

Riverwood Community Development District

MARCH 15, 2022

AGENDA PACKAGE

Riverwood Community Development District
Inframark, Infrastructure Management Services

210 N. University Drive, Suite 702, Coral Springs, FL 33071

Tel: 954-603-0033 Fax: 954-345-1292

March 8, 2022

Board of Supervisors
Riverwood Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors will be held on Tuesday March 15, 2022, at 2:00 p.m. in the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, FL. Following is the advance agenda.

1. Call to Order and Roll Call
2. Approval of the March 15, 2022 Agenda
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
 - A. Approval of the Minutes of February 15, 2022 Meeting
 - B. Acceptance of the Financial Statements and Check Registers, February 2022
 - C. Guest, Well & Pump Service, Inc. Invoice
5. On-Site Manager's Report
 - A. Trex 44 Robotic Mower Proposal
 - B. Tennis Court Lighting Proposals
6. Monthly Client Report
7. Safety and Access Control Supervisor Report
8. Manager's Report
 - A. Follow Up Items
9. Attorney's Report
 - A. Revised Dedication Agreement with Grand Vista
10. Old Business
 - A. Lions Pride Update
11. New Business
 - A. Consideration and Appointment to the Vacant Seat 1
 - i. Dolly Syrek
 - ii. Cameron McKee
 - iii. Al Heyman
 - iv. Robert Daniels
 - B. Consideration of Resolution 2022-03, Designation of Officers
 - C. FY2022 Auditor Selection Process Discussion

- i. Appointment of Chairperson
- D. Resolution 2022-04, Confirming the District's Use of the Charlotte County Supervisor of Elections
- 12. Other Committee Reports
 - A. Beach Club Committee: Mr. Spillane
 - B. Campus Committee:
 - C. Dog Park Committee: Mr. Knaub
 - D. Environmental Committee: Mr. Myhrberg
 - E. Finance Committee:
 - F. Safety & Access Control Committee: Mr. Knaub
 - G. Sewer Committee: Mr. Gipp
 - H. Strategic Planning Committee: Mr. Myhrberg
 - I. Water/Utility Committee: Mr. Spillane
- 13. Supervisor Comments
- 14. Audience Comments
- 15. 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,

Justin Faircloth

Justin Faircloth, District Manager

Fourth Order of Business

4A

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverwood Community Development District held on Tuesday, February 15, 2022 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
Donald Myhrberg	Vice Chairperson
Dennis Knaub	Assistant Secretary
Gregg Gipp	Assistant Secretary

Also present

Justin Faircloth	District Manager
Scott Rudacille	District Attorney
John Mercer	On-Site Manager
Mitch Gilbert	Florida Utility Solutions
Several Residents	

The following is a summary of the minutes and actions taken at the February 15, 2022 meeting of the Riverwood CDD.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the February 15, 2022 Agenda

On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor the agenda was approved as presented. 4-0

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Audience comments were received regarding the Rivermarsh Drive proposed walkway.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Approval of the Minutes of January 18, 2022 Meeting
- B. Acceptance of Financial Statements and Check Registers, January 2022

On MOTION by Mr. Myhrberg seconded by Mr. Knaub with all in favor the Consent Agenda was approved as presented. 4-0

FIFTH ORDER OF BUSINESS**On-Site Manager's Report****A. Proude St. Lot Fence**

- This item was tabled until later in the meeting.

B. Pool House Roof Replacement

- The pool house roof had been replaced and the permit closed out.

C. Pool Lightning Project

- The pool lightning project has been completed and Mr. Mercer received word from the County Health Department the application for night swimming was approved.
- Discussion ensued regarding the hours of the pool now that the lights have been installed.
- Mr. Rudacille stated there are provision for emergency rules.

Mr. Myhrberg MOVED effective Friday February 18, 2022 the pool will remain open until 10:00 p.m. Mr. Knaub seconded the motion.

On VOICE vote with Mr. Myhrberg, Mr. Knaub, Mr. Spillane and Mr. Gipp all voting AYE effective Friday February 18, 2022 the pool will remain open until 10:00 p.m.

- Mr. Knaub will attempt to update the access control restrictions to be in alignment with the new pool hours.

D. Pool Shower Change Order

- Mr. Mercer stated the exterior work was done on the pool shower and there was a hiccup due to the trip hazard step that was created in the tiling process. They decided to take the easy route out and save some money and tore it out themselves and it seems to be working fine no complaints.
- Mr. Mercer discussed the Rivermarsh Drive sidewalk and requested the option to speak with an engineer. The Board approved Mr. Mercer to contact Johnson Engineering regarding the sidewalk.

SIXTH ORDER OF BUSINESS**Monthly Client Report**

- Mr. Spillane stated they have the data and essentially, they are in line with what they have always done. Consumption is a little up because people are coming back, and flushing is

the same because it was not adjusted. Everything else at the plant is satisfactory with no violations.

SEVENTH ORDER OF BUSINESS**Safety and Access Control Supervisor Report**

- Mr. Knaub provided a report and commented on the access during last month is up from the month before. There have been issues with hiring people and individuals leaving for more money and this is something that will need to be addressed.
- Mr. Knaub will go over this with Mr. Lesinski and present a proposal to the Board next month.

EIGHTH ORDER OF BUSINESS**Manager's Report****A. Follow-up Items**

- Mr. Faircloth emailed the wastewater needs analysis report template to the Board that was released the morning of the meeting. He has been in contact with Johnny Chamberlain from Charlotte County Utilities regarding irrigation reports which are needed each month and the information for Florida Utility Solutions was provided to the County. Mr. Chamberlain asked about reports regarding a possible leak near the pickle ball court. Mr. Gilbert and Mr. Mercer commented this was not a leak, but an artesian spring has developed, and efforts are under way to see if the flow can be stopped.
- Mr. Faircloth made a request to refund Mr. Bazinet thirty-five dollars and eighty-four cents for the additional interest the Board agreed to provide him for the overcharge that occurred previously. Mr. Bazinet noted he had not received a check and Mr. Faircloth followed up on this and found out Munibilling could not issue this kind of refund as it has to come directly from the District. The Check has been requested from finance and the reimbursement check has been requested from Inframark so the District is made whole.
- The email for Mr. Gipp has been set up and Mr. Martone's emails transferred over to the records account as directed by the Board.
- Mr. Faircloth inquired if the Board wanted him to be present for their Town Hall meeting. It was noted this meeting will likely be cancelled and discussed further later in the meeting.

NINTH ORDER OF BUSINESS**Attorney's Report****A. Grand Vista Updates**

- Mr. Rudacille stated in the agenda package there is a dedication agreement for Grand Vista. They are going to give the District \$30,000 and a road. They have a little bit of work to do on their end, their Board has already approved the agreement, but they still must get some approvals from their membership, so the closing is contingent on them getting those approvals in order for them to transfer the road, but otherwise, they need the Boards' approval of the dedication agreement.
- Further discussion ensued on this matter.

On MOTION by Mr. Myhrberg seconded by Mr. Knaub with all in favor the agreement between the CDD and Grand Vista Riverwood Condominium Association with acceptance of the roadway and \$30,000 in funds from Grand Vista was approved. 4-0

- Mr. Gipp inquired about Lions Pride/Harborside and noted the County had confirmed they connected this development within Riverwood's service area. Mr. Rudacille will review the agreements and provide comments on how to proceed in a resolution to the County.
- Mr. Rudacille had no additional items to bring before the Board but did ask whether they were going to have discussion regarding the Rules. Discussion was had regarding a public hearing. In further discussion the Board agreed the April 19, 2022, would be the targeted date for the public hearing on rules.
- Mr. Spillane stated each of the Supervisors should send to Mr. Faircloth their thoughts on what has to go in the rule changes.
- Mr. Faircloth asked Mr. Rudacille about the status of filing liens. Mr. Rudacille provided an update to the Board on this matter and indicated he was supposed to receive a list from the Finance Committee. Mr. Myhrberg noted he has a list and will follow up with Mr. Rudacille.

TENTH ORDER OF BUSINESS

Old Business

A. Bridge Watermain Crossing/DMK Update

- Mr. Spillane stated the watermain crossing is in place and by Friday there will be water flowing through the pipe, and in six weeks they will be flushing.
- A draft letter from Mr. Craig Moore has been received requesting DMK to reimburse the District for \$33,095 which is the cost of the change order to do the crossing. Mr. Spillane stated he had discussed this, and they were originally thinking about having them reimburse

146 them for the costs which they billed them but decided it would be too much work and
147 monetary effort to get some money back. They will let it go and just get reimbursed for
148 the extra cost.

149 **B. Utility Billing Updates**

150 **i. Lions Pride**

- 151 ○ Mr. Myhrberg discussed utility billing. Lions Pride, which Mr. Gipp has investigated, is a
152 set of condos on the left side of 776 before you go over the bridge which was supposed to
153 be connected to the District's sewer system. They have been paying standby fees until
154 mid-last year. They currently have a \$4,160 balance which they may have to write off if
155 they are not connected to the Districts' sewer. Mr. Gipp stated there are other issues to
156 look into with the County if they are providing services where the District is supposed to
157 be doing so.
- 158 ○ Mr. Myhrberg noted a request for changes will likely be presented to Inframark next month to
159 remove fees from the books after review by the Finance Committee regarding this matter.

