

**Riverwood Community  
Development District**

**FEBRUARY 18, 2020**

**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

February 11, 2020

Board of Supervisors  
Riverwood Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors will be held on Tuesday, February 18, 2020 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 February 18, 2020 Agenda
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
  - A. Approval of the Minutes of January 21, 2020 meeting
  - B. Acceptance of the Financial Statements and Check Registers
5. Monthly Client Report
6. Manager's Report
  - A. Consideration of Resolution 2020-04, Budget Amendment
  - B. On-Site Manager's Report
7. Attorney's Report
8. Old Business
  - A. CBJ Builders Close-out
  - B. Window Screens – Activity Center
  - C. Weiser Security
  - D. Activity Center Rules and Regulations
9. New Business
  - A. Discussion of Water Pressure Issue Myakka Pump Station
  - B. Delinquent Accounts
  - C. Accomplishments and Goals
    - i. Complete the Campus
    - ii. Renovate the Activity Building
    - iii. Complete an updated Reserve Study
    - iv. Finish Installation of New Sewer Plant Generator
    - v. Implementation of a Gatehouse Phone App
  - D. Discussion and Approval of Hiring Two Maintenance Personnel
  - E. Discussion of Proposal to Provide Cell Phone for New Site Manager
  - F. Discussion of Credit Card Transfer to New Site Manager
10. Other Reports

11. Committee Reports
  - A. Sewer Committee
  - B. Water/Utility Billing Committee
  - C. Financial Advisory Committee
  - D. Strategic Planning Committee
  - E. Environmental Committee
    - i. Approval of Committee Members
      - Catherine Baxter
      - Harry Davis
  - F. Beach Club Committee
  - G. Dog Park Committee
  - H. Safety & Access Control Committee
12. Supervisor Comments
13. Audience Comments
14. Adjournment

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

Sincerely,

*Bob Koncar*

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, January 21, 2020 at 2:00 p.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Michael Spillane	Chairperson
Richard Knaub	Vice Chairperson
Dolly Syrek	Assistant Secretary
James Martone	Assistant Secretary
Donald Myhrberg (via telephone)	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Brad McKnight	Project Manager
Scott Rudacille	District Attorney
Chris Tarese	Vice President Inframark Infrastructure, Management Services
Jerry Hahn	Inframark, Water & Infrastructure Operations
Ben Griffin	Inframark, Water & Infrastructure Operations
Residents	

*The following is a summary of the minutes and actions taken at the January 21, 2020 meeting of the Riverwood CDD.*

## **FIRST ORDER OF BUSINESS**

## **Call to Order and Roll Call**

Mr. Spillane called the meeting to order and Mr. Koncar called the roll.

## **SECOND ORDER OF BUSINESS**

## **Approval of the January 21, 2020 Agenda**

- Mr. Spillane noted under 9A, the Focus Group Report, we will appoint a Project Manager.

On MOTION by Mr. Knaub seconded by Ms. Syrek with all in favor the January 21, 2020 agenda was approved with the addition of appointment of a Project Manager under 9A, the Focus Group Report.
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## **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 December 17, 2019 Meeting**
- B. Acceptance of the Financial Statements and Check Registers**

On MOTION by Mr. Martone second by Mr. Knaub with all in favor the Consent Agenda was approved.
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**FIFTH ORDER OF BUSINESS**

**Discussion of Detail Report of All Department Budgets**

- Mr. Koncar noted in the past we were asked to put this on the agenda for discussion.
- He recommended eliminating it from the agenda in the future and put under Ms. Syrek's Finance Report.
- Mr. Koncar noted for the record, Scott Rudacille, Brad McKnight and Chris Tarase are present.

**SIXTH ORDER OF BUSINESS**

**Monthly Client Report**

- Mr. Hahn gave the Monthly Client Report noting Operations at the facilities throughout the month were in accordance with contract and regulatory requirements.
- All water requirements were met. All wastewater plant requirements were met. Average pressure was 68 PSI. Lowest was 53 PSI. He reported on the meter reading.
- Mr. Spillane noted we have a lot of concerns for water usage, water billings and irrigation usage in buildings. We recently tried to have a meeting with the RCA and Landscaping Committee, but the technician from Brightview never showed up. He noted Mr. Hahn told him for two months the County was upset that we are using too much irrigation water.
- Mr. Hahn has a list he is working on which must be done including meeting someone from Brightview.
- Mr. Spillane wanted to meet with somebody from Inframark who knows what they are doing with field work and billing. He will discuss this at the next Water & Sewer Committee meeting. He would like to go to quarterly readings and bill monthly with two estimated bills.
- Mr. Spillane requested a listing of the meter readings, the dates they were read, and the reading for 183 pages of them. He wanted them all done by the 10<sup>th</sup> of the month.
- Mr. Knaub explained why he felt that was not a good idea and can run into problems.

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

- Mr. McKnight reported in December there were three work orders opened and two were closed. One remaining open work order is Willow Smith for the Fitness Center.
- The Willow Glen gate fence construction is being addressed with the contractor. There are two options for making up the new section of fence to increase the length.
- Back gate fencing along McPherson entrance is showing signs of failure. Someone may have backed up into one of the posts.
- He discussed pool area planters that were donated to the District.

On MOTION by Mr. Knaub seconded by Mr. Spillane with Mr. Knaub, Mr. Spillane, Mr. Martone and Mr. Myhrberg voting aye and Ms. Syrek voting nay, the Bill of Sale for transfer of planters was approved.
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- Mr. McKnight spoke about pool rope repairs. He is investigating. He sent emails in December and January to the State Department of Health for regulatory inspections. He did not receive a response. He did, however, receive a quote.
- The rope line will extend from the two peninsulas that we have from the pool. They will match the current rope line we have. They will look aesthetically pleasing. There is a \$1,200 estimate. If we break any of the tiles, it will be replaced for \$150.

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor, if approved by the State, pool repairs in an amount not-to-exceed \$1,350 for lap lane anchors from Better Pools & Spas was approved.
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- Mr. McKnight discussed pool bathrooms, bulbs being replaced and lighting. Do we want a general contractor to do the entire scope of work or an electrician to come in or do we want to piecemeal it out?
- Ms. Syrek can speak to the Financial Committee to do this soon.
- Mr. McKnight noted in the interim he suggested we get some new lighting there.
- Mr. McKnight discussed windows in the library.
- Ms. Syrek noted the Artful Edger did the Fitness Center with the two stripes on the windows. She is looking into pricing in order to do the same in the library.



- Mr. McKnight and Ms. Syrek met with an electrician today for a design plan for the Fitness Center.
- There is a request a dust mop be put in the outdoors sports closet.
- Mr. McKnight noted a request was made from the Activities Coordinator for additional smaller card tables. Four more tables are needed. Each cost about \$398. He will do more research on 48”to 52” tables.
- Mr. McKnight discussed outdoors sports, tennis courts, and additional quotes.
- The current vendor, Brightview, split the zones for 1 and 2 so they can be watered separately. There is a timer that only waters during certain times. Currently, Courts 1 and 2 are manually being watered until a permanent fix is found.
- The Activities Center construction project has been completed and the punch list was completed in December.
- Mr. Spillane heard complaints about seams in the carpet and scratches on the floor.
- The maintenance technician completed the power washing on the hard surface areas, the Fitness Center and the Activity Center in December.
- Mr. Spillane asked what is the \$5,000 from Better Pools and Spas? Mr. McKnight responded for the spa. There is a search tank next to the spa and it automatically fills and keeps that level. During the re-piping phase of construction, they failed to re-pipe that line to the surge tank.
- Ms. Syrek noted when Willow Smith dug up to re-pipe the spa due to being the jets not working, they found a pipe not connected to anything. It was not replaced.
- Mr. McKnight noted Better Pools and Spas are our current provider for our maintenance.

**B. Consideration of Resolution 2020-03, Designating A Co-Treasurer**

On MOTION by Mr. Martone seconded by Mr. Knaub with all in favor Resolution 2020-03 Designating Dolly Syrek as Co-Treasurer of the CDD was adopted.
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**EIGHTH ORDER OF BUSINESS**

**Attorney's Report**

- There being no report, the next item followed.

**NINTH ORDER OF BUSINESS**

**Old Business**

**A. Focus Group Report**

- Mr. Myhrberg discussed the finalists for the Focus Group. They need to bring a person on board to learn all the details.
- He thanked the RCA for assistance.
- Now that we are bringing a site manager on board, we must turn the focus to the other maintenance personnel.
- It is time to start looking at details of the new contract with Chris Tarase. He is sorry that he is not there in person, due to an unforeseen situation he had to attend to. Mr. Tarase will hear from Mr. Myhrberg as soon as he gets back.

Ms. Syrek MOVED to present John Mercer an offer letter for the position of Project Manager and Mr. Knaub seconded the motion.

- Mr. Rudacille wanted it on the record exactly what is being offered to Mr. Mercer. He wanted to ensure everyone on the Board is aware what the offer is.
- Mr. Spillane asked Mr. Myhrberg to email the proposal letter to Mr. Rudacille and Mr. Koncar so it will go in the agenda.
- Mr. Spillane noted the offer is \$62,050 to begin with and then three months later, it will be \$65,000; \$450 per month towards health benefits and 10 paid holidays.

