9 psi	10 psi	7.00	Beyond rated Flow
8	8.5 psi	7.5 psi	6.70	8.5
10	8.5 psi	6.6 psi	6.25	6.9
12	8.5 psi	6.6 psi	6.25	6.9

Note – The largest 957 RDA backflow preventor is 10 inches in diameter. Therefore, a 10-in RDA and meter was modeled for the 12-in pipe connection.

The existing watermain on Eleanor Avenue is 12 inches in diameter. DMK modeled interconnection pipe sizes of 6, 8, 10 and 12 inches to determine the overall effect of the connection size on system pressures within Riverwood.

#### **Pressure Monitoring Locations**

The WaterCad model was configured to produce a color-coded map of system pressures in the system pipes for each simulation. Because it is difficult to present the pressures observed at each point in the system for each simulation in a simple format, representative points were chosen for comparison.

These are summarized in the following table:

Location ID	Description
J50	Riverwood Drive at Club Drive
J57	The existing 8-in metered connection to CCU
J-115	South end of Myakka Point Drive
J-117	South end of Hawks Point Drive
J-135	Creekside Lane at Scrub Jay Court
J-138	West end of Myakka Marsh Lane (also Fire Hydrant H-25)
J-194	Proposed meter location at Scrub Jay Court
J-226	Eleanor Avenue at Proude Street (the west end of CCU WM)
J-227	Proposed meter location at Proude Street.
J-228	Proposed Creekside Lane connection point
J-229	Proposed meter location at west end of Eleanor Avenue

### Modeling Scenarios

Modeling scenarios allowed the WaterCad model to be run with varying combinations of pipe size, connection piping locations and water demands. Pipes with 6, 8, 10 and 12-in diameters connecting at Clearview street were modeled. Because it is likely that CCU will want a 12-in size on size extension of the existing main, 8 and 10-in connections were also modeled with a 12-in watermain extension on Eleanor Avenue. The table below provides the name of each scenario and the simulated conditions:

Scenario Name	Connection Alignment	Connection Pipe Size (in)	Service Demand Condition
MDD	No additional connection	NA	Maximum Daily Demand
MDDElen12W8*	Proude St. to Creekside Ln.	12 in/8 in	Maximum Daily Demand
MDDElen12W10*	Proude St. to Creekside Ln.	12 in/10 in	Maximum Daily Demand
MDD ElenW6	Proude St. to Creekside Ln.	6 in	Maximum Daily Demand
MDD ElenW8	Proude St. to Creekside Ln.	8 in	Maximum Daily Demand
MDD ElenW10	Proude St. to Creekside Ln.	10 in	Maximum Daily Demand
MDD ElenW12	Proude St. to Creekside Ln.	12 in	Maximum Daily Demand
MDD ElenS6	Eleanor Ave. to Creekside Ln.	6 in	Maximum Daily Demand
MDD ElenS8	Eleanor Ave. to Creekside Ln.	8 in	Maximum Daily Demand
MDD ElenS10	Eleanor Ave. to Creekside Ln.	10 in	Maximum Daily Demand
MDD ElenS12	Eleanor Ave. to Creekside Ln.	12 in	Maximum Daily Demand
MDD ElenScrubJ6	Proude St. to Scrub Jay Ct.	6 in	Maximum Daily Demand
MDD ElenScrubJ8	Proude St. to Scrub Jay Ct.	8 in	Maximum Daily Demand
MDD ElenScrubJ10	Proude St. to Scrub Jay Ct.	10 in	Maximum Daily Demand
MDD ElenScrubJ12	Proude St. to Scrub Jay Ct.	12 in	Maximum Daily Demand
ADD	No additional connection	NA	Average Daily Demand**
ADDElen12W8*	Proude St. to Scrub Jay Ct.	12 in/8 in	Average Daily Demand**
ADDElen12W10*	Proude St. to Scrub Jay Ct.	12 in/10 in	Average Daily Demand**

\*Scenario with a 12 in WM extension on Eleanor Avenue and a smaller meter size

\*\* Average Daily Demand scenarios were used to study water aging effects w/o Fire Flow.

Each scenario was run under normal flow conditions and with a simulated fire flow at Hydrant H-26. One connection alignment was also tested with a simulated fire flow at Hydrant H-25 to demonstrate representative differences between fire flows in the northern and southern sections of the system. The summarized model output for each of these simulations is contained in the appendix of this report.

## Model Results:

### Effect on system pressure:

All model scenarios validated the effectiveness of the proposed connection to alleviate pressure problems during maximum daily flow with Charlotte County Utilities proposed Myakka River Pumping Station operating. A 6-in pipe at the proposed connection sustained pressures in the Riverwood system during maximum daily flow. However, a 6-in connection would not supply adequate flow to sustain pressure in the southern end of system above 40 psi during a fire at Hydrant H-26 on Royal Point Dr. The best solution appears to be an 8-in meter at the connection with a 12-in extension of the existing water main on Eleanor Avenue to Proude Street. following either the alignment south from Eleanor Avenue or west from Proude Street. to the northern portion of Creekside Lane. The overall length and performance of those alignment options was essentially equal. Performance of the proposed alignment south on Proude Street to a connection on Scrub Jay Ct was reduced by the additional pipe length required to make that connection.

Overall, while the Myakka River Pumping station is in operation, the proposed watermain extension should provide a 3 to 5 psi increase in system pressures beyond what the existing meter connection can provide under the same conditions. It will also substantially increase overall system pressure during a fire flow. The Table below shows the effect of the 8-in meter connection with a 12-in water main extension of Eleanor Avenue.

Location ID	Description	Existing System with no added connection (PSI)		8-in meter and 12-in Eleanor Avenue Extension (PSI)	
		MDD*	MDD+FF**	MDD*	MDD+FF**
J50	Riverwood Drive at Club Drive	42	30	46	39
J57	The existing 8-in Metered connection to CCU	42	32	46	40
J-115	South end of Myakka Point Drive	42	22	46	31
J-117	South end of Hawks Point Drive	42	22	46	32
J-135	Creekside Lane at Scrub Jay Court	42	30	46	44
J-138	West end of Myakka Marsh Lane (also Fire Hydrant H-25)	42	30	46	43

J-194	Proposed meter location at Scrub Jay Court.	42	30	46	44
J-226	Eleanor Avenue at Proude Street (the west end of CCU WM)	N/A	N/A	46	46
J-227	Proposed meter location at Proude Street.	N/A	N/A	46	45
J-228	Proposed Creekside Lane connection point	42	30	46	45
J-229	Proposed meter location at West end of Eleanor Avenue	N/A	N/A	N/A	N/A

\*MDD is Flow at Maximum Daily Demand

\*\*Added Fire Flow of 1000 GPM at Hydrant H-26

Results for all model runs are contained in the attachment to this letter.

**Effect on water quality:**

Water quality effects of the proposed connection will be mixed. Three initial water quality evaluations were run using the Average Daily Demand (ADD) flows to evaluate the effect of the proposed additional connection on water quality. During such periods of lower overall flow in the CCU system, it is expected that there will be almost no pressure difference between the proposed and existing connection to the CCU system. As a result, water flow will be equally distributed between the connections. This results in the freshest water near the connection points and the oldest water being at points farther from the connections as shown on the two maps. Consequently, water quality in the northwest section of Riverwood will be significantly improved while the effect on water quality in other sections of Riverwood will be mixed. Further modeling will be required to determine effective ways to improve system wide water quality and possible solutions to the water quality issues.

Sincerely

**DMK ASSOCIATES, INC.**



Kreg Maheu, P.E.  
Vice President