160 **ii. Vizcaya Lakes**

- 161 ○ Mr. Myhrberg provided an update on Vizcaya Lakes.

162 **ELEVENTH ORDER OF BUSINESS**

163 **New Business**

164 **A. Acceptance of Dolly Syrek Resignation and Declaration of Seat 1 Vacancy**

- 165 ○ The Board requested Mr. Faircloth develop a vacancy announcement and have it posted on
166 the website requesting resumes and a letter of interest from potential candidates.

167

168 On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in
169 favor the resignation of Ms. Dolly Syrek was accepted. 4-0

170 **B. FY2022 Auditor Selection Process**

171 **i. Appointment of Chairperson**

- 172 ○ The Board opted to table the FY2022 audit selection process until the March meeting.

173 **C. Utility Billing Process Discussion**

174 **i. Application for Residential or Commercial Service**

175 **ii. Disconnection for Residential or Commercial Service**

176 **iii. Delinquency letters**

- 177 ○ Mr. Myhrberg reviewed the utility billing process and noted the forms which have been
178 developed are being used.

TWELFTH ORDER OF BUSINESS**Other Committee Reports****A. Beach Club Committee: Mr. Spillane****i. New Membership Total****ii. Summer Membership****iii. Transfer of Membership**

- Mr. Spillane provided an update to the Board and reviewed the recommendations developed by the Committee.

On MOTION by Mr. Spillane seconded by Mr. Myhrberg with all in favor to proceed with the rule making process to increase membership to 380 was approved.

- Mr. Spillane made a motion requesting to proceed with the rule making process to create a summer membership at a cost of \$200. The motion was amended to be at a cost of \$140.

On MOTION by Mr. Spillane seconded by Mr. Myhrberg with all in favor to proceed with the rule making process to create a summer membership at a cost of \$140 was approved. 4-0

On MOTION by Mr. Spillane seconded by Mr. Gipp with all in favor to limit the transfer of membership to be a one-time transfer for residents as the date of rule change when formally adopted was approved. 4-0

B. Campus Committee

- Mr. Spillane noted the next meeting will be in March and he will attend.

C. Dog Park Committee: Mr. Knaub

- Mr. Knaub indicated that benches had been ordered.

D. Environmental Committee: Mr. Myhrberg**i. 2021 Year End Report**

- Mr. Myhrberg discussed there would be one more trimming of the preserves and mentioned the report in the package notes the effort to remain in total compliance with the preserves.

E. Finance Committee: Mr. Myhrberg

- Mr. Myhrberg provided an update on the work of the Committee. Mr. Knaub noted there was not a good description or explanation of what the intended are for the reserves. Mr.

Myhrberg stated he planned to discuss this in the March Finance Committee meeting, and they would submit the items to Inframark they are aware of to include.

- Mr. Faircloth discussed the plan to develop the FY2023 budget, with tentative adoption being at the May meeting and the final adoption being at the August meeting.
- The Board agreed the draft budget would be included in the April agenda package.

F. Safety & Access Control Committee: Mr. Knaub

- Mr. Knaub discussed project detect, camera updates and gate issues.

G. Sewer Committee: Mr. Spillane

- Mr. Gipp and Mr. Gilbert updated the Board on the work completed by Florida Utility Solutions and noted they are working on reviewing the plant and developing recommendations for repairs and improvements.

H. Strategic Planning Committee: Mr. Myhrberg

- Mr. Myhrberg indicated the paving plan had been updated.

I. Water/Utility Committee: Mr. Spillane

- Mr. Spillane discussed the water meters.

On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor for the Committee to research purchasing AMR water meters was approved. 4-0

- Mr. Spillane discussed a chlorinator drip system, and the Board was in agreement to proceed with further investigation on such a system.
- Mr. Spillane noted an inquiry had been made about potentially selling the utility system, however, the Board agreed they had no desire to sell the utility system.

THIRTEENTH ORDER OF BUSINESS

Supervisor Comments

- There being no comments the next item of business followed.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

- Resident comments were received on:
 - Beach Club
 - Rivermarsh Drive sidewalk
 - Rule Changes

- FIFTEENTH ORDER OF BUSINESS** **Adjournment**

- On MOTION by Mr. Knaub seconded by Mr. Gipp with all in favor
the meeting adjourned at 4:08 p.m. 4-0

Chairperson

4B

Riverwood Community Development District

Financial Statements *(unaudited)*

February 28, 2022

Prepared by



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Riverwood Community Development District**Financial Statements****Balance Sheet**
February 28, 2022

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Assets										
Current Assets										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,323,941	\$ 2,323,941
Equity in Pooled Cash	1,379,554	1,845,442	163,983	71,304	-	-	218,431	2,270,121	(5,948,835)	-
Accounts Receivable	-	-	428	-	-	-	188,413	-	-	188,841
Accounts Receivable > 120	-	-	-	-	-	-	56,895	-	-	56,895
Accounts Receivable - Doubtful Acc	-	-	-	-	-	-	23,763	-	-	23,763
Allow -Doubtful Accounts	-	-	-	-	-	-	(48,640)	-	-	(48,640)
Loan Due from Beach Fund	188,933	-	-	-	-	-	-	-	-	188,933
Due From Other Funds	8,635	-	-	-	-	-	-	-	-	8,635
Inventory:										
Mat'l's/Supplies	4,420	-	-	-	-	-	-	-	-	4,420
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,643,934	3,643,934
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	840,422	-	-	-	840,422
Total Current Assets	1,581,542	1,845,442	164,411	71,304	-	971,724	438,862	2,270,121	19,040	7,362,446
Noncurrent Assets										
Fixed Assets										
Land	-	-	-	-	-	-	343,998	-	-	343,998
Buildings	-	-	-	-	-	-	1,413,584	-	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(794,536)	-	-	(794,536)
Infrastructure	-	-	-	-	-	-	10,349,795	-	-	10,349,795
Accum Depr - Infrastructure	-	-	-	-	-	-	(3,833,973)	-	-	(3,833,973)
Equipment and Furniture	-	-	-	-	-	-	10,477	-	-	10,477
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(8,527)	-	-	(8,527)
Total Noncurrent Assets	-	-	-	-	-	-	7,480,818	-	-	7,480,818
Total Assets	\$ 1,581,542	\$ 1,845,442	\$ 164,411	\$ 71,304	\$ -	\$ 971,724	\$ 7,919,680	\$ 2,270,121	\$ 19,040	\$ 14,843,264

Riverwood Community Development District**Financial Statements****Balance Sheet**
February 28, 2022

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Liabilities										
Current Liabilities										
Accounts Payable	\$ 4,331	\$ -	\$ 64	\$ -	\$ -	\$ -	\$ 7,291	\$ -	\$ 19,040	\$ 30,726
Accrued Expenses	3,700	-	60	-	-	-	40,353	-	-	44,113
Retainage Payable	-	-	-	-	-	-	-	38,091	-	38,091
Sales Tax Payable	14	77	294	-	-	-	-	-	-	385
Deposits	-	-	-	-	-	-	195,802	-	-	195,802
Loan Due to General Fund	-	-	-	-	188,933	-	-	-	-	188,933
Due To Other Funds	-	-	-	-	-	8,635	-	-	-	8,635
Total Current Liabilities	8,045	77	418	-	188,933	8,635	243,446	38,091	19,040	506,685
Total Liabilities	8,045	77	418	-	188,933	8,635	243,446	38,091	19,040	506,685
Fund Balances / Net Position										
Restricted for:										
Debt Service	-	-	-	-	-	963,089	-	-	-	963,089
Assigned to:										
Operating Reserves	550,000	-	-	-	-	-	-	-	-	550,000
Reserves - Activity Center	-	395,516	-	-	-	-	-	-	-	395,516
Reserves - Settlement	-	250,369	-	-	-	-	-	-	-	250,369
Reserves - Ponds	-	259,505	-	-	-	-	-	-	-	259,505
Reserves - Roadways	-	833,521	-	-	-	-	-	-	-	833,521
Reserves - RV Park	-	106,454	-	-	-	-	-	-	-	106,454
Reserves - Beach Club	-	-	-	71,304	-	-	-	-	-	142,608
Unassigned:	1,023,497	-	163,993	-	(188,933)	-	-	-	-	998,557
Net Investment in capital assets	-	-	-	-	-	-	7,480,817	-	-	7,480,817
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,159,812	-	1,159,812
Reserves - Water System	-	-	-	-	-	-	-	693,254	-	693,254
Reserves - Irrigation System	-	-	-	-	-	-	-	138,297	-	138,297
Unrestricted/Unreserved	-	-	-	-	-	-	195,417	-	-	195,417
Total Fund Balances / Net Position	1,573,497	1,845,365	163,993	71,304	(188,933)	963,089	7,676,234	2,232,030	-	14,265,275
Total Liabilities & Fund Balances / Net Position	\$ 1,581,542	\$ 1,845,442	\$ 164,411	\$ 71,304	\$ -	\$ 971,724	\$ 7,919,680	\$ 2,270,121	\$ 19,040	\$ 14,843,264