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

- Mr. Spillane asked Mr. Myhrberg about payroll. He gave us a letter that said there were two accounts, one with Inframark and one with ADP. Should we decide that now because he will be on board before the next meeting
- The Board discussed payroll for additional personnel.
- Mr. Koncar noted we based the quote on the personnel we had at the present time so you are adding one beyond what we had. That would add to the price which was based on the people we had previously.
- Mr. Myhrberg noted ADT is probably about \$22 to \$24 per pay period per person. If we go with four people, then that would be \$100. Mr. Myhrberg noted his preference would be to stick with the management company unless the cost is too high.
- Mr. Spillane suggested staying with Inframark.

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor to approve Inframark providing payroll services including all relative forms for up to four personnel for \$100 per month.

- Mr. Myhrberg noted he will discuss contract changes with Mr. Tarase when he gets back.
- Mr. Spillane thanked the RCA, the staff, Rick who set up tables and Mr. Myhrberg.

**B. Delinquent Water Accounts**

- Delinquent Water Accounts will be postponed until the February Board meeting.
- Mr. Koncar noted he will bring back a revised policy at the February meeting.

**C. TEM PCA Service Agreement**

- Mr. Knaub noted his committee will review this including the bar code, which are becoming very expensive, initial cost for the infrastructure, the IFRDs. There was talk about getting different colored bar codes for non-resident golfers.
- Ms. Syrek asked what is to stop a golfer from driving in here with his wife, dropping her off at the pool, and then proceeding on to golf?
- Mr. Knaub responded nothing until we get the key fob. He will be addressing that.

**D. Activities Construction Project Update**

- This was discussed earlier.

**TENTH ORDER OF BUSINESS**

**New Business**

**A. Discussion of Realtor Signs**

- Mr. Spillane noted he had a complaint from a very irate resident.
- The realtors were putting up signs along the front of Riverwood. This was addressed by allowing one big Open House sign and directing people. It seems to have settled.
- Mr. Spillane noted he was there yesterday and there were no signs out.
- There is a realtor that puts them up and puts the signs up in the County right-of-way. It is not on Riverwood property.
- Ms. Syrek noted it is against county code.
- Mr. Knaub noted the problem is we cannot enforce it because it is not on Riverwood property. It is on the county's right-of-way.

**B. Discussion of 2<sup>nd</sup> Waterline**

- Mr. Spillane asked whether the Board is on line with putting in a second water lane? They had a meeting with the CPH and the DMK. They had a large slide show here and showed the modeling results after the pump goes in. We will have minimal water pressure in Sawgrass and no fire protection.
- Mr. Martone noted we will have a problem in Lower Riverwood if we lose 20 PSI pressure.
- Mr. Spillane noted we received a letter today from the Utilities Director who wrote that it is imperative the Riverwood community take immediate action. In the letter, it also states we will probably get to 45 PSI.
- Mr. Knaub felt we should go forward with a second water line, but also go forward with going after the county. They are causing the problem.
- Mr. Spillane noted we should sue them.
- Mr. Rudacille thought we must have a viable suit in order to get an injunction. If the Board wants to really investigate that, we must look at what kind of action is available.
- Mr. Spillane noted we have a report from our District Engineer, and we can get another engineer report to tell us it will cause us a serious problem.
- The County is relying on the regulations that every customer they have has to have 20 PSI at the curb, that is their standard. They are treating Riverwood as a customer; 20 PSI is all we must have at the road.
- Mr. Rudacille noted the threat of litigation would probably not help. They probably have ten lawyers in house. They are elected politicians.
- Mr. Knaub felt the Board should get on their agenda, address the commissioners at one of their Board meetings, have a couple of hundred Riverwood residents in the meeting, notify the news station, the local newspaper.
- Mr. Knaub blames it on the CCU. He noted this is not just a Riverwood problem. It is also an El Jobean problem.
- Ms. Syrek wanted to make a motion to assign Mr. Myhrberg the task of finding out who the investigative reporter is and getting him involved in this problem.
- The remainder of the Board did not support that motion.

- Mr. Rudacille reminded the Board that they will need to acquire a piece of property and will need an Interlocal Agreement with the County.
- Mr. Spillane noted we are going to have to figure out when their next meeting is, and we will send out a blast when that is.
- Mr. Martone noted we need to get the investigative reporter there and put on Facebook.

**C. Discussion of Pool Update**

- This item had been handled previously.

*Let the record reflect Mr. Kanub left the meeting but returned a few moments later.*

**D. Life Safety Sprinkler System Deficiencies**

- Mr. McKnight discussed the Wayne Automatic Fire Sprinklers Quotation for \$3,189.50.
- We are due for an internal fire sprinkler inspection.

On MOTION by Ms. Syrek seconded by Mr. Martone with all in favor the life safety sprinkler system inspection at a cost of \$4,189.50 was approved, 4-0.

**E. Brightview Storage Container Location**

- This was already approved in November 2019.

**F. Wayne Auto Fire Alarm Antenna Mounting**

- This was already discussed.

**ELEVENTH ORDER OF BUSINESS**

**Other Reports**

- There not being any, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Sewer Committee**

- Mr. Martone noted we have had two requests for reimbursement of sewer repairs that had to be made. The committee looked at that bill and recommended it be paid.
- There was another bill for \$1,800 discussed at the Sewer Committee meeting this morning. There was an issue and it will be investigated further.
- Mr. Martone pointed out Ms. McPherson has still not been replaced.

- The blowers are still not completed. The disconnectors are ordered. Hopefully, the work will be done soon.
- Mr. Spillane noted we approved a purchase for \$6,700. It was not a true emergency, but it would have held up the process if not purchased soon.

**B. Water/Utility Billing Committee**

- Mr. Spillane noted we are trying to get a handle on the irrigation water and the billing.
- Mr. Knaub noted the RCA requires everyone to water their yard to keep the grass green. This is in the covenants. The reason we went from \$15,000 to \$30,000, is people have larger lots. In his neighborhood, they have at least nine to ten lots that require 25,000 to 30,000 gallons a month to irrigate their property.
- The County and SWFWMD requires you water twice a week at most.

**C. Financial Advisory Committee**

- Ms. Syrek noted we held our meeting January 14<sup>th</sup>, although only one member was in attendance.
  - Discussed at our meeting:
    - Why was Weiser charging Riverwood overtime when the contract does not include overtime?
    - Where is the roving guard budgeted for? We still have not seen him.
    - Does Weiser have trouble keeping employees?
- Ms. Syrek noted the committee wanted her to bring to the Board's attention the approval of the new financial format, however, there was a miscommunication with Inframark and that will be deferred until the next meeting because they did not do the new format.
- Another thing was the CDD Board should hold a special meeting with the vice presidents of both divisions in Inframark to discuss performance and adherence to the contract.
- The Committee asked for a listing of lift stations and their locations to enable us to log repairs.
- The Committee is working on a delinquent account policy. Currently, there is no collection being done with the \$98,000 that was over 90 days past due. They since collected \$24,000 from Vizcaya Lakes. This needs to be addressed. We want everyone aware that the \$98,000 was already included in our revenues.

- Mr. Knaub spoke about the Weiser contract overtime. He noted he will get in touch with Phil Schofield at Weiser Security regarding the issue of working overtime.
- Mr. Martone stated in the past we filed liens on property and hired collection agencies to collect delinquent accounts.
- Mr. Rudacille noted with Vizcaya Lakes we are looking at whether we need to do an amendment to our agreement. We have a settlement agreement because we filed suit against them.
- Ms. Syrek noted Inframark does not have a collection policy from Riverwood to enable them to make collection. The Financial Committee will look into creating a collection policy.
- Mr. Koncar noted the Board needs to consider not waiting from meeting to meeting to try to deal with these issues. The long-term solution is the policy procedure manual where the Board adopts a policy and staff follows up. You do not have to wait to go to another meeting to get some action by the Board. We want to put together a policy manual.

**D. Strategic Planning Committee**

- Mr. Myhrberg noted the Strategic Planning Committee did not meet this month.
- We will continue to work on data for the Reserve Studies.

**E. Environmental Committee**

**i. Lake Maintenance Proposals**

- Mr. Myhrberg noted the committee wanted to know if the Board wants to see the annual status of our environmental areas. It is important should we get a visit from SWFWMD.
- We are working on a spreadsheet showing all our preserves, when we did the initial trimming and annual maintenance after we have done the trimming, dates and dollars.
- Mr. Myhrberg discussed the reserve management plan.
- It would cost \$250 to submit to SWFWMD.
- Mr. Myhrberg discussed the Lake Maintenance Proposals.
- Mr. Spillane noted the Board is happy with Solitude Lake Management. No need for a motion.
- Mr. Myhrberg noted we can use more members on the committee because we have trouble getting a quorum during the summer. We advertised and received a large number of responses. We originally wanted seven members, but we will stick with the standard five.

**F. Beach Club Committee**

- Mr. Knaub noted we had our first meeting in January.
- He recommended Susan McKinnon be added to the committee.

On MOTION by Mr. Knaub seconded by Mr. Martone with all in favor Susan McKinnon was appointed to the Beach Club Committee.

- Mr. Knaub noted the beach is deteriorating due to the winds coming in from the north.
- The Charlotte County-Sarasota Replenishment Project is starting this week.
- Fifteen people did not renew their membership, however, we added 15 new people.
- We had a situation where we fired one of the attendants. This attendant lied to Ron about what he was doing. He was supposed to be placing the beach chairs at the edge of the beach. He was not doing that. He was also caught sleeping and was fired by Weiser.
- Mr. Knaub noted never confront the attendant. However, do call Ron from Weiser when there is an issue.
- Mr. Knaub noted we are moving the Beach Club Meeting to the first Tuesday of every month at 10:00 a.m. The next meeting is Tuesday, February 4<sup>th</sup>.

Mr. Spillane MOVED to replace the on-site manager, Phil Schofield and Ms. Syrek seconded the motion.

- A discussion ensued on the on-site manager and his rudeness with a resident.

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

- Mr. Martone felt the Board was acting too quick and Mr. Knaub felt this should be discussed at the next Board meeting.
- Ms. Syrek noted Mr. Schofield referenced three incidents with the resident, when there was only one incident.
- The Board continued discussing the Motion and decided to reconsider it.



Mr. Spillane MOVED to reconsider informing Weiser of the letter sent to the resident from Phil Schofield and Mr. Knaub seconded the motion.

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

The Board wanted to see this issue on the next month's agenda.

**G. Dog Park Committee**

- Ms. Syrek noted there are three new, full-time residents who want to be on the Dog Park Committee. This will make the committee a membership of eight.

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor the appointment of Gini Smythe, Brian Eberhardt and Jacqueline Williamson, three new members to the Dog Park Committee, was approved.

- Ms. Syrek noted the meeting was held at 2:00 p.m. When she and others showed up they learned the meeting time was changed 4:00 p.m. She had a previous commitment and could not attend. The committee held registration today to help the community get out the word and take work off Mr. McKnight. They are having registration and handing out dog tags, which will help with organization and give money to Mr. McKnight for deposit.

**H. Safety & Access Control Committee**

- Mr. Knaub noted the badges came in. It took six to eight weeks for them to arrive. Tomorrow we will print our first badges.
- Mr. Knaub noted probably by the first of February badge distribution will begin.
- The locks are already on and should be finished by the end of this week.
- Mr. Knaub noted he will have two more big signs about the pool being closed at dusk. Those signs will be put on the gate. Every evening people must be shooed out of the pool. That is a major problem. Laurie has been threatened by residents when she tells them they must leave the pool.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Comments**

- There not being any, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments**

- Audience comments were received.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor the meeting was adjourned.
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Secretary

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Chairperson

**4B**

# **Riverwood Community Development District**

## **Financial Statements**

*(unaudited)*

January 31, 2020

*Prepared by*



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**Riverwood Community Development District****Financial Statements****Balance Sheet**  
January 31, 2020

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Capital Projects Fund	Enterprise Fund	Enterprise Fund - Reserves	Total
<b>Assets</b>									
<b>Current Assets</b>									
Cash - Checking Account	\$ 652,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646,013	\$ -	\$ 1,298,271
Accounts Receivable	-	-	3	-	-	-	170,647	-	170,650
Accounts Receivable > 120	-	-	-	-	-	-	52,459	-	52,459
Loan Due from Beach Fund	233,212	-	-	-	-	-	-	-	233,212
Loan Account (Valley National)	-	-	-	-	-	356,283	-	-	356,283
Due From Other Funds	-	921,638	194,187	-	-	-	-	1,136,389	2,252,214
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	220,081	-	220,081
Money Market Account	1,726,297	-	-	-	-	-	903,265	-	2,629,562
Interest Account	-	-	-	-	150	-	-	-	150
Reserve Fund	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	760,619	-	-	-	760,619
Deposits	-	-	-	-	-	-	119,056	-	119,056
<b>Total Current Assets</b>	<b>2,611,767</b>	<b>921,638</b>	<b>194,190</b>	<b>-</b>	<b>892,071</b>	<b>356,283</b>	<b>2,111,521</b>	<b>1,136,389</b>	<b>8,223,859</b>
<b>Noncurrent Assets</b>									
Fixed Assets									
Land	-	-	-	-	-	-	330,000	-	330,000
Buildings	-	-	-	-	-	-	1,413,584	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(723,857)	-	(723,857)
Infrastructure	-	-	-	-	-	-	9,393,525	-	9,393,525
Accum Depr - Infrastructure	-	-	-	-	-	-	(3,145,296)	-	(3,145,296)
Equipment and Furniture	-	-	-	-	-	-	10,477	-	10,477
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(5,534)	-	(5,534)
<b>Total Noncurrent Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,272,899</b>	<b>-</b>	<b>7,272,899</b>
<b>Total Assets</b>	<b>\$ 2,611,767</b>	<b>\$ 921,638</b>	<b>\$ 194,190</b>	<b>\$ -</b>	<b>\$ 892,071</b>	<b>\$ 356,283</b>	<b>\$ 9,384,420</b>	<b>\$ 1,136,389</b>	<b>\$ 15,496,758</b>

**Riverwood Community Development District**

**Financial Statements**

**Balance Sheet**  
January 31, 2020

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Capital Projects Fund	Enterprise Fund	Enterprise Fund - Reserves	Total
<b>Liabilities</b>									
<b>Current Liabilities</b>									
Accounts Payable	\$ 899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,041	\$ -	\$ 2,940
Accrued Expenses	33,426	-	6,500	-	-	-	93,817	-	133,743
Contracts Payable	-	-	-	-	-	17,964	-	-	17,964
Retainage Payable	-	-	-	-	-	8,373	-	-	8,373
Sales Tax Payable	332	-	1,911	-	-	-	-	-	2,243
Deposits	-	-	-	-	-	-	179,877	-	179,877
Other Current Liabilities	-	-	-	-	-	-	243	-	243
Loan Due to General Fund	-	-	-	233,212	-	-	-	-	233,212
Due to Capital Projects Fund	356,283	-	-	-	-	-	-	-	356,283
Due To Other Funds	1,148,999	-	-	-	-	-	1,103,215	-	2,252,214
<b>Total Current Liabilities</b>	<b>1,539,939</b>	<b>-</b>	<b>8,411</b>	<b>233,212</b>	<b>-</b>	<b>26,337</b>	<b>1,379,193</b>	<b>-</b>	<b>3,187,092</b>
<b>Total Liabilities</b>	<b>1,539,939</b>	<b>-</b>	<b>8,411</b>	<b>233,212</b>	<b>-</b>	<b>26,337</b>	<b>1,379,193</b>	<b>-</b>	<b>3,187,092</b>

**Fund Balances / Net Position**

<b>Restricted for:</b>									
Debt Service	-	-	-	-	892,071	-	-	-	892,071
Capital Projects	-	-	-	-	-	329,946	-	-	329,946
Special Revenue	-	-	185,779	-	-	-	-	-	185,779
<b>Assigned to:</b>									
Operating Reserves	330,718	-	-	-	-	-	-	-	330,718
Reserves - Dog Park	-	10,484	-	-	-	-	-	-	10,484
Reserves - Ponds	-	86,242	-	-	-	-	-	-	86,242
Reserves - Recreation Facilities	-	13,010	-	-	-	-	-	-	13,010
Reserves - Roadways	-	768,472	-	-	-	-	-	-	768,472
Reserves - RV Park	-	43,430	-	-	-	-	-	-	43,430
<b>Unassigned:</b>	<b>741,110</b>	<b>-</b>	<b>-</b>	<b>(233,212)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>507,898</b>
Net Investment in capital assets	-	-	-	-	-	-	7,272,656	-	7,272,656
Reserves - Emergency	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	817,961	817,961
Reserves - Water System	-	-	-	-	-	-	-	301,229	301,229
Reserves - Irrigation System	-	-	-	-	-	-	-	17,199	17,199
Unrestricted/Unreserved	-	-	-	-	-	-	491,904	-	491,904
<b>Total Fund Balances / Net Position</b>	<b>1,071,828</b>	<b>921,638</b>	<b>185,779</b>	<b>(233,212)</b>	<b>892,071</b>	<b>329,946</b>	<b>8,005,227</b>	<b>1,136,389</b>	<b>12,309,666</b>

<b>Total Liabilities &amp; Fund Balances / Net Position</b>	<b>\$ 2,611,767</b>	<b>\$ 921,638</b>	<b>\$ 194,190</b>	<b>\$ -</b>	<b>\$ 892,071</b>	<b>\$ 356,283</b>	<b>\$ 9,384,420</b>	<b>\$ 1,136,389</b>	<b>\$ 15,496,758</b>
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**Riverwood Community Development District****Financial Statements****General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ 245,303	\$ 373,310	\$ (128,007)	\$ 1,139,958	\$ 1,185,412	\$ (45,454)	-3.8%	\$ 1,351,847
Special Assmnts- Discounts	(7,216)	(14,932)	7,716	(42,315)	(47,416)	5,101	-10.8%	(54,073)
Other Miscellaneous Revenues	23	8	14	23	33	(10)	-30.3%	100
Interest - Investments	1,550	375	1,175	4,812	1,500	3,312	220.8%	4,500
Total Revenue / Other Sources	239,659	358,761	(119,102)	1,102,478	1,139,529	(37,052)	-3.3%	1,302,374