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2022

(41.67% 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	\$ 37,407	\$ 80,998	\$ (43,591)	\$ 1,270,896	\$ 1,260,923	\$ 9,973	0.8%	\$ 1,351,848
Special Assmnts- Discounts	(733)	(3,240)	2,507	(47,144)	(50,437)	3,293	-6.5%	(54,075)
Dog Park Revenue	80	167	(87)	1,860	833	1,027	123.2%	2,000
Non-Resident Members	-	-	-	11,625	-	11,625	0.0%	-
Other Miscellaneous Revenues	208	8	200	384	42	342	820.4%	100
Interest - Investments	218	183	34	1,025	916	109	11.9%	2,199
Total Revenue / Other Sources	37,179	78,116	(40,937)	1,238,645	1,212,277	26,368	2.2%	1,302,072

Expenditures

Administration

P/R-Board of Supervisors	145	225	80	831	1,123	292	26.0%	2,696
Payroll-Salaries	3,039	3,830	790	14,283	19,149	4,866	25.4%	45,957
ProfServ-Engineering	-	542	542	-	2,708	2,708	n/a	6,500
ProfServ-Mgmt Consulting	6,548	6,508	(40)	32,620	32,539	(81)	-0.2%	78,094
ProfServ-Legal Services	3,292	3,333	42	10,809	16,667	5,858	35.1%	40,000
ProfServ-Trustee Fees	-	-	-	-	3,717	3,717	n/a	3,717
Auditing Services	-	-	-	-	1,100	1,100	n/a	2,200
Communications-Other	181	250	69	424	1,250	826	66.0%	3,000
Insurance	-	-	-	20,276	20,712	436	2.1%	20,712
Misc-Non Ad Valorem Taxes	97	-	(97)	97	2,500	2,403	96.1%	2,500
Misc-Assessment Collection Cost	733	1,558	825	24,475	24,251	(224)	-0.9%	26,000
Website Hosting/Email services	-	275	275	1,656	1,375	(281)	-20.4%	3,300
Janitorial /Office supplies	(30)	167	197	509	833	324	38.9%	2,000
Office Expense	329	1,001	672	2,141	5,003	2,862	57.2%	12,007
Misc-Credit Card Fees	5	103	98	319	513	194	37.8%	1,232
Total Administration	14,339	17,790	3,452	108,441	133,441	25,000	18.7%	249,915

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Environmental Services								
Payroll-Gatehouse	13,031	15,736	2,705	65,320	78,681	13,361	17.0%	188,835
Contracts-Preserve Maintenance	-	6,383	6,383	-	31,917	31,917	n/a	76,600
Contracts-Lakes	1,850	1,833	(17)	7,400	9,167	1,767	19.3%	22,000
ProfServ-Consultants	450	1,250	800	3,450	6,250	2,800	44.8%	15,000
Electricity - General	239	200	(39)	1,074	1,000	(74)	-7.4%	2,400
Utility - Water & Sewer	143	167	24	599	833	234	28.1%	2,000
R&M-Gate	2,955	2,083	(872)	4,545	10,417	5,872	56.4%	25,000
R&M-Sidewalks	-	833	833	-	4,167	4,167	n/a	10,000
R&M-Storm Drain Cleaning	974	1,250	276	974	6,250	5,276	84.4%	15,000
R&M-Preserves	622	5,000	4,378	1,763	25,000	23,237	92.9%	60,000
R&M-Road Scaping	53	833	780	329	4,167	3,837	92.1%	10,000
R&M-Roads,Signage,Striping	5	917	912	88	4,583	4,495	98.1%	11,000
R&M-Gatehouse/Security	-	2,083	2,083	3,474	10,417	6,943	66.6%	25,000
Op Supplies - Gatehouse	1,351	1,250	(101)	2,789	6,250	3,461	55.4%	15,000
R&M-Lakes,Bank Erosion,Planting	2	417	415	8	2,083	2,076	99.6%	5,000
Misc-Contingency	-	917	917	46	4,583	4,537	99.0%	11,000
Total Environmental Services	21,675	41,153	19,478	91,860	205,765	113,905	55.4%	493,835
Activity Center Campus								
P/R-Board of Supervisors	108	167	59	619	833	214	25.7%	2,000
Payroll-Salaries	2,624	3,413	789	12,367	17,065	4,699	27.5%	40,957
Payroll-Maintenance	1,464	3,545	2,081	7,072	17,726	10,654	60.1%	42,543
Payroll-Tennis Court Maint.	1,464	1,950	486	8,167	9,750	1,583	16.2%	23,399
Electricity - General	4,922	4,222	(700)	19,436	21,111	1,674	7.9%	50,666
Utility - Water & Sewer	1,180	1,333	154	4,981	6,667	1,685	25.3%	16,000
Insurance - Property	-	-	-	31,427	32,103	676	2.1%	32,103
R&M-Pools	(228)	250	478	6,552	1,250	(5,302)	-424.2%	3,000
R&M-Tennis Courts	1,090	1,833	743	2,701	9,167	6,466	70.5%	22,000
R&M-Fitness Equipment	390	417	27	805	2,083	1,279	61.4%	5,000
Activity Ctr Cleaning- Inside Areas	(2,613)	3,333	5,946	6,543	16,667	10,124	60.7%	40,000
Pool Daily Maintenance	(1,698)	1,667	3,365	5,095	8,333	3,238	38.9%	20,000
R&M-Croquet Turf Maintenance	(1,500)	1,500	3,000	4,500	7,500	3,000	40.0%	18,000
R&M-Activity Campus Buildings	(320)	1,667	1,987	12,010	8,333	(3,676)	-44.1%	20,000
Misc-Special Projects	4,430	5,471	1,041	10,360	27,356	16,996	62.1%	65,654
Tools and Equipment	274	1,250	976	1,929	6,250	4,321	69.1%	15,000
Operating Supplies	500	167	(333)	2,971	833	(2,138)	-256.5%	2,000
Total Activity Center Campus	12,087	32,185	20,098	137,535	193,027	55,492	28.7%	418,322
Total Expenditures	48,100	91,128	43,028	337,835	532,233	194,397	36.5%	1,162,072

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Roadways	10,833	10,833	-	54,167	54,167	0	0.0%	130,000
Reserve - Ponds	833	833	-	4,167	4,167	0	0.0%	10,000
Total Transfers Out	11,667	11,667	-	58,333	58,333	0	0.0%	140,000
Total Expenditures & Transfers	59,767	102,795	43,028	396,169	590,566	194,397	32.9%	1,302,072
Net Surplus (Deficit)	\$ (22,588)	\$ (24,678)	\$ 2,091	842,477	621,711	220,766		-
Fund balance as of Oct 01, 2021				731,018	731,018	-		731,018
Fund Balance as of Feb 28, 2022				\$ 1,573,495	\$ 1,352,729	\$ 220,766		\$ 731,018

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
RV Parking Lot Revenue	1,100	1,542	(442)	56,500	7,708	48,792	633.0%	18,500
Transfer In - Roadways	10,833	10,833	-	54,167	54,167	(0)	0.0%	130,000
Transfer In - Ponds	833	833	-	4,167	4,167	(0)	0.0%	10,000
Other Miscellaneous Revenues	9	-	9	9	-	9	n/a	-
Interest - Investments	393	-	393	1,855	-	1,855	n/a	-
Total Revenue / Other Sources	13,168	13,208	(40)	116,697	66,042	50,655	76.7%	158,500
Expenditures								
Activity Center Campus								
R&M-Fitness Equipment	-	-	-	225	-	(225)	n/a	-
R&M-Pools	5,334	-	(5,334)	23,011	-	(23,011)	n/a	-
R&M-Roads,Signage,Striping	-	-	-	535	-	(535)	n/a	-
R&M-Gatehouse/Security	-	-	-	9,782	-	(9,782)	n/a	-
R&M-Activity Center	5,300	-	(5,300)	6,134	-	(6,134)	n/a	-
Total Activity Center Campus	10,634	-	(10,634)	39,686	-	(39,686)	n/a	-
Roadways								
Reserve - Roadways	-	10,833	10,833	-	54,167	54,167	100.0%	130,000
R&M - Roads	-	-	-	4,974	-	(4,974)	n/a	-
Total Roadways	-	10,833	10,833	4,974	54,167	49,193	90.8%	130,000
RV Park								
Reserve - RV Park	-	1,542	1,542	-	7,708	7,708	100.0%	18,500
Materials & Supplies	-	-	-	2,079	-	(2,079)	n/a	-
Capital Projects	-	-	-	8,500	-	(8,500)	n/a	-
Postage and Freight	-	-	-	30	-	(30)	n/a	-
Fuel, Gasoline and Oil	5	-	(5)	37	-	(37)	n/a	-
Credit Card Fees	9	-	(9)	1,145	-	(1,145)	n/a	-
Total RV Park	15	1,542	1,527	11,791	7,708	(4,083)	-53.0%	18,500
Ponds								
Reserve - Ponds	-	833	833	-	4,167	4,167	100.0%	10,000
Total Ponds	-	833	833	-	4,167	4,167	100.0%	10,000
Total Expenditures	10,648	13,208	2,560	56,452	66,042	9,590	14.5%	158,500
Net Surplus (Deficit)	\$ 2,520	\$ -	\$ 2,520	60,245	-	60,245		-
Fund balance as of Oct 01, 2021				1,785,119	1,785,119	-		1,785,119
Fund Balance as of Feb 28, 2022				\$ 1,845,365	\$ 1,785,119	\$ 60,245		\$ 1,785,119