**Expenditures****Administration**

P/R-Board of Supervisors	586	363	(223)	1,758	1,450	(308)	-21.2%	4,350
FICA Taxes	45	28	(17)	135	111	(24)	-21.2%	333
ProfServ-Engineering	-	98	98	-	390	390	n/a	1,170
ProfServ-Mgmt Consulting Serv	3,886	3,886	-	15,542	15,542	-	0.0%	46,627
ProfServ-Legal Services	-	967	967	10,402	3,867	(6,535)	-169.0%	11,600
ProfServ-Trustee Fees	-	-	-	-	3,717	3,717	n/a	3,717
Auditing Services	-	-	-	-	1,015	1,015	n/a	2,030
Postage and Freight	22	82	60	288	327	39	12.0%	980
Communications-Other	-	267	267	589	1,067	478	44.8%	3,200
Insurance - Property	-	-	-	2,237	2,050	(187)	-9.1%	2,050
Insurance - General Liability	-	-	-	6,112	9,500	3,388	35.7%	9,500
Printing and Binding	-	5	5	56	20	(36)	-179.3%	60
Legal Advertising	465	69	(396)	551	276	(275)	-99.9%	827
Miscellaneous Services	-	67	67	175	267	92	34.4%	800
Misc-Non Ad Valorem Taxes	-	-	-	2,341	3,000	659	22.0%	3,000
Misc-Records Storage	29	29	-	116	116	-	0.0%	348
Misc-Assessmnt Collection Cost	4,762	7,466	2,704	21,953	23,708	1,755	7.4%	27,037
Misc-Web Hosting	58	492	434	302	1,967	1,664	84.6%	5,900
Office Supplies	-	58	58	114	233	119	51.2%	700
Misc-Contingency	-	167	167	78	667	588	88.2%	2,000
<b>Total Administration</b>	<b>9,851</b>	<b>14,041</b>	<b>4,189</b>	<b>62,748</b>	<b>69,288</b>	<b>6,540</b>	<b>9.4%</b>	<b>126,229</b>

**Environmental Services**

Contracts-Preserve Maintenance	-	6,250	6,250	19,150	25,000	5,850	23.4%	75,000
Contracts-Lakes	2,133	2,500	367	8,532	10,000	1,468	14.7%	30,000
Gatehouse Attendants	13,863	17,500	3,637	69,180	70,000	820	1.2%	210,000
ProfServ-Consultants	-	1,250	1,250	2,200	5,000	2,800	56.0%	15,000
Electricity - General	178	200	22	777	800	23	2.9%	2,400
Utility - Water & Sewer	126	167	41	638	667	28	4.2%	2,000
R&M-Gate	424	583	159	4,364	2,333	(2,030)	-87.0%	7,000
R&M-Gatehouse	314	167	(147)	1,325	667	(658)	-98.8%	2,000



**Riverwood Community Development District**

**Financial Statements**

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
R&M-Lake	-	417	417	(0)	1,667	1,667	100.0%	5,000
R&M-Sidewalks	-	1,667	1,667	-	6,667	6,667	n/a	20,000
R&M-Signage	-	83	83	866	333	(532)	-159.7%	1,000
R&M-Storm Drain Cleaning	-	833	833	7,500	3,333	(4,167)	-125.0%	10,000
R&M-Preserves	-	7,917	7,917	129	31,667	31,537	99.6%	95,000
R&M-Lake Erosion	-	1,250	1,250	-	5,000	5,000	n/a	15,000
R&M-Roads	61	1,250	1,189	3,636	5,000	1,364	27.3%	15,000
R&M-Road Striping	-	83	83	-	333	333	n/a	1,000
R&M-Security Cameras	-	167	167	-	667	667	n/a	2,000
R&M-Road Scaping	43	417	373	3,749	1,667	(2,083)	-125.0%	5,000
Lakes & Preserve Planting	-	417	417	-	1,667	1,667	n/a	5,000
Preventative Maint-Security Systems	-	417	417	-	1,667	1,667	n/a	5,000
Misc-Gatehouse Administration	-	500	500	455	2,000	1,545	77.3%	6,000
Misc-Contingency	449	1,506	1,057	472	6,025	5,553	92.2%	18,075
<b>Total Environmental Services</b>	<b>17,592</b>	<b>45,540</b>	<b>27,948</b>	<b>122,973</b>	<b>182,158</b>	<b>59,186</b>	<b>32.5%</b>	<b>546,475</b>
<b>Activity Center Campus</b>								
Contracts-On-Site Maintenance	833	1,000	167	3,333	4,000	667	16.7%	12,000
Electricity - General	3,256	4,333	1,078	12,387	17,333	4,946	28.5%	52,000
Utility - Water & Sewer	1,033	1,333	300	5,527	5,333	(193)	-3.6%	16,000
Electricity-Pool	940	833	(107)	2,744	3,333	589	17.7%	10,000
Insurance - Property	-	-	-	37,095	34,000	(3,095)	-9.1%	34,000
Insurance - General Liability	-	-	-	1,087	3,000	1,913	63.8%	3,000
R&M-Pools	1,690	833	(857)	1,869	3,333	1,465	43.9%	10,000
R&M-Tennis Courts	213	1,833	1,621	11,625	7,333	(4,291)	-58.5%	22,000
R&M-Fitness Equipment	-	250	250	729	1,000	271	27.1%	3,000
R&M-Activity Center	1,736	2,500	764	10,612	10,000	(612)	-6.1%	30,000
R&M-Security Cameras	-	167	167	-	667	667	n/a	2,000
R&M-Recreation Center	118	583	465	1,525	2,333	808	34.6%	7,000
Activity Ctr Cleaning-Outside Areas	11	2,917	2,906	2,868	11,667	8,798	75.4%	35,000
Activity Ctr Cleaning- Inside Areas	-	2,667	2,667	6,414	10,667	4,253	39.9%	32,000
Pool Daily Maintenance	-	1,500	1,500	3,330	6,000	2,670	44.5%	18,000
R&M-Croquet Turf Maintenance	1,500	1,833	333	4,500	7,333	2,833	38.6%	22,000
Tennis Courts-Daily Maintenance	-	2,458	2,458	2,820	9,831	7,011	71.3%	29,494
Misc-Special Projects	-	2,500	2,500	1,729	10,000	8,271	82.7%	30,000
Misc-Contingency	-	2,681	2,681	10,729	10,725	(4)	0.0%	32,176
<b>Total Activity Center Campus</b>	<b>11,330</b>	<b>30,222</b>	<b>18,892</b>	<b>120,924</b>	<b>157,890</b>	<b>36,966</b>	<b>23.4%</b>	<b>399,670</b>
<b>Total Expenditures</b>	<b>38,773</b>	<b>89,803</b>	<b>51,029</b>	<b>306,645</b>	<b>409,336</b>	<b>102,692</b>	<b>25.1%</b>	<b>1,072,374</b>

**Riverwood Community Development District****Financial Statements****General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Transfers Out</b>								
Reserve - Roadways	230,000	-	(230,000)	230,000	230,000	-	0.0%	230,000
<b>Total Transfers Out</b>	<b>230,000</b>	<b>-</b>	<b>(230,000)</b>	<b>230,000</b>	<b>230,000</b>	<b>-</b>	<b>0.0%</b>	<b>230,000</b>
<b>Total Expenditures &amp; Transfers</b>	<b>268,773</b>	<b>89,803</b>	<b>(178,971)</b>	<b>536,645</b>	<b>639,336</b>	<b>102,692</b>	<b>16.1%</b>	<b>1,302,374</b>
Net Surplus (Deficit)	<u>\$ (29,114)</u>	<u>\$ 268,959</u>	<u>\$ (298,073)</u>	565,833	500,193	65,640		-
Fund balance as of Oct 01, 2019				505,995	505,995	-		505,995
Fund Balance as of Jan 31, 2020				<u><b>\$ 1,071,828</b></u>	<u><b>\$ 1,006,188</b></u>	<u><b>\$ 65,640</b></u>		<u><b>\$ 505,995</b></u>

**Riverwood Community Development District****Financial Statements****General Fund - Reserves****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Revenue / Other Sources</b>								
Dog Park Revenue	-	167	(167)	-	2,000	(2,000)	-100.0%	2,000
RV Parking Lot Revenue	4,743	1,542	3,201	17,909	18,500	(591)	-3.2%	18,500
Transfer In - Roadways	230,000	19,167	210,833	230,000	230,000	-	0.0%	230,000
<b>Total Revenue / Other Sources</b>	<b>234,743</b>	<b>20,875</b>	<b>213,868</b>	<b>247,909</b>	<b>250,500</b>	<b>(2,591)</b>	<b>-1.0%</b>	<b>250,500</b>
<b>Expenditures</b>								
<b>Dog Park</b>								
Materials & Supplies	218	167	(51)	218	667	449	67.3%	2,000
<b>Total Dog Park</b>	<b>218</b>	<b>167</b>	<b>(51)</b>	<b>218</b>	<b>667</b>	<b>449</b>	<b>67.3%</b>	<b>2,000</b>
<b>Recreational Facilities</b>								
Capital Projects	-	-	-	153,810	-	(153,810)	n/a	-
ProfServ-Engineering	3,950	-	(3,950)	3,950	-	(3,950)	n/a	-
<b>Total Recreational Facilities</b>	<b>3,950</b>	<b>-</b>	<b>(3,950)</b>	<b>157,760</b>	<b>-</b>	<b>(157,760)</b>	<b>n/a</b>	<b>-</b>
<b>Roadways</b>								
Materials & Supplies	-	19,167	19,167	-	76,659	76,659	100.0%	230,000
Capital Projects	109	-	(109)	109	-	(109)	n/a	-
<b>Total Roadways</b>	<b>109</b>	<b>19,167</b>	<b>19,058</b>	<b>109</b>	<b>76,659</b>	<b>76,550</b>	<b>99.9%</b>	<b>230,000</b>
<b>RV Park</b>								
Materials & Supplies	-	1,542	1,542	-	6,166	6,166	100.0%	18,500
Postage and Freight	-	-	-	6	-	(6)	n/a	-
Advertising	-	-	-	3	-	(3)	n/a	-
Contracts-On-Site Maintenance	166	-	(166)	657	-	(657)	n/a	-
Fuel, Gasoline and Oil	34	-	(34)	49	-	(49)	n/a	-
Landscape Maintenance	13,563	-	(13,563)	13,563	-	(13,563)	n/a	-
<b>Total RV Park</b>	<b>13,762</b>	<b>1,542</b>	<b>(12,221)</b>	<b>14,278</b>	<b>6,166</b>	<b>(8,112)</b>	<b>-131.6%</b>	<b>18,500</b>
<b>Total Expenditures</b>	<b>18,039</b>	<b>20,875</b>	<b>2,836</b>	<b>172,365</b>	<b>83,492</b>	<b>(88,873)</b>	<b>-106.4%</b>	<b>250,500</b>
Net Surplus (Deficit)	<b>\$ 216,704</b>	<b>\$ -</b>	<b>\$ 216,704</b>	75,544	167,008	(91,465)		-
<b>Fund balance as of Oct 01, 2019</b>				846,094	846,094	-		846,094
<b>Fund Balance as of Jan 31, 2020</b>				<b>\$ 921,638</b>	<b>\$ 1,013,102</b>	<b>\$ (91,465)</b>		<b>\$ 846,094</b>

**Riverwood Community Development District**

*Financial Statements*

**General Fund - Reserves**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	

**Reserve Balances**

Reserve	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Dog Park Reserves	\$10,702	\$0	\$0	\$218	\$10,484
Pond Reserves	\$86,242	\$0	\$0	\$0	\$86,242
Recreation Facilities Reserves	\$170,770	\$0	\$0	\$157,760	\$13,010
Roadways Reserves	\$538,581	\$230,000	\$0	\$109	\$768,472
RV Park Reserves	\$39,799	\$17,909	\$0	\$14,278	\$43,429
<b>Total</b>	<b>\$846,094</b>	<b>\$247,909</b>	<b>\$0</b>	<b>\$172,365</b>	<b>\$921,638</b>

**Riverwood Community Development District****Financial Statements****Beach Club Fund (Operations)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Revenue / Other Sources</b>								
Membership Dues	\$ 26,400	\$ 12,333	\$ 14,067	\$ 145,950	\$ 49,333	\$ 96,617	195.8%	\$ 148,000
Initiation Fees	500	67	433	1,150	267	883	331.2%	800
Wait List Fees	100	42	58	100	167	(67)	-40.0%	500
Amenities Revenue	300	83	217	600	333	267	80.0%	1,000
Other Miscellaneous Revenues	8	-	8	28	-	28	n/a	-
<b>Total Revenue / Other Sources</b>	<b>27,308</b>	<b>12,525</b>	<b>14,783</b>	<b>147,827</b>	<b>50,100</b>	<b>97,727</b>	<b>195.1%</b>	<b>150,300</b>

**Expenditures****Beach Club Operations**

ProfServ-Mgmt Consulting Serv	(3,090)	1,006	4,096	4,000	4,025	25	0.6%	12,076
Contracts-On-Site Maintenance	-	83	83	-	333	333	100.0%	1,000
Attendant	3,433	4,083	650	14,914	16,333	1,420	8.7%	49,000
Contracts-Landscape	-	250	250	-	1,000	1,000	100.0%	3,000
Communication - Telephone	310	167	(143)	1,151	667	(484)	-72.6%	2,000
Postage and Freight	42	4	(38)	56	17	(40)	-237.5%	50
Utility - General	51	75	24	237	300	63	21.1%	900
Utility - Refuse Removal	33	40	6	133	158	25	15.9%	475
Utility - Water & Sewer	73	150	77	319	600	281	46.9%	1,800
Insurance - Property	-	-	-	9,961	9,130	(831)	-9.1%	9,130
Insurance - General Liability	-	-	-	1,415	2,200	785	35.7%	2,200
R&M-Buildings	-	583	583	421	2,333	1,912	82.0%	7,000
R&M-Equipment	-	192	192	1,386	767	(620)	-80.8%	2,300
Preventative Maint-Security Systems	-	146	146	-	583	583	100.0%	1,750
Misc-Special Projects	26	583	558	826	2,333	1,508	64.6%	7,000
Misc-Web Hosting	-	67	67	-	267	267	100.0%	800
Misc-Taxes	-	-	-	678	675	(3)	-0.4%	675
Misc-Contingency	-	211	211	150	843	693	82.2%	2,530
Office Supplies	-	46	46	-	183	183	100.0%	550
Op Supplies - General	-	83	83	1,757	333	(1,424)	-427.1%	1,000
<b>Total Beach Club Operations</b>	<b>879</b>	<b>7,769</b>	<b>6,891</b>	<b>37,404</b>	<b>43,082</b>	<b>5,678</b>	<b>13.2%</b>	<b>105,236</b>

**Riverwood Community Development District****Financial Statements****Beach Club Fund (Operations)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Debt Service</b>								
Principal Debt Retirement	-	-	-	-	-	-	n/a	20,634
Interest Expense	-	-	-	-	-	-	n/a	6,430
<b>Total Debt Service</b>	-	-	-	-	-	-	n/a	<b>27,064</b>
<b>Total Expenditures</b>	<b>879</b>	<b>7,769</b>	<b>6,891</b>	<b>37,404</b>	<b>43,082</b>	<b>5,678</b>	<b>13.2%</b>	<b>132,300</b>
<b>Reserves</b>								
Capital Reserve	-	-	-	-	18,000	18,000	100.0%	18,000
<b>Total Reserves</b>	-	-	-	-	<b>18,000</b>	<b>18,000</b>	<b>100.0%</b>	<b>18,000</b>
<b>Total Expenditures &amp; Reserves</b>	<b>879</b>	<b>7,769</b>	<b>6,891</b>	<b>37,404</b>	<b>61,082</b>	<b>23,678</b>	<b>38.8%</b>	<b>150,300</b>
Net Surplus (Deficit)	<u>\$ 26,430</u>	<u>\$ 4,756</u>	<u>\$ 21,674</u>	110,423	(10,982)	121,405		-
Fund balance as of Oct 01, 2019				75,356	75,356	-		75,356
Fund Balance as of Jan 31, 2020				<u>\$ 185,779</u>	<u>\$ 64,374</u>	<u>\$ 121,405</u>		<u>\$ 75,356</u>

**Riverwood Community Development District**

**Financial Statements**

**Beach Club Fund (Loan)**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Total Revenue / Other Sources	-	-	-	-	-	-	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	\$ -	\$ -	\$ -	-	-	-		-
Fund balance as of Oct 01, 2019				(233,212)	(233,212)	-		(233,212)
Fund Balance as of Jan 31, 2020				\$ (233,212)	\$ (233,212)	\$ -		\$ (233,212)

**Riverwood Community Development District**

**Financial Statements**

**Series 2018 Debt Service Fund (Valley National Bank)**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ 131,496	\$ 192,865	\$ (61,369)	\$ 611,078	\$ 612,425	\$ (1,347)	-0.2%	\$ 698,412
Special Assmnts- Discounts	(3,868)	(7,714)	3,846	(22,683)	(24,497)	1,814	-7.4%	(27,936)
Interest - Investments	457	167	290	1,945	667	1,278	191.7%	2,000
Total Revenue / Other Sources	128,085	185,318	(57,233)	590,340	588,595	1,745	0.3%	672,476
Expenditures								
Debt Service								
Misc-Assessmnt Collection Cost	2,553	3,857	1,304	11,768	12,248	480	3.9%	13,968
Principal Debt Retirement	-	-	-	-	-	-	n/a	392,000
Interest Expense	-	-	-	135,140	135,140	0	0.0%	270,280
Total Debt Service	2,553	3,857	1,304	146,908	147,388	480	0.3%	676,248
Total Expenditures	2,553	3,857	1,304	146,908	147,388	480	0.3%	676,248
Net Surplus (Deficit)	\$ 125,532	\$ 181,461	\$ (55,929)	443,432	441,207	2,226		(3,772)
Fund balance as of Oct 01, 2019				448,638	448,638	-		448,638
Fund Balance as of Jan 31, 2020				\$ 892,071	\$ 889,845	\$ 2,226		\$ 444,866



**Riverwood Community Development District**

**Financial Statements**

**Capital Projects Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Total Revenue / Sources	-	-	-	-	-	-	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	-	-	-	-	-	-		-
Fund balance as of Oct 01, 2019				329,946	329,946	-		329,946
Fund Balance as of Jan 31, 2020				\$ 329,946	\$ 329,946	\$ -		\$ 329,946

**Riverwood Community Development District****Financial Statements****Enterprise Fund - Breakdown by Utility Services****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Utility Services			Total	Total	Variance	%	Adopted
	Water	Sewer	Irrigation	YTD Actuals	YTD Budget	Fav (Unfav)	Variance	Budget
<b>Revenue / Other Sources</b>								
Base Charges for Services	\$ 116,762	\$ -	\$ 52,085	\$ 168,846	\$ 170,484	\$ (1,638)	-1.0%	\$ 511,452
Usage Charges for Services	66,628	425,876	45,345	537,849	501,143	36,706	7.3%	1,503,430
Standby Fees	-	3,784	-	3,784	-	3,784	0.0%	-
Meter Fees	-	-	-	-	333	(333)	-100.0%	1,000
Connection Fees - W/S	-	1,720	-	1,720	-	1,720	0.0%	-
Water Quality Surcharge	22,383	-	-	22,383	25,200	(2,817)	-11.2%	75,600
Compliance Fees	-	-	-	-	16,240	(16,240)	-100.0%	48,720
Other Miscellaneous Revenues	3,034	13,822	-	16,856	3,267	13,589	416.0%	9,800
Interest - Investments	1,624	3,462	758	5,843	1,667	4,176	250.6%	5,000
<b>Total Revenue / Other Sources</b>	<b>210,430</b>	<b>448,663</b>	<b>98,187</b>	<b>757,281</b>	<b>718,334</b>	<b>38,947</b>	<b>5.4%</b>	<b>2,155,002</b>
<b>Expenses</b>								
Administration	37,506	72,912	11,148	121,566	128,435	(6,868)	-5.3%	270,146
Utility Services	184,925	173,429	60,402	418,757	499,952	(81,195)	-16.2%	1,499,856
Transfers Out	-	-	-	-	380,000	(380,000)	-100.0%	380,000
<b>Total Expenses</b>	<b>222,431</b>	<b>246,342</b>	<b>71,550</b>	<b>540,323</b>	<b>1,008,386</b>	<b>(468,063)</b>	<b>-46.4%</b>	<b>2,150,002</b>
Net Profit (Loss)	<u>\$ (12,001)</u>	<u>\$ 202,322</u>	<u>\$ 26,637</u>	216,958	(290,052)	(429,116)		5,000
Net Position as of Oct 01, 2019				7,788,267	7,788,267	-		7,788,267
Net Position as of Jan 31, 2020				<u>\$ 8,005,225</u>	<u>\$ 7,498,215</u>	<u>\$ 507,010</u>		<u>\$ 7,793,267</u>

**Riverwood Community Development District****Financial Statements****Enterprise Fund - Water Services****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
Revenue / Other Sources									
Water-Base Rate	\$ 30,455	\$ 29,421	\$ 1,034	\$ 116,762	\$ 117,684	\$ (922)	-0.8%	\$ 353,052	
Water-Usage	19,113	14,667	4,446	66,628	58,667	7,961	13.6%	176,000	
Water Quality Surcharge	5,675	6,300	(625)	22,383	25,200	(2,817)	-11.2%	75,600	
Compliance Fees	-	4,060	(4,060)	-	16,240	(16,240)	-100.0%	48,720	
Other Miscellaneous Revenues	(388)	150	(538)	3,034	600	2,434	405.7%	1,800	
Total Revenue / Other Sources	54,854	54,598	256	208,806	218,391	(9,584)	-4.4%	655,172	
Expenses									
Administration									
P/R-Board of Supervisors	343	213	(131)	1,030	850	(180)	-21.2%	2,550	
FICA Taxes	26	16	(10)	79	65	(14)	-21.3%	195	
ProfServ-Engineering	10,231	99	(10,131)	19,776	397	(19,380)	-4885.9%	1,190	
ProfServ-Legal Services	-	567	567	446	2,267	1,820	80.3%	6,800	
ProfServ-Mgmt Consulting Serv	2,766	2,766	-	11,065	11,065	-	0.0%	33,195	
Auditing Services	-	-	-	-	595	595	100.0%	1,190	
Postage and Freight	-	26	26	46	102	56	54.8%	306	
Insurance - General Liability	-	-	-	4,504	7,000	2,496	35.7%	7,000	
Printing and Binding	-	28	28	33	113	81	71.1%	340	
Legal Advertising	-	40	40	51	162	111	68.7%	485	
Miscellaneous Services	50	79	29	239	316	77	24.4%	949	
Misc-Records Storage	17	17	-	68	68	-	0.0%	204	
Misc-Web Hosting	34	267	233	169	1,067	898	84.1%	3,200	
Office Supplies	-	9	9	-	34	34	100.0%	102	
Total Administration	13,468	4,126	(9,341)	37,506	24,100	(13,406)	-55.6%	57,706	
Utility Services									
Contracts-Other Services	4,095	4,835	740	18,719	19,338	619	3.2%	58,015	
Utility - Base Rate	11,544	11,544	-	46,176	46,176	-	0.0%	138,528	
Utility - Water-Usage	30,825	21,667	(9,158)	110,497	86,667	(23,830)	-27.5%	260,000	
Utility-CCU Admin Fee	4	4	0	15	17	2	11.4%	50	
R&M-General	2,829	5,833	3,004	9,519	23,333	13,814	59.2%	70,000	
Misc-Licenses & Permits	-	25	25	-	100	100	100.0%	300	
Back Flow Preventors	-	4,060	4,060	-	16,240	16,240	100.0%	48,720	
Misc-Contingency	-	154	154	-	618	618	100.0%	1,853	
Total Utility Services	49,297	48,122	(1,174)	184,925	192,489	7,563	3.9%	577,466	
Total Expenses	62,764	52,249	(10,516)	222,431	216,589	(5,842)	-2.7%	635,172	

**Riverwood Community Development District**

**Financial Statements**

**Enterprise Fund - Water Services**

**Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Transfers Out</b>								
Reserve - Water System	-	-	-	-	20,000	20,000	100.0%	20,000
<b>Total Transfers Out</b>	-	-	-	-	<b>20,000</b>	<b>20,000</b>	<b>100.0%</b>	<b>20,000</b>
<b>Total Expenses &amp; Transfers</b>	<b>62,764</b>	<b>52,249</b>	<b>(10,516)</b>	<b>222,431</b>	<b>236,589</b>	<b>14,158</b>	<b>6.0%</b>	<b>655,172</b>
Net Profit (Loss)	<u>\$ (7,911)</u>	<u>\$ 2,349</u>	<u>\$ (10,260)</u>	<u>\$ (13,625)</u>	<u>\$ (18,198)</u>	<u>\$ 4,573</u>		<u>\$ -</u>

**Riverwood Community Development District****Financial Statements****Enterprise Fund - Sewer Services****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Sewer Revenue	\$ 109,047	\$ 101,119	\$ 7,928	\$ 425,876	\$ 404,477	\$ 21,399	5.3%	\$ 1,213,430
Standby Fees	882	-	882	3,784	-	3,784	n/a	-
Connection Fees - W/S	-	-	-	1,720	-	1,720	n/a	-
Other Miscellaneous Revenues	(1,770)	667	(2,436)	13,822	2,667	11,155	418.3%	8,000
Total Revenue / Other Sources	108,159	101,786	6,373	445,202	407,143	38,058	9.3%	1,221,430
Expenses								
Administration								
P/R-Board of Supervisors	869	538	(331)	2,606	2,150	(456)	-21.2%	6,450
FICA Taxes	66	41	(25)	199	164	(35)	-21.2%	493
ProfServ-Engineering	2,523	257	(2,266)	3,484	1,027	(2,457)	-239.3%	3,080
ProfServ-Legal Services	-	1,467	1,467	2,054	5,867	3,813	65.0%	17,600
ProfServ-Mgmt Consulting Serv	6,997	6,997	-	27,988	27,988	-	0.0%	83,964
Auditing Services	-	-	-	-	1,505	1,505	100.0%	3,010
Postage and Freight	-	65	65	117	258	141	54.7%	774
Insurance - Property	-	-	-	15,744	14,430	(1,314)	-9.1%	14,430
Insurance - General Liability	-	-	-	19,301	30,000	10,699	35.7%	30,000
Printing and Binding	-	72	72	83	287	204	71.1%	860
Legal Advertising	-	0	0	128	1	(127)	-12691.0%	3
Miscellaneous Services	127	200	73	604	800	195	24.4%	2,399
Misc-Records Storage	43	43	-	172	172	-	0.0%	516
Misc-Web Hosting	86	686	600	432	2,744	2,312	84.2%	8,232
Office Supplies	-	25	25	-	100	100	100.0%	300
Total Administration	10,711	10,389	(322)	72,912	87,492	14,580	16.7%	172,111
Utility Services								
Electricity - General	3,820	4,750	930	15,016	19,000	3,984	21.0%	57,000
Utility - Water & Sewer	312	292	(21)	990	1,167	177	15.2%	3,500
Communication - Telephone	609	542	(67)	2,577	2,167	(410)	-18.9%	6,500
Contracts-Other Services	30,727	29,397	(1,331)	119,650	117,586	(2,064)	-1.8%	352,758
R&M-Sludge Hauling	9,180	6,385	(2,795)	9,180	25,540	16,360	64.1%	76,620
Maintenance - Security Systems	-	146	146	-	583	583	100.0%	1,750
R&M-General	5,711	16,667	10,956	18,521	66,667	48,146	72.2%	200,000
Misc-Licenses & Permits	-	12	12	145	47	(98)	-210.9%	140
Misc-Bad Debt	-	292	292	-	1,167	1,167	100.0%	3,500
Misc-Contingency	-	796	796	124	3,184	3,060	96.1%	9,551
Op Supplies - Chemicals	1,733	2,333	601	7,228	9,333	2,106	22.6%	28,000
Total Utility Services	52,091	61,610	9,519	173,429	246,440	73,010	29.6%	739,319
Total Expenses	62,802	71,999	9,197	246,342	333,931	87,590	26.2%	911,430

**Riverwood Community Development District**

*Financial Statements*

**Enterprise Fund - Sewer Services**

**Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Transfers Out</b>								
Reserve - Sewer System	-	-	-	-	310,000	310,000	100.0%	310,000
<b>Total Transfers Out</b>	-	-	-	-	<b>310,000</b>	<b>310,000</b>	<b>100.0%</b>	<b>310,000</b>
<b>Total Expenses &amp; Transfers</b>	<b>62,802</b>	<b>71,999</b>	<b>9,197</b>	<b>246,342</b>	<b>643,931</b>	<b>397,590</b>	<b>61.7%</b>	<b>1,221,430</b>
Net Profit (Loss)	<u>\$ 45,357</u>	<u>\$ 29,787</u>	<u>\$ 15,570</u>	<u>\$ 198,860</u>	<u>\$ (236,788)</u>	<u>\$ 435,648</u>		<u>\$ -</u>

**Riverwood Community Development District****Financial Statements****Enterprise Fund - Irrigation Services****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Irrigation-Base Rate	\$ 14,131	\$ 13,200	\$ 931	\$ 52,085	\$ 52,800	\$ (715)	-1.4%	\$ 158,400
Irrigation-Usage	8,705	9,500	(795)	45,345	38,000	7,345	19.3%	114,000
Meter Fees	-	83	(83)	-	333	(333)	-100.0%	1,000
Total Revenue / Other Sources	22,836	22,783	53	97,430	91,133	6,296	6.9%	273,400
Expenses								
Administration								
P/R-Board of Supervisors	202	125	(77)	606	500	(106)	-21.2%	1,500
FICA Taxes	15	10	(6)	46	38	(8)	-21.1%	115
ProfServ-Engineering	-	443	443	-	1,773	1,773	100.0%	5,320
ProfServ-Legal Services	-	417	417	262	1,667	1,404	84.3%	5,000
ProfServ-Mgmt Consulting Serv	1,627	1,627	-	6,509	6,509	-	0.0%	19,527
Auditing Services	-	-	-	-	350	350	100.0%	700
Postage and Freight	-	15	15	27	60	33	54.8%	180
Insurance - Property	-	-	-	491	450	(41)	-9.1%	450
Insurance - General Liability	-	-	-	2,878	4,474	1,596	35.7%	4,474
Printing and Binding	-	17	17	19	67	47	71.1%	200
Legal Advertising	-	24	24	30	95	65	68.7%	285
Miscellaneous Services	30	47	17	141	186	45	24.4%	558
Misc-Records Storage	10	10	-	40	40	-	0.0%	120
Misc-Web Hosting	20	153	133	98	613	515	84.0%	1,840
Office Supplies	-	5	5	-	20	20	100.0%	60
Total Administration	1,904	2,892	988	11,148	16,842	5,694	33.8%	40,329
Utility Services								
Electricity - General	2,337	2,500	163	10,385	10,000	(385)	-3.9%	30,000
Contracts-Other Services	2,047	2,333	287	9,105	9,333	228	2.4%	28,000
Utility - Water-Usage	3,717	2,500	(1,217)	11,911	10,000	(1,911)	-19.1%	30,000
R&M-General	2,328	7,256	4,928	27,980	29,024	1,044	3.6%	87,071
Op Supplies - Chemicals	-	667	667	1,021	2,667	1,646	61.7%	8,000
Total Utility Services	10,430	15,256	4,826	60,402	61,024	622	1.0%	183,071
Total Expenses	12,334	18,148	5,814	71,550	77,866	6,316	8.1%	223,400

**Riverwood Community Development District****Financial Statements****Enterprise Fund - Irrigation Services****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Transfers Out</b>								
Reserves - Irrigation System	-	-	-	-	50,000	50,000	100.0%	50,000
<b>Total Transfers Out</b>	-	-	-	-	<b>50,000</b>	<b>50,000</b>	<b>100.0%</b>	<b>50,000</b>
<b>Total Expenses &amp; Transfers</b>	<b>12,334</b>	<b>18,148</b>	<b>5,814</b>	<b>71,550</b>	<b>127,866</b>	<b>56,316</b>	<b>44.0%</b>	<b>273,400</b>
Net Profit (Loss)	<u>\$ 10,502</u>	<u>\$ 4,635</u>	<u>\$ 5,867</u>	<u>\$ 25,880</u>	<u>\$ (36,733)</u>	<u>\$ 62,612</u>		<u>\$ -</u>



**Riverwood Community Development District****Financial Statements****Enterprise Fund - Reserves****Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2020

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
<b>Revenue / Other Sources</b>								
Transfer In - Water Services	\$ -	\$ 1,667	\$ (1,667)	\$ -	\$ 20,000	\$ (20,000)	-100.0%	\$ 20,000
Transfer In - Sewer Services	-	25,833	(25,833)	-	310,000	(310,000)	-100.0%	310,000
Transfer In - Irrigation Services	-	4,167	(4,167)	-	50,000	(50,000)	-100.0%	50,000
<b>Total Revenue / Other Sources</b>	<b>-</b>	<b>31,667</b>	<b>(31,667)</b>	<b>-</b>	<b>380,000</b>	<b>(380,000)</b>	<b>-100.0%</b>	<b>380,000</b>
<b>Expenses</b>								
<b>Water Services</b>								
Capital Outlay	-	1,667	1,667	-	6,666	6,666	100.0%	20,000
<b>Total Water Services</b>	<b>-</b>	<b>1,667</b>	<b>1,667</b>	<b>-</b>	<b>6,666</b>	<b>6,666</b>	<b>100.0%</b>	<b>20,000</b>
<b>Sewer Services</b>								
Capital Outlay	-	25,833	25,833	-	103,323	103,323	100.0%	310,000
<b>Total Sewer Services</b>	<b>-</b>	<b>25,833</b>	<b>25,833</b>	<b>-</b>	<b>103,323</b>	<b>103,323</b>	<b>100.0%</b>	<b>310,000</b>
<b>Irrigation Services</b>								
Capital Outlay	-	4,167	4,167	-	16,665	16,665	100.0%	50,000
<b>Total Irrigation Services</b>	<b>-</b>	<b>4,167</b>	<b>4,167</b>	<b>-</b>	<b>16,665</b>	<b>16,665</b>	<b>100.0%</b>	<b>50,000</b>
<b>Total Expenses</b>	<b>-</b>	<b>31,667</b>	<b>31,667</b>	<b>-</b>	<b>126,654</b>	<b>126,654</b>	<b>100.0%</b>	<b>380,000</b>
<b>Total Expenses &amp; Transfers</b>	<b>-</b>	<b>31,667</b>	<b>31,667</b>	<b>-</b>	<b>126,654</b>	<b>126,654</b>	<b>100.0%</b>	<b>380,000</b>
Net Profit (Loss)	\$ -	\$ -	\$ -	-	253,346	(253,346)		-
Net Position as of Oct 01, 2019				1,136,389	1,136,389	-		1,136,389
Net Position as of Jan 31, 2020				<b>\$ 1,136,389</b>	<b>\$ 1,389,735</b>	<b>\$ (253,346)</b>		<b>\$ 1,136,389</b>

**Reserve Balances**

Reserve	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$817,961	\$0	\$0	\$0	\$817,961
Sewer Services Reserve	\$301,229	\$0	\$0	\$0	\$301,229
Irrigation Services Reserve	\$17,199	\$0	\$0	\$0	\$17,199
<b>Total</b>	<b>\$1,136,389</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,136,389</b>

## **Sixth Order of Business**

**6A.**

RESOLUTION 2020-04

**A RESOLUTION AMENDING THE RIVERWOOD COMMUNITY  
DEVELOPMENT DISTRICT GENERAL FUND AND ENTERPRISE  
FUND BUDGET FOR FISCAL YEAR 2020**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Riverwood Community Development District, hereinafter referred to as “District”, adopted a General Fund and Enterprise Fund Budget for Fiscal Year 2020, and

**WHEREAS**, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Enterprise Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 18th day of February 2020 and be reflected in the monthly and Fiscal Year End 9/30/2020 Financial Statements and Audit Report of the District.

**Riverwood  
Community Development District**

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

Attest:

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

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
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	1,351,848
Special Assmnts- Discounts	(26,274)	(45,365)	(54,074)	(46,345)	-	(46,345)	(54,074)
Other Miscellaneous Revenues	2,603	3,412	100	254	-	254	100
Dog Park Revenue	3,159	637	2,000	1,037	963	2,000	-
RV Parking Lot Revenue	17,342	18,938	18,500	20,152	-	20,152	-
TOTAL REVENUES	780,480	1,414,490	1,322,874	1,338,702	7,576	1,346,278	1,302,374
EXPENDITURES							
Administration							
P/R-Board of Supervisors	2,220	4,176	4,350	3,190	1,160	4,350	4,350
FICA Taxes	170	320	333	244	89	333	333
ProfServ-Engineering	1,530	1,729	2,030	5,545	1,000	6,545	1,170
ProfServ-Legal Services	24,302	17,084	11,600	8,316	3,284	11,600	11,600
ProfServ-Mgmt Consulting Serv	28,837	46,627	46,627	34,970	11,657	46,627	46,627
ProfServ-Trustee Fees	3,098	-	3,408	3,717	-	3,717	3,717
Auditing Services	1,050	2,030	2,030	2,030	-	2,030	2,030
Postage and Freight	1,307	931	522	789	263	1,052	980
Communications-Other	-	4,904	6,510	2,144	715	2,859	3,200
Insurance - Property	13,762	1,172	1,289	1,937	-	1,937	2,050
Insurance - General Liability	1,757	6,552	9,275	9,032	-	9,032	9,500
Printing and Binding	220	200	580	47	200	247	60
Legal Advertising	587	2,071	827	536	179	715	827
Miscellaneous Services	8,021	793	1,618	621	207	828	800
Misc-Non Ad Valorem Taxes	-	4,055	4,500	2,341	-	2,341	3,000
Misc-Records Storage	75	348	348	261	87	348	348
Misc-Assessmnt Collection Cost	5,361	12,813	27,037	25,978	132	26,110	27,037
Misc-Web Hosting	414	983	696	522	174	696	5,900
Misc-Contingency	-	-	-	-	-	-	2,000
Office Supplies	305	144	174	524	175	699	700
Total Administration	93,016	106,932	123,754	102,744	19,321	122,065	126,229
Environmental Services							
Contracts-Preserve Maintenance	95,750	76,600	75,000	38,300	36,700	75,000	75,000
Contracts-On-Site Maintenance	22,221	-	-	-	-	-	-
ProfServ-Field Management	19,308	-	-	-	-	-	-
Contracts-Lakes	25,596	25,596	30,000	19,197	6,399	25,596	30,000
Gatehouse Attendants	-	89,242	200,000	138,005	46,002	184,007	210,000
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	4,553	362	5,000	78	4,922	5,000	10,000
R&M-General	3,095	-	-	-	-	-	-
Electricity - General	40,111	1,902	2,400	1,649	550	2,199	2,400

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

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
				THRU JUN-2019	JUL- SEP-2019		
Utility - Water & Sewer	15,876	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	7,000
R&M-Gatehouse	-	5,398	1,000	3,537	1,179	4,716	2,000
R&M-Sidewalks	9,878	7,887	10,000	14,712	-	14,712	20,000
R&M-Signage	-	477	1,000	880	293	1,173	1,000
R&M-Roads	13,560	11,633	20,000	7,128	2,376	9,504	15,000
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
Maintenance - Security Systems	-	3,475	5,000	4,000	1,333	5,333	5,000
Misc-Gatehouse Administration	-	-	6,000	9,075	1,500	10,575	6,000
Misc-Contingency	2,962	1,232	2,000	738	500	1,238	8,075
Capital Outlay	124,162	11,976	-	49,286	-	49,286	-
<b>Total Environmental Services</b>	<b>470,353</b>	<b>391,719</b>	<b>548,950</b>	<b>422,853</b>	<b>139,605</b>	<b>562,458</b>	<b>546,475</b>
<b>Activity Center Campus</b>							
Contracts-On-Site Maintenance	-	9,136	12,000	7,500	2,500	10,000	12,000
Electricity - General	-	28,417	29,705	25,734	8,578	34,312	52,000
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	10,000
Insurance - Property	-	16,011	22,000	28,317	-	28,317	34,000
Insurance - General Liability	-	1,322	1,720	1,690	-	1,690	3,000
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	35,000
Activity Ctr Cleaning- Inside Areas	-	-	20,325	13,463	4,488	17,951	32,000
Pool Daily Maintenance	-	-	18,000	9,990	3,330	13,320	18,000
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-Special Projects	-	-	30,000	23,583	7,861	31,444	30,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted 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	32,176
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	-
Reserve - Ponds	5,907	-	-	-	-	-	-
Reserves-Rec Facilities	3,750	102,821	-	90,839	-	90,839	-
Reserve - Roadways	33,878	308,870	230,000	798	-	798	-
Reserve - RV Park	(1,262)	19,023	18,500	6,217	-	6,217	-
<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>-</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>1,072,374</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(64,600)	(150,047)	-	217,421	(223,890)	(6,469)	230,000
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	942,046	-	-	-	-	-
Loan/Note Proceeds	-	126,803	-	98,629	-	98,629	-
Roadway Reserves - Transfer Out	-	-	-	-	-	-	(230,000)
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>(230,000)</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>301,364</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>\$ 301,364</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted 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>							
Dog Park Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
RV Parking Lot Revenue	-	-	-	-	-	-	18,500
Transfer In - Roadways	-	-	-	-	-	-	230,000
<b>TOTAL REVENUES</b>	-	-	-	-	-	-	<b>250,500</b>
<b>EXPENDITURES</b>							
<i><b>Dog Park</b></i>							
Material & Supplies	-	-	-	-	-	-	2,000
<b>Total Dog Park</b>	-	-	-	-	-	-	<b>2,000</b>
<i><b>Roadways</b></i>							
Material & Supplies	-	-	-	-	-	-	230,000
<b>Total Roadways</b>	-	-	-	-	-	-	<b>230,000</b>
<i><b>RV Park</b></i>							
Material & Supplies	-	-	-	-	-	-	18,500
<b>Total RV Park</b>	-	-	-	-	-	-	<b>18,500</b>
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-	-	<b>250,500</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-	-	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	-	-	1,134,231
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,134,231</b>



**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Adopted 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**
**Administration**

P/R-Board of Supervisors	12,580	10,080	10,500	7,700	2,800	10,500	10,500
FICA Taxes	963	771	803	589	214	803	803
ProfServ-Engineering	9,736	19,892	9,590	31,149	5,400	36,549	9,590
ProfServ-Legal Services	26,760	41,826	29,400	23,157	4,989	28,146	29,400
ProfServ-Mgmt Consulting Serv	113,776	136,686	136,686	102,514	34,172	136,686	136,686
Auditing Services	5,950	4,900	4,900	4,900	-	4,900	4,900
Contracts-On-Site Maintenance	21,012	-	-	-	-	-	-
Postage and Freight	842	839	1,260	697	563	1,260	1,260
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	41,474
Printing and Binding	1,301	484	1,400	112	784	896	1,400
Legal Advertising	3,448	2,234	1,996	1,536	587	2,123	773
Miscellaneous Services	5,170	4,844	3,906	3,258	1,218	4,476	3,906
Misc-Records Storage	400	840	840	630	253	883	840
Misc-Web Hosting	2,305	1,680	1,680	1,260	506	1,766	13,272
Office Supplies	36	-	420	140	104	244	462
<b>Total 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>270,146</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	87,000
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	357,071
R&M-Sludge Hauling	58,140	70,613	76,620	40,947	13,649	54,596	76,620
Preventative Maint-Security Systems	-	1,738	1,750	-	438	438	1,750

**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Adopted 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	440
Misc-Contingency	1,594	1,965	5,296	1,224	571	1,795	11,404
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	-	-	-	-	-
<b>Total Water-Sewer Comb Services</b>	<b>1,667,045</b>	<b>1,760,655</b>	<b>1,368,536</b>	<b>1,103,432</b>	<b>380,279</b>	<b>1,483,711</b>	<b>1,499,856</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,884,636</b>	<b>2,030,372</b>	<b>1,644,428</b>	<b>1,333,144</b>	<b>431,869</b>	<b>1,765,013</b>	<b>1,770,002</b>
<b>Transfer - Out</b>							
Reserves - Irrigation System	7,632	2,306	40,000	-	-	-	50,000
Reserve - Sewer System	24,644	356,005	355,000	538,087	-	538,087	310,000
Reserve - Water System	12,000	81,348	-	42,000	-	42,000	20,000
<b>Total Transfer - Out</b>	<b>44,276</b>	<b>439,659</b>	<b>395,000</b>	<b>580,087</b>	<b>-</b>	<b>580,087</b>	<b>380,000</b>
<b>TOTAL EXPENSES &amp; TRANSFERS</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
<b>TOTAL NET ASSETS, BEGINNING</b>	<b>9,681,379</b>	<b>9,813,020</b>	<b>9,446,173</b>	<b>9,446,173</b>	<b>-</b>	<b>9,446,173</b>	<b>8,021,233</b>
<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>\$ 8,026,232</b>

**Summary of Revenues, Expenses and Changes in Net Assets**  
Fiscal Year 2020 Adopted 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>							
Transfer In - Water Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Transfer In - Sewer Services	-	-	-	-	-	-	310,000
Transfer In - Irrigation Services	-	-	-	-	-	-	50,000
<b>TOTAL OPERATING REVENUES</b>	-	-	-	-	-	-	<b>380,000</b>
<b>OPERATING EXPENSES</b>							
<i>Water Services</i>							
Capital Projects	-	-	-	-	-	-	20,000
<b>Total Water Services</b>	-	-	-	-	-	-	<b>20,000</b>
<i>Sewer Services</i>							
Capital Projects	-	-	-	-	-	-	310,000
<b>Total Sewer Services</b>	-	-	-	-	-	-	<b>310,000</b>
<i>Irrigation Services</i>							
Capital Projects	-	-	-	-	-	-	50,000
<b>Total Irrigation Services</b>	-	-	-	-	-	-	<b>50,000</b>
<b>TOTAL OPERATING EXPENSES</b>	-	-	-	-	-	-	<b>380,000</b>
Operating income (loss)	-	-	-	-	-	-	-
<b>TOTAL NET ASSETS, BEGINNING</b>	-	-	-	-	-	-	1,136,389
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,136,389</b>