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

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

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Ponds Reserve	\$255,102	\$4,167	\$234	\$0	\$259,503
Activity Center Campus Reserve	\$434,810	\$0	\$392	\$39,686	\$395,516
Roadways Reserve	\$783,445	\$54,167	\$883	\$4,974	\$833,521
Construction Settlement Reserve	\$250,097	\$0	\$270	\$0	\$250,367
RV Park Reserve	\$61,665	\$56,504	\$75	\$11,791	\$106,454
Total	\$1,785,119	\$114,842	\$1,855	\$56,452	\$1,845,365

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
Revenue / Other Sources									
Membership Dues	\$ 3,300	\$ 12,333	\$ (9,034)	\$ 151,700	\$ 61,667	\$ 90,033	146.0%	\$ 148,000	
Initiation Fees	800	208	592	2,100	1,042	1,058	101.6%	2,500	
Amenities Revenue	198	133	65	198	667	(469)	-70.3%	1,600	
Other Miscellaneous Revenues	(92)	-	(92)	118	-	118	n/a	-	
Interest - Investments	15	-	15	74	-	74	n/a	-	
Total Revenue / Other Sources	4,221	12,675	(8,454)	154,190	63,375	90,815	143.3%	152,100	

Expenditures**Beach Club Operations**

Payroll-Maintenance	417	417	-1	1,917	2,083	166	8.0%	5,000
Payroll-Attendants	4,813	4,805	(8)	23,339	24,024	685	2.9%	57,657
ProfServ-Mgmt Consulting	423	417	(6)	2,096	2,083	(12)	-0.6%	5,000
Auditing Services	-	92	92	-	458	458	100.0%	1,100
Contracts-On-Site Maintenance	-	83	83	-	417	417	100.0%	1,000
Contracts-Landscape	-	250	250	-	1,250	1,250	100.0%	3,000
Communication - Telephone	4	208	204	734	1,042	308	29.5%	2,500
Utility - General	67	75	8	296	375	79	21.0%	900
Utility - Refuse Removal	71	75	4	353	375	22	6.0%	900
Utility - Water & Sewer	55	150	95	393	750	357	47.6%	1,800
Insurance	-	-	-	17,230	17,495	265	1.5%	17,495
R&M-Buildings	74	167	93	1,946	833	(1,113)	-133.6%	2,000
R&M-Equipment	1,001	250	(751)	1,169	1,250	81	6.5%	3,000
Preventative Maint-Security Systems	534	146	(388)	534	729	195	26.8%	1,750
Misc-Special Projects	-	250	250	-	1,250	1,250	100.0%	3,000
Misc-Web Hosting	-	46	46	-	229	229	100.0%	550
Misc-Taxes	-	-	-	756	750	(6)	-0.8%	750
Misc-Contingency	-	459	459	225	2,294	2,069	90.2%	5,505
Credit Card Fees	111	349	238	3,795	1,745	(2,050)	-117.4%	4,189
Office Supplies	-	17	17	-	83	83	100.0%	200
Op Supplies - General	-	83	83	139	417	277	66.5%	1,000
Total Beach Club Operations	7,570	8,338	768	54,923	59,933	5,010	8.4%	118,296

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Debt Service								
Principal Debt Retirement	-	-	-	-	-	-	n/a	23,441
Interest Expense	-	-	-	-	-	-	n/a	1,417
Total Debt Service	-	-	-	-	-	-	n/a	24,858
Total Expenditures	7,570	8,338	768	54,923	59,933	5,010	8.4%	143,154
Transfer Out								
Reserve - Beach Club	746	746	-	3,728	3,728	-	0.0%	8,946
Total Transfer Out	746	746	-	3,728	3,728	-	0.0%	8,946
Total Expenditures & Transfer	8,315	9,083	768	58,650	63,660	5,010	7.9%	152,100
Net Surplus (Deficit)	<u>\$ (4,094)</u>	<u>\$ 3,592</u>	<u>\$ (7,686)</u>	95,540	(285)	95,825		-
Fund balance as of Oct 01, 2021				68,453	68,453	-		68,453
Fund Balance as of Feb 28, 2022				<u>\$ 163,993</u>	<u>\$ 68,168</u>	<u>\$ 95,825</u>		<u>\$ 68,453</u>

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Transfer in - Beach Club	\$ 746	\$ 746	\$ -	\$ 3,728	\$ 3,728	\$ -	0.0%	\$ 8,946
Total Revenue / Other Sources	746	746	-	3,728	3,728	-	0.0%	8,946
Expenditures								
Reserve - Beach Club	-	746	746	-	3,728	3,728	100.0%	8,946
Total Expenditures	-	746	746	-	3,728	3,728	0.0%	8,946
Net Surplus (Deficit)	<u>\$ 746</u>	<u>\$ -</u>	<u>\$ 746</u>	3,728	-	3,728		-
Fund balance as of Oct 01, 2021				67,576	67,576	-		67,576
Fund Balance as of Feb 28, 2022				<u>\$ 71,304</u>	<u>\$ 67,576</u>	<u>\$ 3,728</u>		<u>\$ 67,576</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$67,576	\$3,728	\$0	\$0	\$71,304
Total	\$67,576	\$3,728	\$0	\$0	\$71,304

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2022

(41.67% 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, 2021				(188,933)	(188,933)	-		(188,933)
Fund Balance as of Feb 28, 2022				\$ (188,933)	\$ (188,933)	\$ -		\$ (188,933)

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 February 28, 2022

(41.67% 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	\$ 20,052	\$ 41,846	\$ (21,794)	\$ 655,032	\$ 651,437	\$ 3,595	0.6%	\$ 698,412	
Special Assmnts- Discounts	(393)	(1,674)	1,281	(24,500)	(26,057)	1,557	-6.0%	(27,937)	
Interest - Investments	4	42	(38)	15	208	(193)	-92.6%	500	
Total Revenue / Other Sources	19,663	40,214	(20,551)	630,547	625,588	4,959	0.8%	670,975	
Expenditures									
Debt Service									
Misc-Assessment Collection Cost	393	837	444	12,611	13,028	417	3.2%	13,967	
Principal Debt Retirement	-	-	-	-	-	-	n/a	424,000	
Interest Expense	-	-	-	119,979	119,979	0	0.0%	239,958	
Total Debt Service	393	837	444	132,590	133,007	417	0.3%	677,925	
Total Expenditures	393	837	444	132,590	133,007	417	0.3%	677,925	
Net Surplus (Deficit)	\$ 19,269	\$ 39,377	\$ (20,107)	497,957	492,581	5,376		(6,950)	
Fund balance as of Oct 01, 2021				465,132	465,132	-		465,132	
Fund Balance as of Feb 28, 2022				\$ 963,089	\$ 957,713	\$ 5,376		\$ 458,182	

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 February 28, 2022

(41.67% Yr Complete)

Description	Utility Services			Total	Total	Variance	%	Adopted
	Water	Sewer	Irrigation	YTD Actuals	YTD Budget	Fav (Unfav)	Variance	Budget
Revenue / Other Sources								
Base Charges for Services	\$ 150,466	\$ 546,186	\$ 99,014	\$ 795,665	\$ 788,007	\$ 7,658	1.0%	\$ 1,891,216
Usage Charges for Services	97,532	-	-	97,532	83,573	13,959	16.7%	200,576
Standby Fees	-	3,109	-	3,109	-	3,109	0.0%	-
Meter Fees	-	-	-	-	417	(417)	-100.0%	1,000
Water Quality Surcharge	31,925	-	-	31,925	31,725	200	0.6%	76,140
Backflow Fees	7,410	-	-	7,410	10,208	(2,798)	-27.4%	24,500
Other Miscellaneous Revenues	1,008	5,119	-	6,126	4,083	2,043	50.0%	9,800
Interest - Investments	105	195	44	343	4,731	(4,388)	-92.8%	11,355
Total Revenue / Other Sources	288,445	554,608	99,057	942,110	922,745	19,365	2.1%	2,214,587
Expenses								
Administration	15,289	72,906	7,055	95,250	121,138	25,888	21.4%	211,084
Utility Services	192,799	256,777	38,993	488,569	674,376	185,807	27.6%	1,618,503
Transfers Out	10,417	129,167	20,833	160,417	160,417	0	0.0%	385,000
Total Expenses	218,504	458,850	66,881	744,235	955,931	211,696	22.1%	2,214,587
Net Profit (Loss)	<u>\$ 69,941</u>	<u>\$ 95,758</u>	<u>\$ 32,176</u>	197,874	(33,186)	231,061		-
Net Position as of Oct 01, 2021				7,478,359	7,478,359	-		7,478,359
Net Position as of Feb 28, 2022				<u>\$ 7,676,233</u>	<u>\$ 7,445,172</u>	<u>\$ 231,061</u>		<u>\$ 7,478,359</u>

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

For the Period Ending February 28, 2022

(41.67% 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	\$ 29,998	\$ 29,851	\$ 146	\$ 150,466	\$ 149,257	\$ 1,209	0.8%	\$ 358,216
Water-Usage	22,030	16,715	5,315	97,532	83,573	13,959	16.7%	200,576
Water Quality Surcharge	6,375	6,345	30	31,925	31,725	200	0.6%	76,140
Backflow Fees	-	2,042	(2,042)	7,410	10,208	(2,798)	-27.4%	24,500
Other Miscellaneous Revenues	117	150	(33)	1,008	750	258	34.4%	1,800
Interest - Investments	3	130	(127)	105	648	(543)	-83.9%	1,555
Total Revenue / Other Sources	58,522	55,232	3,289	288,445	276,161	12,284	4.4%	662,787
Administration								
P/R-Board of Supervisors	148	229	81	850	1,144	294	25.7%	2,745
Payroll-Project Manager	1,083	1,083	-	4,983	5,417	434	8.0%	13,000
ProfServ-Engineering	-	417	417	-	2,083	2,083	100.0%	5,000
ProfServ-Legal Services	-	567	567	-	2,833	2,833	100.0%	6,800
ProfServ-Mgmt Consulting	446	443	(3)	2,220	2,215	(6)	-0.3%	5,315
Auditing Services	-	-	-	-	935	935	100.0%	1,870
Postage and Freight	-	26	26	-	128	128	100.0%	306
Insurance - General Liability	-	-	-	7,235	7,391	156	2.1%	7,391
Printing and Binding	-	28	28	-	142	142	100.0%	340
Legal Advertising	-	40	40	-	202	202	100.0%	485
Miscellaneous Services	-	79	79	-	395	395	100.0%	949
Office Supplies	-	9	9	-	43	43	100.0%	102
Total Administration	1,677	2,920	1,243	15,289	22,927	7,638	33.3%	44,303
Utility Services								
ProfServ-Utility Billing	176	-	(176)	176	-	(176)	n/a	-
Contracts-Other Services	-	4,827	4,827	19,791	24,135	4,344	18.0%	57,924
Utility - Base Rate	11,544	13,382	1,838	57,720	66,912	9,192	13.7%	160,589
Utility - Water-Usage	28,354	23,094	(5,260)	114,884	115,468	584	0.5%	277,123
Utility-CCU Admin Fee	9	5	(4)	43	23	(20)	-90.7%	54
R&M-General	-	4,583	4,583	85	22,917	22,832	99.6%	55,000
Misc-Licenses & Permits	-	25	25	-	125	125	100.0%	300
Back Flow Preventors	-	2,522	2,522	-	12,608	12,608	100.0%	30,259
Misc-Contingency	-	1,020	1,020	100	5,098	4,998	98.0%	12,235
Total Utility Services	40,083	49,457	9,374	192,799	247,285	54,486	22.0%	593,484
Total Expenses	41,760	52,377	10,618	208,088	270,212	62,124	23.0%	637,787

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Water System	2,083	2,083	-	10,417	10,417	0	0.0%	25,000
Total Transfers Out	2,083	2,083	-	10,417	10,417	0	0.0%	25,000
Total Expenses & Transfers	43,843	54,460	10,618	218,504	280,629	62,124	22.1%	662,787
Net Profit (Loss)	<u>\$ 14,679</u>	<u>\$ 772</u>	<u>\$ 13,907</u>	<u>\$ 69,941</u>	<u>\$ (4,467)</u>	<u>\$ 74,408</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 February 28, 2022

(41.67% 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	\$ 108,686	\$ 107,917	\$ 769	\$ 546,186	\$ 539,583	\$ 6,602	1.2%	\$ 1,295,000
Standby Fees	761	-	761	3,109	-	3,109	n/a	-
Other Miscellaneous Revenues	532	667	(135)	5,119	3,333	1,785	53.6%	8,000
Interest - Investments	6	817	(811)	195	4,083	(3,888)	-95.2%	9,800
Total Revenue / Other Sources	109,985	109,400	585	554,608	547,000	7,608	1.4%	1,312,800
Expenses								
Administration								
P/R-Board of Supervisors	374	579	205	2,151	2,893	742	25.7%	6,943
Payroll-Project Manager	1,583	1,583	-	7,283	7,917	634	8.0%	19,000
ProfServ-Engineering	-	1,667	1,667	-	8,333	8,333	100.0%	20,000
ProfServ-Legal Services	3,781	1,467	(2,314)	9,685	7,333	(2,351)	-32.1%	17,600
ProfServ-Mgmt Consulting	1,943	1,931	(12)	9,680	9,656	(24)	-0.2%	23,175
Auditing Services	-	-	-	-	2,365	2,365	100.0%	4,730
Postage and Freight	-	65	65	30	323	293	90.9%	775
Insurance	-	-	-	44,078	45,026	948	2.1%	45,026
Printing and Binding	-	72	72	-	358	358	100.0%	860
Legal Advertising	-	0	0	-	1	1	100.0%	3
Miscellaneous Services	-	200	200	-	1,000	1,000	100.0%	2,399
Office Supplies	-	25	25	-	125	125	100.0%	300
Total Administration	7,681	7,588	(93)	72,906	85,331	12,425	14.6%	140,811
Utility Services								
ProfServ-Utility Billing	1,099	-	(1,099)	1,099	-	(1,099)	n/a	-
Electricity - General	5,255	4,750	(505)	21,907	23,750	1,843	7.8%	57,000
Utility - Water & Sewer	327	292	(36)	1,590	1,458	(131)	-9.0%	3,500
Communication - Telephone	615	542	(73)	2,348	2,708	360	13.3%	6,500
Contracts-Other Services	-	30,076	30,076	119,412	150,378	30,967	20.6%	360,908
R&M-Sludge Hauling	7,715	6,385	(1,330)	25,716	31,925	6,209	19.5%	76,620
Maintenance - Security Systems	-	146	146	-	729	729	100.0%	1,750
R&M-General	209	16,667	16,458	62,149	83,333	21,184	25.4%	200,000
Misc-Licenses & Permits	-	12	12	45	58	13	22.8%	140
Misc-Bad Debt	-	292	292	-	1,458	1,458	100.0%	3,500
Misc-Contingency	412	10,339	9,927	1,363	51,696	50,333	97.4%	124,071
Op Supplies - Chemicals	5,245	2,333	(2,912)	21,149	11,667	(9,482)	-81.3%	28,000
Total Utility Services	20,877	71,832	50,955	256,777	359,162	102,385	28.5%	861,989
Total Expenses	28,558	79,420	50,862	329,683	444,493	114,809	25.8%	1,002,800

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Sewer System	25,833	25,833	-	129,167	129,167	0	0.0%	310,000
Total Transfers Out	25,833	25,833	-	129,167	129,167	0	0.0%	310,000
Total Expenses & Transfers	54,392	105,254	50,862	458,850	573,659	114,809	20.0%	1,312,800
Net Profit (Loss)	<u>\$ 55,593</u>	<u>\$ 4,146</u>	<u>\$ 51,447</u>	<u>\$ 95,758</u>	<u>\$ (26,659)</u>	<u>\$ 122,417</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 February 28, 2022

(41.67% 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	\$ 19,786	\$ 19,833	\$ (47)	\$ 99,014	\$ 99,167	\$ (153)	-0.2%	\$ 238,000
Meter Fees	-	83	(83)	-	417	(417)	-100.0%	1,000
Interest - Investments	1	-	1	44	-	44	n/a	-
Total Revenue / Other Sources	19,787	19,917	(129)	99,057	99,583	(526)	-0.5%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	87	135	48	501	673	173	25.6%	1,616
Payroll-Project Manager	500	500	-	2,300	2,500	200	8.0%	6,000
ProfServ-Engineering	-	443	443	-	2,217	2,217	100.0%	5,320
ProfServ-Legal Services	-	417	417	-	2,083	2,083	100.0%	5,000
ProfServ-Mgmt Consulting	191	190	(1)	952	949	(2)	-0.2%	2,278
Auditing Services	-	-	-	-	550	550	100.0%	1,100
Postage and Freight	-	15	15	-	75	75	100.0%	180
Insurance	-	-	-	3,303	3,374	71	2.1%	3,374
Printing and Binding	-	17	17	-	83	83	100.0%	200
Legal Advertising	-	24	24	-	119	119	100.0%	285
Miscellaneous Services	-	46	46	-	232	232	100.0%	557
Office Supplies	-	5	5	-	25	25	100.0%	60
Total Administration	778	1,791	1,013	7,055	12,881	5,826	45.2%	25,970
Utility Services								
ProfServ-Utility Billing	81	-	(81)	81	-	(81)	n/a	-
Electricity - General	2,096	2,500	404	9,174	12,500	3,326	26.6%	30,000
Contracts-Other Services	-	2,228	2,228	9,320	11,139	1,819	16.3%	26,734
Utility - Water-Usage	2,471	3,667	1,195	11,310	18,333	7,023	38.3%	44,000
R&M-General	-	4,167	4,167	9,107	20,833	11,726	56.3%	50,000
Misc-Contingency	-	358	358	-	1,790	1,790	100.0%	4,296
Op Supplies - Chemicals	-	667	667	-	3,333	3,333	100.0%	8,000
Total Utility Services	4,649	13,586	8,937	38,993	67,929	28,937	42.6%	163,030
Total Expenses	5,427	15,377	9,951	46,048	80,810	34,762	43.0%	189,000

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserves - Irrigation System	4,167	4,167	0	20,833	20,833	0	0.0%	50,000
Total Transfers Out	4,167	4,167	0	20,833	20,833	0	0.0%	50,000
Total Expenses & Transfers	9,593	19,544	9,951	66,881	101,643	34,762	34.2%	239,000
Net Profit (Loss)	<u>\$ 10,194</u>	<u>\$ 373</u>	<u>\$ 9,821</u>	<u>\$ 32,176</u>	<u>\$ (2,060)</u>	<u>\$ 34,236</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 February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Transfer In - Water Services	\$ 2,083	\$ 2,083	\$ -	\$ 10,417	\$ 10,417	\$ (0)	0.0%	\$ 25,000
Transfer In - Sewer Services	25,833	25,833	-	129,167	129,167	(0)	0.0%	310,000
Transfer In - Irrigation Services	4,167	4,167	(0)	20,833	20,833	(0)	0.0%	50,000
Interest - Investments	422	-	422	1,923	-	1,923	n/a	-
Total Revenue / Other Sources	32,505	32,083	422	162,339	160,417	1,923	1.2%	385,000
Expenses								
Water Services								
Capital Projects	-	-	-	55,458	-	(55,458)	n/a	-
Reserve - Water System	-	2,083	2,083	-	10,417	10,417	100.0%	25,000
Total Water Services	-	2,083	2,083	55,458	10,417	(45,041)	-432.4%	25,000
Sewer Services								
Capital Projects	-	-	-	20,972	-	(20,972)	n/a	-
Reserve - Sewer System	-	25,833	25,833	-	129,167	129,167	100.0%	310,000
Total Sewer Services	-	25,833	25,833	20,972	129,167	108,195	83.8%	310,000
Irrigation Services								
Reserves - Irrigation System	-	4,167	4,167	-	20,833	20,833	100.0%	50,000
Total Irrigation Services	-	4,167	4,167	-	20,833	20,833	100.0%	50,000
Total Expenses	-	32,083	32,083	76,430	160,417	83,987	52.4%	385,000
Net Profit (Loss)	\$ 32,505	\$ -	\$ 32,505	85,910	-	85,910		-
Net Position as of Oct 01, 2021				2,146,121	2,146,121	-		2,146,121
Net Position as of Feb 28, 2022				\$ 2,232,030	\$ 2,146,121	\$ 85,910		\$ 2,146,121

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$737,676	\$10,417	\$619	\$55,458	\$693,254
Sewer Services Reserve	\$1,050,451	\$129,167	\$1,167	\$20,972	\$1,159,812
Irrigation Services Reserve	\$117,327	\$20,833	\$137	\$0	\$138,297
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$2,146,121	\$160,417	\$1,923	\$76,430	\$2,232,030

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

For the Period Ending February 28, 2022

(41.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
ALLOCATIONS									
Total Payroll - Board	\$ 861	\$ 1,333	\$ 472	\$ 4,952	\$ 6,667	\$ 1,715	25.7%	\$ 16,000	
Allocated to GF (Activity Ctr)	(108)	(167)	(59)	(619)	(833)	(214)	25.7%	(2,000)	
Allocated to Water	(148)	(229)	(81)	(850)	(1,144)	(294)	25.7%	(2,745)	
Allocated to Sewer	(374)	(579)	(205)	(2,151)	(2,893)	(742)	25.7%	(6,943)	
Allocated to Irrigation	(87)	(135)	(48)	(501)	(673)	(173)	25.6%	(1,616)	
Balance in General Fund (Admin)	145	225	80	831	1,123	292	26.0%	2,696	
Total Payroll - Salaries	\$ 30,019	\$ 36,862	\$ 6,843	\$ 147,031	\$ 184,312	\$ 37,281	20.2%	\$ 442,348	
Allocated to GF (Activity Ctr Salaries)	(2,624)	(3,413)	(789)	(12,367)	(17,065)	(4,699)	27.5%	(40,957)	
Allocated to GF (Activity Ctr Maint.)	(1,464)	(3,545)	(2,081)	(7,072)	(17,726)	(10,654)	60.1%	(42,543)	
Allocated to GF (Activity Ctr Tennis)	(1,464)	(1,950)	(486)	(8,167)	(9,750)	(1,583)	16.2%	(23,399)	
Allocated to GF (Env. Srv. Gatehouse)	(13,031)	(15,736)	(2,705)	(65,320)	(78,681)	(13,361)	17.0%	(188,835)	
Allocated J. Mercer to Water	(1,083)	(1,083)	-	(4,983)	(5,417)	(434)	8.0%	(13,000)	
Allocated J. Mercer to Sewer	(1,583)	(1,583)	-	(7,283)	(7,917)	(634)	8.0%	(19,000)	
Allocated J. Mercer to Irrigation	(500)	(500)	-	(2,300)	(2,500)	(200)	8.0%	(6,000)	
Allocated to Beach Club- Maint.	(417)	(417)	1	(1,917)	(2,083)	(166)	8.0%	(5,000)	
Allocated to Beach Club- Attendants	(4,813)	(4,805)	8	(23,339)	(24,024)	(685)	2.9%	(57,657)	
Balance in General Fund (Admin)	3,039	3,830	790	14,283	19,149	4,866	25.4%	45,957	
Total Inframark Contract	9,551	9,489	(63)	47,568	47,443	(125)	-0.3%	113,862	
Allocated to Beach Club	(423)	(417)	6	(2,096)	(2,083)	12	-0.6%	(5,000)	
Allocated to Water	(446)	(443)	3	(2,220)	(2,215)	6	-0.3%	(5,315)	
Allocated to Sewer	(1,943)	(1,931)	12	(9,680)	(9,656)	24	-0.2%	(23,175)	
Allocated to Irrigation	(191)	(190)	1	(952)	(949)	2	-0.2%	(2,278)	
Balance in General Fund (Admin)	6,548	6,508	(40)	32,620	32,539	(81)	-0.2%	78,094	
Total Insurance Expense	-	-	-	123,550	126,101	2,551	2.0%	126,101	
Allocated to GF (Activity Ctr)	-	-	-	(31,427)	(32,103)	(676)	2.1%	(32,103)	
Allocated to Beach Club	-	-	-	(17,230)	(17,495)	(265)	1.5%	(17,495)	
Allocated to Water	-	-	-	(7,235)	(7,391)	(156)	2.1%	(7,391)	
Allocated to Sewer	-	-	-	(44,078)	(45,026)	(948)	2.1%	(45,026)	
Allocated to Irrigation	-	-	-	(3,303)	(3,374)	(71)	2.1%	(3,374)	
Balance in General Fund (Admin)	-	-	-	20,276	20,712	436	2.1%	20,712	

4C

GUEST WELL & PUMP SERVICES, INC.

3/4/2022

3112 49th Street, Sarasota, FL. 34234
(941) 371-4311 / (941) 866-1099 Fax

Name:

Contact:

Phone Number:

[email-](#)email-gtgipp@aol.com**INVOICE**

Site:

Riverwood Center

	QTY	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
	1	Labor to figure out if the leak was a well or natural spring.	ea	2,700.00	2,700.00
	NOTE	Guest Well found out the water is coming from boulders 8 to 9 feet down, so its considered a natural spring. But the water quality which is been produce normally is from 100 to 120 depth, depth, we believe one of the geothermal well is leaking out and is creating a spring			
Labor					2,700.00
Total					\$2,700.00

Fifth Order of Business

5A

**Evatech, Inc.**

7809 Clark Moody Blvd
Port Richey, FL 34668
727-641-1326
www.evatech.net

QUOTE 3432

Account Number: 2211

Name: John Mercer

Address:

4250 Riverwood Dr

Port Charlotte, FL

Country: US

Phone: 941.626.0003

Email: jmercer@riverwoodcdd.org

Customer Comments:

Quote Comments:

Quote created on February 28, 2022

ITEM	PRODUCT	PRICE	QTY	SUB TOTAL
7	TREX 44	26,500.00	1	26,500.00
979	TREX 44 ROLL CAGE	1,000.00	1	1,000.00

TOTAL	27,500.00
DISCOUNT	0.00
TAXES	0.00
SHIPPING	0.00
GRAND TOTAL (US Dollars)	27,500.00

DEALER: Luis Medina

Sales taxes may apply to Florida residents

Please wire funds to Evatech, Inc. bank account

Routing Number: 263191387

Account Number: 0000247589074

SWIFT : BRBTUS33

USA Bank Name: Branch Banking and Trust (BB&T)

Bank Address: 65 Massachusetts Ave., New Port Richey, FL 34653

And mail signed invoice to:

Evatech, Inc.

7809 Clark Moody Blvd

Port Richey, FL 34668

Thank you for the opportunity to quote. Quote valid for 30 days.

5B



Quote

Florida Lighting Maintenance

886 S. Packinghouse Sarasota 34232 Phone: 9413428980 Fax: Email: flm@floridalightingmaintenance.com

Date: 04-Mar-2022 02:45 PM
 QUOTATION NO: 3914

To: Riverwood Community Development District

4250 Riverwood Dr
 Port Charlotte, 33953
 Florida, United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	Installation Materials and Labor	48,093.55	0.00	48,093.55
Sub Total:				\$ 48,093.55
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 48,093.55

Site Name: (6) Riverwood Community Development District - Port Charlotte

Contact Name:

Quote Description Tennis court lighting: Replace the poles and fixtures on tennis courts 1,2,3,& 4.

Scope:

Demo

Undue the electrical boxes that are connected to the bottom of the poles.

Use auger to remove the poles from the ground.

Recycle poles and fixtures offsite.

Installation

Install (22) provided fixtures and (16) direct burial poles.

Install new boxes onto the poles for power.

F/I new wiring up the poles and make electrical connections.

Verify fixtures are working and clean area of any debris.

Note #1: FLM shall not be responsible for repairing any of the tennis court surface from skid steer. FLM shall start on the court closest to the parking lot (#1) and working our way out of the courts. See map accompanying this quote. Riverwood Maintenance shall go behind FLM and repair the court surface as we complete the installs.

Note #2: Quote is based on power being in good/working order at each of the poles. If NOT, repairing it would be a change order.

Note #3: Quote assumes existing poles are direct burial. Underground cement casing will result in change order.

Note #4: Deposit of 25% required to secure work.

Company Note

Pipe & Wire Pricing only valid for 7 calendar days. Once estimate/proposal is approved, Pipe & Wire Pricing will be reviewed, increase may be applied to the estimate/proposal/invoice based on commodity market pricing. Work to be completed during normal business hours (7:00AM-4:00PM Monday-Friday). Workmanship will meet or exceed the National Electrical Codes. Any unforeseen obstructions causing extra time or delays, to include permits, material, and/or equipment will be an additional charge. Quoted amount due (30) days after this scope of work is completed, deposit may be required. Quote valid for 30 days. Permit and acquisition fees not included in the proposal. Acceptance of Proposal: Parties agree Florida law should apply to this contract. In the event FLM has to enforce this contract, customer shall pay FLM reasonable attorney fees and costs. Parties wave the right to jury trial and submit personal jurisdiction of Florida. The venue shall be Sarasota County of Florida.

By signing this estimate you agree to this disclosure and take full responsibility:

X_____



FRONTIER LIGHTING™

Florida's Number One Supplier of Lighting!™

2090 PALMETTO STREET
CLEARWATER, FL 33765



Quotation

QUOTE DATE		QUOTE NUMBER	
02/06/22		S2035026	
CUSTOMER PO#		RELEASE#	
TENNIS COURTS			
PLEASE REMIT PAYMENT TO		FRONTIER LIGHTING, INC. 2090 PALMETTO STREET CLEARWATER, FL 33765	

QUOTE TO:

RIVERWOOD CDD
4250 RIVERWOOD DR
PORT CHARLOTTE, FL 33953

SHIP TO:

RIVERWOOD CDD
4250 RIVERWOOD DR
PORT CHARLOTTE, FL 33953

CUSTOMER NUMBER		ORDERED BY		QUOTE DATE	SHIP DATE	TERMS	
53757				02/06/22		Credit Card Auto Charge	
WRITER		SALESPERSON		SHIP VIA			
TIM ZIZAK		CHRIS WILSON		OT OUR TRUCK			
LN	Order Quantity	Id#	Part# / Description			NET PRICE	EXT PRICE
1	22ea	270635	^295W 120-277V 5000K 0-10V DIMMING BRONZE LARGE LED AREA LIGHT WITH TYPE III DISTRIBUTION 40,900 LUMENS ** Non Stock Not Returnable **				
2	22ea	270256	^BRONZE SLIP FITTER MOUNT FOR 2-3/8" TENON ** Non Stock Not Returnable **				
3	16ea	54488	^20' ABOVE GROUND DRIECT BURIAL BRONZE FIBERGLASS POLE WITH TENON				
4	6ea	54488	^DOUBLE SPOKE ARM				
5	10ea	54488	^SINGLE SPOKE ARM				
Subtotal -----							27578.20
TAXES NOT INCLUDED							

THIS IS A QUOTATION

Prices are firm for 30 days, subject to change without notice after 30 days.

APPLICABLE TAXES EXTRA!

Subtotal	27578.20
S&H CHGS	0.00
Amount Due	27578.20



Proposal Submitted to:
Riverwood CDD

March 2, 2022

Ph: 941-979-8720

Fax/Email: riverwooddirector@gmail.com

Job Description: Tennis Court Lighting

Proposal #2022_5231

Location:

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Remove and Replace Tennis Court Lighting Poles and Fixtures with new Direct Burial Poles and Integrated LED Fixtures: Utilizing crane truck and scissor lift, remove existing light fixtures and arm mounts from poles around tennis courts. Remove all existing poles from ground that are not attached to fence around tennis courts. All poles that are being used as fence supports will be cut evenly with top of fence. Each post will have a green cap installed where pole was cut to keep fence supported. Utilizing skid steer and auger attachment, create (16) new holes where new direct burial fiberglass poles will be installed, *(locations will be in exact spot of previous, if possible, otherwise directly next to previous)* new boxes and conduit will be installed where poles are being relocated. Lower each pole to proper depth and backfill accordingly to secure pole position. Install (6) new double spoke mounting arms on specific poles, install (10) new single spoke mounting arms on designated poles (according to layout). Install (16) new integrated LED fixtures on new poles around tennis courts. Pull in new copper circuitry through each pole and wire into each new LED head. Install new in-line fuses at the base of each pole to protect new LED fixtures. Make all connections, check for proper operation. *(All poles and fixtures are being supplied by customer, Owens Electric Inc. does not warranty materials provided by others. Owens Electric Inc. will do everything possible to protect the courts from any surface damage, Owens Electric Inc. is not responsible for damaged court surfaces due to installation of new poles)*

Total Proposal: \$48,520

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$24,260

50% Upon Completion: \$24,260



Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____

Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Proposal #: _____

Print Name: _____ Signature: _____

Sixth Order of Business

Report from Florida Utility
under separate cover

Ninth Order of Business

9A

DEDICATION AGREEMENT FOR GRAND VISTA COURT

THIS DEDICATION AGREEMENT FOR GRAND VISTA COURT (the “Agreement”) is made as of this _____ day of _____, 2022, by and between the **Riverwood Community Development District**, whose address is 210 N. University Dr. Ste 702, Coral Springs, Florida 33071 (the “District”), and **Grand Vista at Riverwood Condominium Association, Inc.**, whose address is 26530 Mallard Way, Punta Gorda, Florida 33950 (the “Association”). Herein, the District and the Association are collectively referred to as the “Parties.”

RECITALS

WHEREAS, the Association is a fee simple owner of a certain tract of land known as Grand Vista Court, located in Charlotte County, Florida, and more particularly described in Exhibit “A” attached hereto (the “Roadway”); and

WHEREAS, the Association has requested that the District accept the dedication of the Roadway to the District, to be utilized for public roadway purposes; and

WHEREAS, the District has agreed to accept the dedication of the Roadway, subject to the terms contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein.

2. Closing. Closing shall occur within 180 days of execution of this Agreement at a date and time mutually agreed upon by the Parties. The Parties hereby agree that Blalock Walters, P.A. will serve as Closing Agent. The Closing Agent shall receive deposits, distribute funds and prepare and obtain the various closing documents needed to conduct the Closing. If Closing does not occur within 180 days of execution, this Agreement shall automatically terminate.

3. Dedication. At Closing, the Association shall convey to the District via right-of-way deed the Roadway, and shall convey via bill of sale all of the roadway and drainage infrastructure located within the Roadway. The District agrees to accept the right-of-way deed and bill of sale, subject to the satisfaction of the terms of this Agreement. The right-of-way deed shall be in the form attached hereto as Exhibit “B”.

4. Transfer of Reserves. At Closing, the Association shall make payment to the District in the amount of \$30,000.00, which amount represents the funds held in reserve by the

Association for future maintenance and repair of the Roadway or other purposes as may be required by law.

5. Survey and Legal Description for Portion of Tract "E". The Association shall be required to obtain and deliver to the District a boundary survey certified to the Association and the District for the paved roadway portion of Tract "E" as generally described on Exhibit "A" within not more than 60 days from the execution of this Agreement and unless the District reasonably objects to the same and notifies the Association in writing of such objection within an explanation of the basis for the objection within 30 days from delivery to the District, the legal description prepared or obtained in connection with the boundary survey shall automatically replace the general description for the paved roadway portion of Tract "E" on Exhibit "A" for all purposes related to this Agreement and the Association and the District shall be required to prepare and execute an amendment to this Agreement confirming the same. If the District reasonably objects to the boundary survey and notifies the Association in writing of such objection within an explanation of the basis for the objection within 30 days from delivery to the District, the Association shall have 30 days from its receipt of the objection from the District to address the objection by the District and correct any related matters or issues in writing and deliver the same to the District. If the Association addresses the objection by the District and corrects any related matters or issues, the Association and the District shall be required to confirm the satisfactory resolution of the objection in writing. If the Association does not address the objection by the District and does not correct any related matters or issues, the District may terminate this Agreement.

6. Closing Contingency. The Association's obligation to close shall be contingent upon the Association receiving the necessary membership approvals for dedication of the Roadway pursuant to the requirements of the Declaration of Condominium of Grand Vista at Riverwood, a Condominium, and obtaining such other approvals and authorizations as may be required pursuant to Chapter 718 of the Florida Statutes.

7. Amendment. No amendment or modification of the Agreement shall be valid unless the same shall be in writing executed and acknowledged by all of the Parties hereto.

8. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of Florida.

9. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which collectively shall be deemed one and the same instrument. In the event that this Agreement is executed by fewer than all of the Parties, then this Agreement shall not be impaired or invalidated as to such Parties, but shall exist as a valid, legal and binding Agreement among the executing Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

DISTRICT:

**RIVERWOOD COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant

By:_____
Mike Spillane, Chairperson

**GRAND VISTA AT RIVERWOOD
CONDOMINIUM ASSOCIATION, INC.**

By:_____

Name:_____

Title:_____

Exhibit "A"

Grand Vista Court

Tract “D” (Ingress/Egress) of Grand Vista at Riverwood, a Condominium, pursuant to the terms of that certain Declaration of Condominium of Grand Vista at Riverwood, a Condominium, as amended from time to time, recorded in Official Records Book 1808, Page 1336, et seq., Public Records of Charlotte County, Florida, which tract is legally described specially at Official Records book 1808, Pages 1504 through 1506, inclusive, Public Records of Charlotte County, Florida;

and

a portion of Tract “E” (Amenities Center) of Grand Vista at Riverwood, a Condominium, pursuant to the terms of that certain Declaration of Condominium of Grand Vista at Riverwood, a Condominium, as amended from time to time, recorded in Official Records Book 1808, Page 1336, et seq., Public Records of Charlotte County, Florida, which tract is legally described specially at Official Records book 1808, Pages 1504 through 1506, inclusive, Public Records of Charlotte County, Florida, which area is being or will be surveyed and legally described and which will consist of the entire footprint of the paved roadway portion of Grand Vista Court, as shown below:



Exhibit “B”
Form Right-of-way Deed

Eleventh Order of Business

11Ai

Riverwood CDD Board
C/o Justin Faircloth, District Manager

Dear Justin:

I would like to re-apply for the vacancy on the Riverwood CDD board. Following are my qualifications:

Graduated Magna Cum Laude in 1980

Worked for 2+ years in a public accounting firm mainly doing audits.

Worked for 10 years for a custom builder as Controller with additional duties of doing their home closings and working with clients to select the finishes on the \$1M plus home.

Spent over 20 years as Controller in a commercial design build construction company which built gas stations for Mobil Oil; Sunoco and Speedway as well as building warehouses. They were also responsible for building Wendy's, McDonalds and Burger Kings in a three state area.

I previously resigned due to a health scare that turned out to be non- life threatening. I believe the work I accomplished while on the board does speak positively to my dedication and persistence to getting it done. I personally regret resigning and would appreciate the consideration of the board.

Sincerely,
Dolly Syrek

11Aii

CURRICULUM VITAE
Cameron C. McKee, M.D.
cmckeedmd@aol.com
cameron.mckee@va.gov
207-441-2935
October 2019

PERSONAL INFORMATION

DATE OF BIRTH: January 6, 1955
PLACE OF BIRTH: Oakland, California
MARITAL STATUS: Married
CHILDREN: 3
HOME ADDRESS: 3544 Eagle Trace Lane
Port Charlotte, FL 33953
MAILING ADDRESS: 3544 Eagle Trace Lane
Port Charlotte, FL 33953

EDUCATION

UNDERGRADUATE: Williams College
Williamstown, MA
Bachelor of Arts
Cum Laude, Honors in Biology
September 1973 - June 1977
GRADUATE: Georgetown University School of Medicine
Washington, D.C.
Alpha Omega Alpha Honor Society
August 1977 - May 1981
POSTGRADUATE: United States Naval Hospital
San Diego, CA
Basic Surgery Internship
July 1981 - June 1982
Naval Aerospace Med. Institute

	<p>Pensacola FL Flight Surgeon November 1982 - May 1983</p>
	<p>United States Naval Hospital San Diego, Ca General Surgery Residency July 1987 - July 1991</p>
PROFESSIONAL	
CERTIFICATION:	<p>Diplomat American Board of Surgery September 1992 Recertified 2002</p>
LICENSURE:	<p>Maine License #013601</p>
CURRENT PRACTICE:	<p>General, Gastrointestinal and Laparoscopic Surgery</p>
HOSPITAL AFFILIATION:	<p>U.S. Department of Veterans Affairs Bay Pines VA Healthcare System Fee Basis General Surgeon 2019 - Present</p> <p>U.S. Department of Veteran Affairs VA Maine Healthcare Assoc. Chief of Surgical Services 2014 - 2019</p> <p>MaineGeneral Medical Center Medical Director Surgical Services 2011 - 2014</p> <p>MaineGeneral Medical Center Chairman: Department of Surgery 1998 - 2000, 2004 - 2014</p> <p>Head: Department of General Surgery United States Naval Hospital Rota, Spain September 1991 - July 1993</p>

11Aiii

Al Heyman

13960 Long Lake Lane
908-625-4940

I am currently retired and a full-time resident of Riverwood for nine years. I have been inspired by the work and dedication of the current board and it would be an honor and privilege to serve the residents of Riverwood.

Objective: To rely on my experience to work with the current board to maintain the environmental beauty, home values and quality of life in Riverwood. This will be done by making sound fiscal decisions and by encouraging the involvement of all of our residents.

Riverwood involvement:

RCA Board Member 2015-2018

Member and Co-Chair of RCA Finance Committee 2014-2016

Member of RCDD Water/Utility Committee 2013-2021

Member of RCDD Sewer Committee-2021-Present

Chair of RCA Safety & Control Access Committee 2015-2018

Member and current Chair RCDD Safety & Control Access Committee 2018-Present

President of Fairway Lakes Neighborhood Association 2015-Present

Past Chair of RCA Election Committee

Past Member and Past Chair of RCA Modification Committee

Work experience:

Worked for 33 years in the banking industry, retiring in 1997 as a regional Vice President for a major national bank in New Jersey. Responsibilities included strategic planning, sales management, personnel management, marketing, lending and budgeting for a group of branches with assets of over 150 million dollars.

Owner and proprietor of a 5000 square foot retail wine and liquor store from 1997 until 2011.

Served in the 298th Army Security Agency

Current Community Involvement:

St. Maximilian Kolbe Council 11483 Knights of Columbus-Past Grand Knight

Chairman of St. Maximilian Kolbe Church Finance Council

Member of Punta Gorda Elks

Member of Port Charlotte American Legion

Community involvement and board experience:

Board Member-Somerset Alliance for the Future

Board Member-Somerset County Chamber of Commerce

Board Member and Vice President-Piscataway Chamber of Commerce

Executive Board Member-Watchung Council Boy Scouts of America

Executive Board Member-Rolling Hills Girl Scouts of America

Board Member-American Heart Association

Board Member-Somerset, Middlesex and Union Chapter of American Institute of Banking
Board Member-Morris County Hispanic Association
Past President and Board Member-Piscataway Rotary Club
Vice President and Board Member-Somerville Business and Professional Association
Vice President and Board Member-Dover Business and Professional Association

11Aiv

Robert W. Daniels
3307 Osprey Lane
Port Charlotte, FL 33953
robertdanielsusa@att.net
616-389-7846

Education

BS Public Administration, Western Michigan University, Kalamazoo, MI
JD Thomas M. Cooley Law School, Lansing, MI

Licenses and Certifications

Licensed Emergency Medical Technician, State of Michigan
Licensed Attorney, State of Michigan
Top Secret Clearance, US Dept. of Defense
Certified Information Systems Security Professional, International Information
Systems Security Certification Consortium
Certified Medicare/Medicaid Assistance Counselor, Michigan Medicare/Medicaid
Assistance Program

Leadership and Management Experience

Cubmaster, Boy Scouts of America
Leader and Loaned Executive, United Way/Combined Federal Campaign
US Social Security Administration, Sr. Management Development Program
Carlyle Condominium, Baltimore, MD, Board member and Chair
Federal PKI Steering Committee, Deputy Chair
Information Systems Security Association, International Board of Directors -
member and Sr. VP
UK Government Department for Works & Pensions, Head of Information Security
Baker College of MI, IT Advisory Board member
Manistee County MI, County Council on Aging, Board member and Chair
NW MI Area Agency on Aging, Board member
Michigan Senior Advocates Council, Delegate

I have lived in Riverwood for approximately 18 months full time and seasonally for two years prior to that. I have been the VP of the Osprey Landing Neighborhood Association for the past year and also serve on the RCA Legal Committee. I have regularly attended CDD and RCA Board meetings for the past year to keep abreast of the issues affecting my neighborhood and community. I believe that my work

experience along with the knowledge, skills and abilities I have obtained through years of hard work in government and private sector settings give me the skill set necessary to be a valuable and hard-working member of the CDD Board of Supervisors.

I am a United States citizen, well past 18 years of age, a legal resident of Charlotte County Florida, a resident and property owner in Riverwood, and a registered voter in Charlotte County, Florida.

11B

RESOLUTION 2022-03

**A RESOLUTION DESIGNATING OFFICERS OF
RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Riverwood Community Development District, at meeting held on March 15, 2022 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Justin Faircloth</u>	Secretary
_____	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 15th DAY OF MARCH, 2022

Chairperson

Secretary

11D

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Riverwood Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(a)(2)(c), Florida Statutes and to instruct the Charlotte Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals:
Donald Myhrberg, Dennis Knaub, Gregg Gipp and Michael Spillane.

Section 2. The term of office for each member of the Board is as follows:

Donald Myhrberg	Term: four years	Expires: 11/2024
Dennis Knaub	Term: four years	Expires: 11/2022
Gregg Gipp	Term: four years	Expires: 11/2022
VACANT	Term: four years	Expires: 11/2024
Michael Spillane	Term: four years	Expires: 11/2024

Section 3. Seat 2, currently held by Gregg Gipp and Seat 5, currently held by Dennis Knaub are scheduled for the General Election in November 2022

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 15th DAY OF MARCH 2022.

ATTEST:

**RIVERWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman