

Riverwood Community Development District

November 15, 2022

AGENDA PACKAGE

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

November 8, 2022

Board of Supervisors
Riverwood
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Riverwood Community Development District will be held Tuesday, November 15, 2022, at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida 33953. Following is the advance agenda.

- 1. Call to Order and Roll Call**
- 2. Approval of the November 15, 2022 Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Approval of Consent Agenda**
 - A. Approval of the Minutes of October 18, 2022 Meeting
 - B. Approval of the Minutes of October 27, 2022 Special Meeting
 - C. Acceptance of the Financial Report and Check Registers as of October 2022
- 5. On-Site Manager's Report**
- 6. Monthly Client Report**
- 7. Safety and Access Control Supervisor Report**
- 8. District Manager's Report**
 - A. Follow Up Items
- 9. Engineer's Report**
- 10. Attorney's Report**
- 11. Old Business**
 - A. Hurricane Ian Update
 - i. RCA November 3, 2022 Letter
 - ii. DLC FEMA Workflow
- 12. New Business**
 - A. Pickleball and Tennis Court Safety Discussion
 - B. Employee Handbook Updates
 - C. Paving Committee
 - D. Resident Handbook

13. Other Committee Reports

- A. Beach Club Committee: Mr. Spillane
- B. Campus Committee: Ms. Syrek
- C. Dog Park Committee: Mr. Knaub
- D. Environmental Committee: Mr. Myhrberg
- E. Finance Committee: Ms. Syrek
- F. RV Park Committee Report: Mr. Myhrberg
- G. Safety & Access Control Committee: Mr. Knaub
- H. Sewer Committee: Mr. Gipp
- I. Strategic Planning Committee: Mr. Myhrberg
- J. Water/Utility Committee: Mr. Spillane

14. Supervisor Comments

15. Audience Comments

16. 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 contact me.

Sincerely,

Justin Faircloth

Justin Faircloth
District Manager

Second Order of Business

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Michael Spillane, Chairman
Donald Myhrberg, Vice-Chairman
Dolly Syrek, Treasurer/Assistant Secretary
Greg Gipp, Assistant Secretary
Dennis Knaub, Assistant Secretary

District Staff

Justin Faircloth, District Manager
Scott Rudacille, District Attorney

Regular Meeting Agenda Tuesday, November 15, 2022 at 2:00 p.m.

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District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

Riverwood Activity Center
4250 Riverwood Drive
Port Charlotte, Florida 33953
(941) 979-8720

13. Other Committee Reports

- A. Beach Club Committee: Mr. Spillane
- B. Campus Committee: Ms. Syrek
- C. Dog Park Committee: Mr. Knaub
- D. Environmental Committee: Mr. Myhrberg
- E. Finance Committee: Ms. Syrek
- F. RV Park Committee Report: Mr. Myhrberg
- G. Safety & Access Control Committee: Mr. Knaub
- H. Sewer Committee: Mr. Gipp
- I. Strategic Planning Committee: Mr. Myhrberg
- J. Water/Utility Committee: Mr. Spillane

14. Supervisor Comments

15. Audience Comments

16. Adjournment

The next scheduled meeting is scheduled to be held Tuesday, December 20, 2022 at 2:00 p.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

Riverwood Activity Center
4250 Riverwood Drive
Port Charlotte, Florida 33953
(941) 979-8720

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 was held on Tuesday, October 18, 2022 at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Michael Spillane
Donald Myhrberg
Dolly Syrek
Dennis Knaub

Chairman
Vice Chairman
Treasurer/Assistant Secretary
Assistant Secretary

Also present were:

Justin Faircloth
Scott Rudacille
Members of the Public

District Manager
District Counsel

Following is a summary of the discussions and actions taken.

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 October 18, 2022 Agenda

On MOTION by Ms. Syrek, seconded by Mr. Myhrberg with all in favor, the October 18, 2022 Agenda was approved.

- Mr. Faircloth noted the following items: 5A: Consideration of Proposals, 11A: Road Improvement Program, 12Ai: DLC Contract Discussion, 12Aii: October 27, 2022 Post Hurricane Ian Approval, and 12D: Purchase of New Laptops for Finance Committee.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Audience comments were received regarding hurricane cleanup, BrightView and hurricane debris removal.

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

- A. Approval of the Minutes of September 20, 2022 Meeting**
- B. Approval of the Minutes of September 26, 2022 Emergency Meeting**
- C. Acceptance of the Financial Report and Check Registers as of September 2022**

On MOTION by Mr. Myhrberg, seconded by Ms. Syrek with all in favor the Consent Agenda was approved.

FIFTH ORDER OF BUSINESS**On-Site Manager's Report**

- Mr. Myhrberg presented the On-Site Manager's Report.
- Mr. Myhrberg reported that Mr. Mercer was injured during Hurricane Ian clean-up.

A. Consideration of Proposals

On MOTION by Mr. Myhrberg seconded by Mr. Gipp with all in favor, the sunshade repair, storm door repair, proposal from Leonard Roofing, and signal door repair were approved.

SIXTH ORDER OF BUSINESS**Monthly Client Report**

- Mr. Gilbert presented his report.

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

- Mr. Cohen presented his report to the Board.

EIGHTH ORDER OF BUSINESS**District Manager's Report****A. Motion to Assign Fund Balance**

On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in favor, the Motion to Assign Fund Balance was approved.

B. Follow Up Items

- Mr. Faircloth stated the check from Mr. Lesinski, did not bounce, the bank rejected the check since the positive pay records were not given to the bank in time. Mr. Faircloth noted that this was the first attempt in utilizing positive pay for the District and this issue should not continue going forward.
- Mr. Faircloth discussed applying \$6,582.08 in old inactive customer deposits to the outstanding balance that Vizcaya had with the District before the the new billing arrangement went into effect. The Board and Mr. Rudacille were in agreement to proceed with this direction.

NINTH ORDER OF BUSINESS**Engineer's Report**

- None.

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

- None.

ELEVENTH ORDER OF BUSINESS**Old Business****A. Road Improvement Program**

- Mr. Myhrberg provided an update on the Road Improvement Program.

On MOTION by Mr. Myhrberg seconded by Ms. Syrek with Mr. Spillane, Mr. Myhrberg, Mr. Gipp, and Ms. Syrek voting aye and Mr. Knaub voting nay to offer to the RCA the opportunity to combine their roads with the CDD's roads to have one consistent Roads Program was approved.

- Mr. Myhrberg noted he would follow up with the RCA to see their interest.

TWELFTH ORDER OF BUSINESS**New Business****A. Hurricane Ian Discussion****i. DLC Contract Discussion**

On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in favor staff was authorized to hire Disaster Law Consulting LLC.

ii. 10/27/22 Post Hurricane Ian Meeting Approval

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor, the 10/27/22 Post Hurricane Ian Meeting was approved.

B. Storm Preparations

- This item was already discussed.

C. Cell Phone & Service Purchase for Tim Schimpler

On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in favor the purchase of a cell phone and service for Tim Schimpler was approved.

D. Purchase of New Laptops for Finance Committee

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor the purchase of six new laptops for the Finance Committee was approved.

- Mr. Faircloth recommended a sign-out sheet for the laptops.

THIRTEENTH ORDER OF BUSINESS**Other Committee Reports****A. Beach Club Committee: Mr. Spillane**

- No meeting.

B. Campus Committee: Ms. Syrek

- Ms. Syrek stated presented her brief report.

C. Dog Park Committee: Mr. Knaub

- No meeting.

D. Environmental Committee: Mr. Myhrberg

- No meeting.

E. Finance Committee: Ms. Syrek

- Ms. Syrek stated the Finance Committee is recommending the Board approve Tim Reese to join the Finance Committee.

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor Mr. Tim Reese was appointed to serve as a member of the Finance Committee.

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor Mr. Tim Reese was appointed to serve on the Auditor Selection Committee.

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor anyone outside of Riverwood whose home is inhabitable after the hurricane, their sewer is to be disconnected, deposit returned, and a note will be placed on their account stating if the homeowner rebuilds within three years, they shall not be charged the \$5,000 fee to be reconnected to the sewer.

- Further discussion ensued.

F. RV Park Committee Report: Mr. Myhrberg

- Mr. Myhrberg commented that plans to enlarge the park are delayed as debris from Hurricane Ian is being stored there.

G. Safety & Access Control Committee: Mr. Knaub

- Mr. Knaub provided Hurricane Ian update.

H. Sewer Committee: Mr. Gipp

- Mr. Gipp expressed the need to pay attention to the CDD's finances due to the amount of work being done lately.

I. Strategic Planning Committee: Mr. Myhrberg

- Mr. Myhrberg stated the Committee is looking at Hurricane Ian expenses vs. deductibles.
- Mr. Myhrberg noted the pool pump needs to be replaced.

- Solar update and revision of Reserve Studies for the general fund were also addressed.

J. Water/Utility Committee: Mr. Spillane

- Mr. Spillane provided an update.

FOURTEENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Myhrberg urged residents to present their comments to the Board.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

- Audience comments were received regarding the RCA and CDD, gates, signal lights, finances, assessment, community improvement and water bills.

On MOTION by Ms. Syrek, seconded by Mr. Myhrberg, with all in favor, late fees on water bills shall be waived this month on a case by case basis.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Michael Spillane
Chairman

4B

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Riverwood Community Development District was held on Thursday, October 27, 2022 at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Michael Spillane
Donald Myhrberg
Dolly Syrek
Dennis Knaub
Gregg Gipp

Chairman
Vice Chairman
Treasurer/Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Justin Faircloth
Tony Ettore
Members of the Public

District Manager
DLC-FEMA Counsel (*via phone*)

Following is a summary of the discussions and actions taken.

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 Agenda

- Mr. Faircloth added item 5G: Ratification of Employee Spot Bonuses.

On MOTION by Ms. Syrek, seconded by Mr. Myhrberg, with all in favor, the October 27, 2022 Agenda was approved as amended.

THIRD ORDER OF BUSINESS

**Disaster Law Center Update Regarding
FEMA Assistance**

- Mr. Faircloth provided an update on actions taken from the October 18th meeting noting the contract with DLC had been signed and Mr. Ettore had developed an account in Grants Portal with FEMA for the District.
- The Board decided the following:
 - Mr. Ettore will add Mr. Mercer to Grants Portal and he will be the main contact on site for Mr. Ettore.

- Mr. Ettore will contact FDEM to request assistance in getting the debris piles at the RV park removed.
- Mr. Myhrberg will also reach out to the County again to request assistance in getting the debris piles at the RV park removed.
- RCA/Brightview will ensure that all stumps are photographed and GPS locations obtained and this information be sent to Mr. Ettore.
- The Board will discuss removal options again at their 11/15/22 meeting.
- Board will review all CDD areas and notate any additional damages that should be sent to Mr. Ettore prior to the 10/29/22 deadline to file for damages with FEMA.
- Mr. Ettore suggested waiting 30 days for a response from FEMA, before removing any debris from the RV Park.

FOURTH ORDER OF BUSINESS**Initial Storm Preparation****A. Preparation of Storing CDD Equipment Friday – John Mercer**

- Mr. Mercer presented his report.
- He noted that much of the work was done weeks prior to the Hurricane, some of which included draining the lakes.
- Mr. Mercer and other Board members did not anticipate the power outage.

B. Meeting Plan of Action and Suggestion to RCA Personnel Monday – Ms. Syrek, Mr. Mercer

- Ms. Syrek presented the report.
- Ms. Syrek stated she and Mr. Mercer created a list of items to look at prior to the hurricane, some of which included securing CDD equipment and RCA furniture.

C. Meeting Safety and Access Monday – Mr. Knaub

- Mr. Knaub presented his report.
- He noted his team secured the gate prior to the storm to minimize damage and left it open to ensure no one was trapped inside the community.
- Mr. Knaub commented on communication degradation during a storm and unsolicited vendors in the community.
- The gates suffered some damage during the storm, but are operational again.

D. Meeting Follow-up on Campus Readiness – Mr. Myhrberg, Mr. Mercer

- Mr. Myhrberg and Mr. Mercer presented their report
- Mr. Mercer noted he and Mr. Mercer had several meetings in advance to ensure work had progressed.

- Mr. Mercer commented on claims being filed to get vendors in the community after the storm and working with the RCA.

FIFTH ORDER OF BUSINESS**Post Storm Action****A. Site Evaluation Thursday – Mr. Mercer****B. Insurance Claim Friday – Mr. Mercer**

- Mr. Mercer commented on actions after the storm and filing of insurance claims.

C. Initial Mitigation and Insurance Adjuster Discussion Saturday – Mr. Myhrberg, Mr. Mercer**D. Community Assessment Saturday – Mr. Spillane, Mr. Gipp, Mr. Myhrberg****E. Activity Center Clean-up Saturday – Mr. Myhrberg, Mr. Mercer****F. Community Clean up Starting Monday – Mr. Gipp**

- Mr. Gipp commented on clean up actions after the storm and actions to insure water and sewer service were up and running.

G. Ratification of Employee Spot Bonuses

On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in favor Employee Spot Bonuses to John Mercer in the amount of \$2,500, Tim Schimpler in the amount of \$1,000, and Denise Patrick in the amount of \$500 as net bonuses were approved.

SIXTH ORDER OF BUSINESS**Current Conditions**

- Mr. Spillane stated all the improvements and repairs to the building have been noted. The Board discussed the proposals that are being obtained to make repairs.

SEVENTH ORDER OF BUSINESS**Costs**

- Discussion ensued regarding BrightView and other potential vendors.
- Mr. Myhrberg commented on the MOU with the RCA.

EIGHTH ORDER OF BUSINESS**Supervisor Comments**

- Supervisor comments were received.

NINTH ORDER OF BUSINESS**Audience Comments**

- Audience comments we received.
- Mr. Faircloth stated that Mr. Ettore confirmed the 60-day deadline runs from September 23 through November 22nd for Category A and B expenses and that FEMA has extended the deadline to file with the RPA to December 2, 2022.

TENTH ORDER OF BUSINESS

Adjournment

- There being no further business,

On MOTION by Ms. Syrek, seconded by Mr. Myrhberg, with all in favor, the meeting was adjourned at 3:38 P.M.

Michael Spillane
Chairman

4C

Riverwood Community Development District

Financial Statements *(unaudited)*

October 31, 2022

Prepared by



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Balance Sheet
October 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,442,053	\$ 1,442,053
Equity in Pooled Cash	567,143	2,066,314	67,621	75,186	(23,441)	8,650	339,709	2,003,853	(5,105,035)	-
Accounts Receivable	-	-	550	-	-	-	211,841	-	-	212,391
Accounts Receivable > 120	-	-	-	-	-	-	5	-	-	5
Accounts Receivable - Other	185	-	-	-	-	-	-	-	-	185
Loan Due from Beach Fund	165,492	-	-	-	-	-	-	-	-	165,492
Due From Other Funds	-	-	-	-	23,441	-	-	-	-	23,441
Inventory:										
Mat'l's/Supplies	4,420	-	-	-	-	-	-	-	-	4,420
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,662,982	3,662,982
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	331,385	-	-	-	331,385
Prepaid Items	-	-	19	-	-	-	-	-	-	19
Total Current Assets	737,240	2,066,314	68,190	75,186	-	471,337	551,555	2,003,853	-	5,973,675
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	-	-	-	-	-	-	37,977	-	-	37,977
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(8,527)	-	-	(8,527)
Total Noncurrent Assets	-	-	-	-	-	-	7,508,318	-	-	7,508,318
Total Assets	\$ 737,240	\$ 2,066,314	\$ 68,190	\$ 75,186	\$ -	\$ 471,337	\$ 8,059,873	\$ 2,003,853	\$ -	\$ 13,481,993

Balance Sheet
October 31, 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	\$ 1,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,517	\$ -	\$ -	\$ 183,387
Accrued Expenses	14,103	-	569	-	-	-	84,807	-	-	99,479
Retainage Payable	-	-	-	-	-	-	-	38,091	-	38,091
Sales Tax Payable	7	-	-	-	-	-	-	-	-	7
Deposits	-	-	-	-	-	-	206,468	-	-	206,468
Loan Due to General Fund	-	-	-	-	165,492	-	-	-	-	165,492
Due To Other Funds	23,441	-	-	-	-	-	-	-	-	23,441
Total Current Liabilities	39,421	-	569	-	165,492	-	472,792	38,091	-	716,365
Total Liabilities	39,421	-	569	-	165,492	-	472,792	38,091	-	716,365
Fund Balances / Net Position										
Restricted for:										
Debt Service	-	-	-	-	-	471,337	-	-	-	471,337
Assigned to:										
Operating Reserves	350,000	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	547,421	-	-	-	-	-	-	-	547,421
Reserves - Settlement	-	252,166	-	-	-	-	-	-	-	252,166
Environmental Services	-	409,431	-	-	-	-	-	-	-	409,431
Reserves - Roadways	-	772,003	-	-	-	-	-	-	-	772,003
Reserves - RV Park	-	85,293	-	-	-	-	-	-	-	85,293
Reserves - Beach Club	-	-	-	75,186	-	-	-	-	-	150,372
Unassigned:	347,819	-	67,621	-	(165,492)	-	-	-	-	249,948
Net Investment in capital assets	-	-	-	-	-	-	7,508,317	-	-	7,508,317
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,212,573	-	1,212,573
Reserves - Water System	-	-	-	-	-	-	-	340,232	-	340,232
Reserves - Irrigation System	-	-	-	-	-	-	-	172,290	-	172,290
Unrestricted/Unreserved	-	-	-	-	-	-	78,764	-	-	78,764
Total Fund Balances / Net Position	697,819	2,066,314	67,621	75,186	(165,492)	471,337	7,587,081	1,965,762	-	12,690,442
Total Liabilities & Fund Balances / Net Position	\$ 737,240	\$ 2,066,314	\$ 68,190	\$ 75,186	\$ -	\$ 471,337	\$ 8,059,873	\$ 2,003,853	\$ -	\$ 13,481,993

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	n/a	\$ 1,354,155
Special Assmnts- Discounts	-	-	-	-	-	-	n/a	(54,654)
Non-Resident Members	-	833	(833)	-	833	(833)	n/a	10,000
Other Miscellaneous Revenues	100	42	58	100	42	58	138.1%	500
Interest - Investments	1,517	141	1,376	1,517	141	1,376	975.8%	1,693
Total Revenue / Other Sources	1,617	1,016	601	1,617	1,016	601	59.1%	1,311,694

Expenditures

Administration

P/R-Board of Supervisors	181	225	44	181	225	44	19.7%	2,696
Payroll-Salaries	1,326	1,644	318	1,326	1,644	318	19.4%	19,724
ProfServ-Engineering	-	542	542	-	542	542	n/a	6,500
ProfServ-Mgmt Consulting	6,703	6,703	(0)	6,703	6,703	(0)	0.0%	80,437
ProfServ-Legal Services	-	2,917	2,917	-	2,917	2,917	n/a	35,000
ProfServ-Trustee Fees	-	-	-	-	-	-	n/a	3,717
Auditing Services	-	-	-	-	-	-	n/a	3,600
Communications-Other	303	250	(53)	303	250	(53)	-21.4%	3,000
Insurance	22,562	20,712	(1,850)	22,562	20,712	(1,850)	-8.9%	20,712
Misc-Non Ad Valorem Taxes	-	208	208	-	208	208	n/a	2,500
Misc-Assessment Collection Cost	-	-	-	-	-	-	n/a	26,000
Website Hosting/Email services	-	275	275	-	275	275	n/a	3,300
Janitorial /Office supplies	-	167	167	-	167	167	n/a	2,000
Office Expense	97	1,000	903	97	1,000	903	90.3%	12,000
Misc-Credit Card Fees	1	103	102	1	103	102	99.0%	1,232
Total Administration	31,174	34,746	3,572	31,174	34,746	3,572	10.3%	222,418

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Environmental Services								
Payroll-Environmental Services	4,538	3,533	(1,005)	4,538	3,533	(1,005)	-28.4%	42,391
Contracts-Preserve Maintenance	-	2,917	2,917	-	2,917	2,917	n/a	35,000
Contracts-Lakes	1,850	2,017	167	1,850	2,017	167	8.3%	24,200
ProfServ-Consultants	-	1,250	1,250	-	1,250	1,250	n/a	15,000
Electricity - General	173	200	27	173	200	27	13.6%	2,400
Utility - Water & Sewer	46	167	121	46	167	121	72.3%	2,000
R&M-Emergency & Disaster Relief	1,690	-	(1,690)	1,690	-	(1,690)	0.0%	-
R&M-Sidewalks	-	833	833	-	833	833	n/a	10,000
R&M-Storm Drain Cleaning	-	1,250	1,250	-	1,250	1,250	n/a	15,000
R&M-Preserves	-	5,000	5,000	-	5,000	5,000	n/a	60,000
R&M-Road Scaping	56	833	777	56	833	777	93.2%	10,000
R&M-Roads,Signage,Striping	-	917	917	-	917	917	n/a	11,000
R&M-Lakes,Bank Erosion,Planting	-	417	417	-	417	417	n/a	5,000
Misc-Contingency	-	1,763	1,763	-	1,763	1,763	n/a	21,157
Total Environmental Services	8,353	21,097	12,744	8,353	21,097	12,744	60.4%	253,148
Activity Center Campus								
P/R-Board of Supervisors	135	167	32	135	167	32	19.4%	2,000
Payroll-Salaries	1,959	2,055	96	1,959	2,055	96	4.7%	24,656
Payroll-Maintenance	1,078	1,449	371	1,078	1,449	371	25.6%	17,391
Payroll-Gatehouse	15,137	20,467	5,331	15,137	20,467	5,331	26.0%	245,609
Electricity - General	3,500	4,222	722	3,500	4,222	722	17.1%	50,666
Utility - Water & Sewer	370	1,333	963	370	1,333	963	72.2%	16,000
Insurance - Property	34,971	32,100	(2,871)	34,971	32,100	(2,871)	-8.9%	32,103
R&M-Pools	-	667	667	-	667	667	n/a	8,000
R&M-Fitness Equipment	-	417	417	-	417	417	n/a	5,000
R&M-Gate	536	2,083	1,547	536	2,083	1,547	74.3%	25,000
R&M-Gatehouse/Security	-	2,083	2,083	-	2,083	2,083	n/a	25,000
Op Supplies - Gatehouse	40	1,250	1,210	40	1,250	1,210	96.8%	15,000
R&M-Activity Campus Buildings	374	3,333	2,959	374	3,333	2,959	88.8%	40,000
Misc-Special Projects	-	6,373	6,373	-	6,373	6,373	n/a	76,477
Tools and Equipment	-	1,250	1,250	-	1,250	1,250	n/a	15,000
Operating Supplies	-	167	167	-	167	167	n/a	2,000
Misc-Contingency	-	1,520	1,520	-	1,520	1,520	n/a	18,241
Total Activity Center Campus	58,100	80,937	22,837	58,100	80,937	22,837	28.2%	618,143
Total Expenditures	97,627	136,780	39,153	97,627	136,780	39,153	28.6%	1,093,709

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Transfers Out								
Reserve - Activity Center Campus	6,499	6,499	0	6,499	6,499	0	0.0%	77,985
Reserve - Roadways	10,833	10,833	(0)	10,833	10,833	(0)	0.0%	130,000
Reserve - Environmental Services	833	833	(0)	833	833	(0)	0.0%	10,000
Total Transfers Out	18,165	18,165	(0)	18,165	18,165	(0)	0.0%	217,985
Total Expenditures & Transfers	115,792	154,945	39,153	115,792	154,945	39,153	25.3%	1,311,694
Net Surplus (Deficit)	\$ (114,175)	\$ (153,929)	\$ 39,754	(114,175)	(153,929)	39,754		-
Fund balance as of Oct 01, 2022				811,994	811,994	-		811,994
Fund Balance as of Oct 31, 2022				\$ 697,819	\$ 658,065	\$ 39,754		\$ 811,994

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
RV Parking Lot Revenue	-	4,750	(4,750)	-	4,750	(4,750)	-100.0%	57,000
Transfer In - Roadways	10,833	10,833	0	10,833	10,833	0	0.0%	130,000
Transfer In - Environmental Services	833	833	0	833	833	0	0.0%	10,000
Transfer In - Activity Center Campus	6,499	6,499	(0)	6,499	6,499	(0)	0.0%	77,985
Other Miscellaneous Revenues	1	-	1	1	-	1	n/a	-
Interest - Investments	4,498	-	4,498	4,498	-	4,498	n/a	-
Total Revenue / Other Sources	22,664	22,915	(251)	22,664	22,915	(251)	-1.1%	274,985
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	6,499	6,499	-	6,499	6,499	100.0%	77,985
Total Activity Center Campus	-	6,499	6,499	-	6,499	6,499	100.0%	77,985
Roadways								
Reserve - Roadways	-	10,833	10,833	-	10,833	10,833	100.0%	130,000
Total Roadways	-	10,833	10,833	-	10,833	10,833	100.0%	130,000
RV Park								
Reserve - RV Park	-	2,506	2,506	-	2,506	2,506	100.0%	30,070
Payroll- RV Park	1,268	1,000	(268)	1,268	1,000	(268)	-26.8%	12,000
Materials & Supplies	-	417	417	-	417	417	100.0%	5,000
Capital Projects	-	708	708	-	708	708	100.0%	8,500
Postage and Freight	-	3	3	-	3	3	100.0%	40
Fuel, Gasoline and Oil	-	8	8	-	8	8	100.0%	90
Credit Card Fees	-	108	108	-	108	108	100.0%	1,300
Total RV Park	1,268	4,750	3,482	1,268	4,750	3,482	73.3%	57,000
Environmental Services								
Reserve - Environmental Services	-	833	833	-	833	833	100.0%	10,000
Total Environmental Services	-	833	833	-	833	833	100.0%	10,000
Total Expenditures	1,268	22,915	21,647	1,268	22,915	21,647	94.5%	274,985
Net Surplus (Deficit)	\$ 21,396	\$ -	\$ 21,396	21,396	-	21,396		-
Fund balance as of Oct 01, 2022				2,044,918	2,044,918	-		2,044,918
Fund Balance as of Oct 31, 2022				\$ 2,066,314	\$ 2,044,918	\$ 21,396		\$ 2,044,918

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% Yr Complete)

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

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Environmental Services Reserve	\$407,706	\$833	\$891	\$0	\$409,430
Activity Center Campus Reserve	\$539,731	\$6,499	\$1,191	\$0	\$547,421
Roadways Reserve	\$759,490	\$10,833	\$1,679	\$0	\$772,003
Construction Settlement Reserve	\$251,618	\$0	\$549	\$0	\$252,166
RV Park Reserve	\$86,373	\$0	\$188	\$1,268	\$85,294
Total	\$2,044,918	\$18,166	\$4,498	\$1,268	\$2,066,314

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Membership Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	n/a	\$ 161,500
Initiation Fees	100	250	(150)	100	250	(150)	-60.0%	3,000
Amenities Revenue	-	83	(83)	-	83	(83)	-100.0%	1,000
Summer Membership	-	625	(625)	-	625	(625)	-100.0%	7,500
Other Miscellaneous Revenues	26	42	(16)	26	42	(16)	-39.0%	500
Interest - Investments	164	17	147	164	17	147	864.2%	200
Total Revenue / Other Sources	290	1,017	(727)	290	1,017	(727)	-71.5%	173,700

Expenditures

Beach Club Operations

Payroll-Administrative	386	417	31	386	417	31	7.4%	5,000
Payroll-Attendants	3,428	6,195	2,767	3,428	6,195	2,767	44.7%	74,339
ProfServ-Mgmt Consulting	429	429	(0)	429	429	(0)	0.0%	5,150
Auditing Services	-	-	-	-	-	-	n/a	1,800
Contracts-On-Site Maintenance	-	83	83	-	83	83	100.0%	1,000
Contracts-Landscape	-	250	250	-	250	250	100.0%	3,000
Communication - Telephone	-	208	208	-	208	208	100.0%	2,500
Utility - General	60	75	15	60	75	15	20.0%	900
Utility - Refuse Removal	73	75	2	73	75	2	2.5%	900
Utility - Water & Sewer	80	150	70	80	150	70	46.7%	1,800
Insurance	19,058	17,495	(1,563)	19,058	17,495	(1,563)	-8.9%	17,495
R&M-Buildings	85	417	332	85	417	332	79.6%	5,000
R&M-Equipment	-	417	417	-	417	417	100.0%	5,000
Preventative Maint-Security Systems	-	146	146	-	146	146	100.0%	1,750
Misc-Special Projects	-	250	250	-	250	250	100.0%	3,000
Misc-Web Hosting	-	46	46	-	46	46	100.0%	550
Misc-Taxes	-	-	-	-	-	-	n/a	756
Misc-Contingency	-	260	260	-	260	260	100.0%	3,116
Credit Card Fees	-	417	417	-	417	417	100.0%	5,000
Office Supplies	-	17	17	-	17	17	100.0%	200
Op Supplies - General	58	83	25	58	83	25	30.0%	1,000
Total Beach Club Operations	23,657	27,430	3,773	23,657	27,430	3,773	13.8%	139,256

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% 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	23,617
Interest Expense	-	-	-	-	-	-	n/a	827
Total Debt Service	-	-	-	-	-	-	n/a	24,444
Total Expenditures	23,657	27,430	3,773	23,657	27,430	3,773	13.8%	163,700
Transfer Out								
Reserve - Beach Club	833	833	(0)	833	833	(0)	0.0%	10,000
Total Transfer Out	833	833	(0)	833	833	(0)	0.0%	10,000
Total Expenditures & Transfer	24,490	28,263	3,773	24,490	28,263	3,773	13.3%	173,700
Net Surplus (Deficit)	<u>\$ (24,201)</u>	<u>\$ (27,246)</u>	<u>\$ 3,045</u>	(24,201)	(27,246)	3,045		-
Fund balance as of Oct 01, 2022				91,822	91,822	-		91,822
Fund Balance as of Oct 31, 2022				<u>\$ 67,621</u>	<u>\$ 64,576</u>	<u>\$ 3,045</u>		<u>\$ 91,822</u>

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
Revenue / Other Sources									
Transfer in - Beach Club	\$ 833	\$ 833	\$ 0	\$ 833	\$ 833	\$ 0	0.0%	\$ 10,000	
Total Revenue / Other Sources	833	833	0	833	833	0	0.0%	10,000	
Expenditures									
Reserve - Beach Club	-	833	833	-	833	833	100.0%	10,000	
Total Expenditures	-	833	833	-	833	833	0.0%	10,000	
Net Surplus (Deficit)	\$ 833	\$ -	\$ 833	833	-	833		-	
Fund balance as of Oct 01, 2022				74,352	74,352	-		74,352	
Fund Balance as of Oct 31, 2022				\$ 75,186	\$ 74,352	\$ 833		\$ 74,352	

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$74,353	\$833	\$0	\$0	\$75,186
Total	\$74,353	\$833	\$0	\$0	\$75,186

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% 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, 2022				(165,492)	(165,492)	-		(165,492)
Fund Balance as of Oct 31, 2022				\$ (165,492)	\$ (165,492)	\$ -		\$ (165,492)

Series 2018 Debt Service Fund (Valley National Bank)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	n/a	\$ 698,412
Special Assmnts- Discounts	-	-	-	-	-	-	n/a	(27,936)
Interest - Investments	754	42	712	754	42	712	1694.2%	500
Total Revenue / Other Sources	754	42	712	754	42	712	1694.2%	670,976
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	-	-	-	-	-	-	n/a	13,968
Principal Debt Retirement	-	-	-	-	-	-	n/a	440,000
Interest Expense	-	-	-	-	-	-	n/a	223,867
Total Debt Service	-	-	-	-	-	-	n/a	677,835
Total Expenditures	-	-	-	-	-	-	n/a	677,835
Net Surplus (Deficit)	\$ 754	\$ 42	\$ 712	754	42	712		(6,859)
Fund balance as of Oct 01, 2022				470,583	470,583	-		470,583
Fund Balance as of Oct 31, 2022				\$ 471,337	\$ 470,625	\$ 712		\$ 463,724

Enterprise Fund - Breakdown by Utility Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Utility Services			Total YTD Actuals	Total YTD Budget	Variance Fav (Unfav)	% Variance	Adopted Budget
	Water	Sewer	Irrigation					
Revenue / Other Sources								
Base Charges for Services	\$ 38,622	\$ 109,696	\$ 18,527	\$ 166,844	\$ 166,391	\$ 453	0.3%	\$ 1,996,700
Usage Charges for Services	15,986	-	-	15,986	17,431	(1,445)	-8.3%	209,170
Standby Fees	-	555	-	555	525	30	5.7%	6,300
Meter Fees	-	-	-	-	83	(83)	-100.0%	1,000
Backflow Fees	-	-	-	-	2,522	(2,522)	-100.0%	30,259
Other Miscellaneous Revenues	457	2,082	-	2,539	983	1,556	158.3%	11,800
Interest - Investments	61	114	25	200	67	133	198.2%	800
Total Revenue / Other Sources	55,126	112,446	18,552	186,124	188,002	(1,878)	-1.0%	2,256,029
Expenses								
Administration	10,455	53,902	4,473	68,830	69,338	508	0.7%	230,906
Utility Services	216,346	44,760	5,240	266,346	136,764	(129,582)	-94.7%	1,641,123
Transfers Out	2,500	25,833	3,667	32,000	32,000	-	0.0%	384,000
Total Expenses	229,301	124,495	13,380	367,176	238,102	(129,074)	-54.2%	2,256,029
Net Profit (Loss)	<u>\$ (174,176)</u>	<u>\$ (12,049)</u>	<u>\$ 5,172</u>	<u>(181,053)</u>	<u>(50,100)</u>	<u>(130,953)</u>		<u>-</u>
Net Position as of Oct 01, 2022				7,768,132	7,768,132	-		7,768,132
Net Position as of Oct 31, 2022				<u><u>\$ 7,587,079</u></u>	<u><u>\$ 7,718,032</u></u>	<u><u>\$ (130,953)</u></u>		<u><u>\$ 7,768,132</u></u>

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% 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	\$ 38,622	\$ 38,308	\$ 314	\$ 38,622	\$ 38,308	\$ 314	0.8%	\$ 459,700
Water-Usage	15,986	17,431	(1,445)	15,986	17,431	(1,445)	-8.3%	209,170
Backflow Fees	-	2,522	(2,522)	-	2,522	(2,522)	-100.0%	30,259
Other Miscellaneous Revenues	457	150	307	457	150	307	204.7%	1,800
Interest - Investments	61	25	36	61	25	36	143.6%	300
Total Revenue / Other Sources	55,126	58,436	(3,310)	55,126	58,436	(3,310)	-5.7%	701,229
Administration								
P/R-Board of Supervisors	185	229	44	185	229	44	19.3%	2,745
Payroll-Project Manager	1,763	1,667	(96)	1,763	1,667	(96)	-5.8%	20,000
ProfServ-Engineering	-	417	417	-	417	417	100.0%	5,000
ProfServ-Legal Services	-	567	567	-	567	567	100.0%	6,800
ProfServ-Mgmt Consulting	456	456	(0)	456	456	(0)	0.0%	5,474
Auditing Services	-	-	-	-	-	-	n/a	3,060
Postage and Freight	-	26	26	-	26	26	100.0%	306
Insurance	8,051	7,391	(660)	8,051	7,391	(660)	-8.9%	7,391
Printing and Binding	-	28	28	-	28	28	100.0%	340
Legal Advertising	-	40	40	-	40	40	100.0%	485
Miscellaneous Services	-	79	79	-	79	79	100.0%	949
Office Supplies	-	9	9	-	9	9	100.0%	102
Total Administration	10,455	10,909	454	10,455	10,909	454	4.2%	52,652
Utility Services								
ProfServ-Utility Billing	795	856	61	795	856	61	7.1%	10,266
Contracts-Other Services	4,482	4,482	0	4,482	4,482	0	0.0%	53,783
Utility - Base Rate	12,764	12,764	0	12,764	12,764	0	0.0%	153,162
Utility - Water-Usage	22,000	24,935	2,935	22,000	24,935	2,935	11.8%	299,218
Utility-CCU Admin Fee	4	4	(0)	4	4	(0)	-7.3%	50
R&M-General	176,301	4,625	(171,676)	176,301	4,625	(171,676)	-3711.9%	55,500
Misc-Licenses & Permits	-	25	25	-	25	25	100.0%	300
Back Flow Preventors	-	2,522	2,522	-	2,522	2,522	100.0%	30,259
Misc-Contingency	-	1,337	1,337	-	1,337	1,337	100.0%	16,039
Total Utility Services	216,346	51,550	(164,796)	216,346	51,550	(164,796)	-319.7%	618,577
Total Expenses	226,801	62,459	(164,342)	226,801	62,459	(164,342)	-263.1%	671,229

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% 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	2,500	2,500	-	2,500	2,500	-	0.0%	30,000
Total Transfers Out	2,500	2,500	-	2,500	2,500	-	0.0%	30,000
Total Expenses & Transfers	229,301	64,959	(164,342)	229,301	64,959	(164,342)	-253.0%	701,229
Net Profit (Loss)	<u>\$ (174,176)</u>	<u>\$ (6,523)</u>	<u>\$ (167,653)</u>	<u>\$ (174,176)</u>	<u>\$ (6,523)</u>	<u>\$ (167,653)</u>		<u>\$ -</u>

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% 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	\$ 109,696	\$ 108,250	\$ 1,446	\$ 109,696	\$ 108,250	\$ 1,446	1.3%	\$ 1,299,000
Standby Fees	555	525	30	555	525	30	5.7%	6,300
Other Miscellaneous Revenues	2,082	833	1,249	2,082	833	1,249	150.0%	10,000
Interest - Investments	114	42	72	114	42	72	170.3%	500
Total Revenue / Other Sources	112,446	109,650	2,796	112,446	109,650	2,796	2.6%	1,315,800
Expenses								
Administration								
P/R-Board of Supervisors	468	579	111	468	579	111	19.2%	6,943
Payroll-Project Manager	2,256	2,167	(89)	2,256	2,167	(89)	-4.1%	26,000
ProfServ-Engineering	-	1,667	1,667	-	1,667	1,667	100.0%	20,000
ProfServ-Legal Services	-	1,467	1,467	-	1,467	1,467	100.0%	17,600
ProfServ-Mgmt Consulting	1,989	1,989	(0)	1,989	1,989	(0)	0.0%	23,870
Auditing Services	-	-	-	-	-	-	n/a	7,740
Postage and Freight	-	65	65	-	65	65	100.0%	775
Insurance	49,048	45,026	(4,022)	49,048	45,026	(4,022)	-8.9%	45,026
Printing and Binding	-	72	72	-	72	72	100.0%	860
Legal Advertising	-	-	-	-	-	-	n/a	3
Miscellaneous Services	140	200	60	140	200	60	30.0%	2,399
Office Supplies	-	25	25	-	25	25	100.0%	300
Total Administration	53,902	53,257	(645)	53,902	53,257	(645)	-1.2%	151,516
Utility Services								
ProfServ-Utility Billing	4,956	5,330	374	4,956	5,330	374	7.0%	63,962
Electricity - General	4,000	4,750	750	4,000	4,750	750	15.8%	57,000
Utility - Water & Sewer	357	292	(65)	357	292	(65)	-22.2%	3,500
Communication - Telephone	461	542	81	461	542	81	14.9%	6,500
Contracts-Other Services	27,926	27,926	0	27,926	27,926	0	0.0%	335,110
R&M-Sludge Hauling	3,993	6,385	2,392	3,993	6,385	2,392	37.5%	76,620
Maintenance - Security Systems	-	146	146	-	146	146	100.0%	1,750
R&M-General	228	20,833	20,605	228	20,833	20,605	98.9%	250,000
Misc-Licenses & Permits	-	12	12	-	12	12	100.0%	140
Misc-Bad Debt	-	292	292	-	292	292	100.0%	3,500
Misc-Contingency	191	2,350	2,159	191	2,350	2,159	91.9%	28,202
Op Supplies - Chemicals	2,649	2,333	(316)	2,649	2,333	(316)	-13.5%	28,000
Total Utility Services	44,760	71,191	26,431	44,760	71,191	26,431	37.1%	854,284
Total Expenses	98,662	124,448	25,786	98,662	124,448	25,786	20.7%	1,005,800

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% 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	(0)	25,833	25,833	(0)	0.0%	310,000
Total Transfers Out	25,833	25,833	(0)	25,833	25,833	(0)	0.0%	310,000
Total Expenses & Transfers	124,495	150,281	25,786	124,495	150,281	25,786	17.2%	1,315,800
Net Profit (Loss)	<u>\$ (12,049)</u>	<u>\$ (40,631)</u>	<u>\$ 28,582</u>	<u>\$ (12,049)</u>	<u>\$ (40,631)</u>	<u>\$ 28,582</u>		<u>\$ -</u>

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% 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	\$ 18,527	\$ 19,833	\$ (1,307)	\$ 18,527	\$ 19,833	\$ (1,307)	-6.6%	\$ 238,000
Meter Fees	-	83	(83)	-	83	(83)	-100.0%	1,000
Interest - Investments	25	-	25	25	-	25	n/a	-
Total Revenue / Other Sources	18,552	19,916	(1,364)	18,552	19,916	(1,364)	-6.8%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	109	135	26	109	135	26	19.4%	1,616
Payroll-Project Manager	493	500	7	493	500	7	1.3%	6,000
ProfServ-Engineering	-	443	443	-	443	443	100.0%	5,320
ProfServ-Legal Services	-	417	417	-	417	417	100.0%	5,000
ProfServ-Mgmt Consulting	196	196	1	196	196	1	0.3%	2,346
Auditing Services	-	-	-	-	-	-	n/a	1,800
Postage and Freight	-	15	15	-	15	15	100.0%	180
Insurance	3,675	3,374	(301)	3,675	3,374	(301)	-8.9%	3,374
Printing and Binding	-	17	17	-	17	17	100.0%	200
Legal Advertising	-	24	24	-	24	24	100.0%	285
Miscellaneous Services	-	46	46	-	46	46	100.0%	557
Office Supplies	-	5	5	-	5	5	100.0%	60
Total Administration	4,473	5,172	699	4,473	5,172	699	13.5%	26,738
Utility Services								
ProfServ-Utility Billing	367	395	28	367	395	28	7.1%	4,738
Electricity - General	1,800	2,500	700	1,800	2,500	700	28.0%	30,000
Contracts-Other Services	2,069	2,069	0	2,069	2,069	0	0.0%	24,823
Utility - Water-Usage	1,000	3,667	2,667	1,000	3,667	2,667	72.7%	44,000
Utility-CCU Admin Fee	4	-	(4)	4	-	(4)	n/a	-
R&M-General	-	4,167	4,167	-	4,167	4,167	100.0%	50,000
Misc-Contingency	-	558	558	-	558	558	100.0%	6,701
Op Supplies - Chemicals	-	667	667	-	667	667	100.0%	8,000
Total Utility Services	5,240	14,023	8,783	5,240	14,023	8,783	62.6%	168,262
Total Expenses	9,713	19,195	9,482	9,713	19,195	9,482	49.4%	195,000

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% 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	3,667	3,667	0	3,667	3,667	0	0.0%	44,000
Total Transfers Out	3,667	3,667	0	3,667	3,667	0	0.0%	44,000
Total Expenses & Transfers	13,380	22,862	9,482	13,380	22,862	9,482	41.5%	239,000
Net Profit (Loss)	<u>\$ 5,172</u>	<u>\$ (2,946)</u>	<u>\$ 8,118</u>	<u>\$ 5,172</u>	<u>\$ (2,946)</u>	<u>\$ 8,118</u>		<u>\$ -</u>

Enterprise Fund - Reserves

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2022

(8.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Transfer In - Water Services	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ -	0.0%	\$ 30,000
Transfer In - Sewer Services	25,833	25,833	0	25,833	25,833	0	0.0%	310,000
Transfer In - Irrigation Services	3,667	3,667	(0)	3,667	3,667	(0)	0.0%	44,000
Interest - Investments	3,753	-	3,753	3,753	-	3,753	n/a	-
Total Revenue / Other Sources	35,753	32,000	3,753	35,753	32,000	3,753	11.7%	384,000
Expenses								
Water Services								
Reserve - Water System	-	2,500	2,500	-	2,500	2,500	100.0%	30,000
Total Water Services	-	2,500	2,500	-	2,500	2,500	100.0%	30,000
Sewer Services								
Reserve - Sewer System	-	25,833	25,833	-	25,833	25,833	100.0%	310,000
Total Sewer Services	-	25,833	25,833	-	25,833	25,833	100.0%	310,000
Irrigation Services								
Reserves - Irrigation System	-	3,667	3,667	-	3,667	3,667	100.0%	44,000
Total Irrigation Services	-	3,667	3,667	-	3,667	3,667	100.0%	44,000
Total Expenses	-	32,000	32,000	-	32,000	32,000	100.0%	384,000
Net Profit (Loss)	\$ 35,753	\$ -	\$ 35,753	35,753	-	35,753		-
Net Position as of Oct 01, 2022				1,930,009	1,930,009	-		1,930,009
Net Position as of Oct 31, 2022				\$ 1,965,762	\$ 1,930,009	\$ 35,753		\$ 1,930,009

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$336,992	\$2,500	\$740	\$0	\$340,232
Sewer Services Reserve	\$1,184,102	\$25,833	\$2,638	\$0	\$1,212,573
Irrigation Services Reserve	\$168,248	\$3,667	\$375	\$0	\$172,290
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$1,930,009	\$32,000	\$3,753	\$0	\$1,965,761

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2022

(8.33% 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	\$ 1,077	\$ 1,335	\$ 259	\$ 1,077	\$ 1,335	\$ 259	19.4%	\$ 16,000	
Allocated to GF (Activity Ctr)	(135)	(167)	(32)	(135)	(167)	(32)	19.4%	(2,000)	
Allocated to Water	(185)	(229)	(44)	(185)	(229)	(44)	19.3%	(2,745)	
Allocated to Sewer	(468)	(579)	(111)	(468)	(579)	(111)	19.2%	(6,943)	
Allocated to Irrigation	(109)	(135)	(26)	(109)	(135)	(26)	19.4%	(1,616)	
Balance in General Fund (Admin)	181	225	44	181	225	44	19.7%	2,696	
Total Payroll - Salaries	\$ 27,440	\$ 36,144	\$ 8,704	\$ 27,440	\$ 36,144	\$ 8,704	24.1%	\$ 433,719	
Allocated to GF (Activity Ctr Salaries)	(1,959)	(2,055)	(96)	(1,959)	(2,055)	(96)	4.7%	(24,656)	
Allocated to GF (Activity Ctr Maint.)	(1,078)	(1,449)	(371)	(1,078)	(1,449)	(371)	25.6%	(17,391)	
Allocated to GF (Env. Srv. Gatehouse)	(15,137)	(20,467)	(5,331)	(15,137)	(20,467)	(5,331)	26.0%	(245,609)	
Allocated J. Mercer to Water	(1,763)	(1,667)	96	(1,763)	(1,667)	96	-5.8%	(20,000)	
Allocated J. Mercer to Sewer	(2,256)	(2,167)	89	(2,256)	(2,167)	89	-4.1%	(26,000)	
Allocated J. Mercer to Irrigation	(493)	(500)	(7)	(493)	(500)	(7)	1.3%	(6,000)	
Allocated to Beach Club- Attendants	(3,428)	(6,195)	(2,767)	(3,428)	(6,195)	(2,767)	44.7%	(74,339)	
Balance in General Fund (Admin)	1,326	1,644	318	1,326	1,644	318	19.3%	19,724	
Total Inframark Contract	9,773	9,773	(0)	9,773	9,773	(0)	0.0%	117,277	
Allocated to Beach Club	(429)	(429)	0	(429)	(429)	0	0.0%	(5,150)	
Allocated to Water	(456)	(456)	0	(456)	(456)	0	0.0%	(5,474)	
Allocated to Sewer	(1,989)	(1,989)	0	(1,989)	(1,989)	0	0.0%	(23,870)	
Allocated to Irrigation	(196)	(196)	(1)	(196)	(196)	(1)	0.3%	(2,346)	
Balance in General Fund (Admin)	6,703	6,703	-	6,703	6,703	-	0.0%	80,437	
Total Insurance Expense	137,366	126,098	(11,268)	137,366	126,098	(11,268)	-8.9%	126,101	
Allocated to GF (Activity Ctr)	(34,971)	(32,100)	2,871	(34,971)	(32,100)	2,871	-8.9%	(32,103)	
Allocated to Beach Club	(19,058)	(17,495)	1,563	(19,058)	(17,495)	1,563	-8.9%	(17,495)	
Allocated to Water	(8,051)	(7,391)	660	(8,051)	(7,391)	660	-8.9%	(7,391)	
Allocated to Sewer	(49,048)	(45,026)	4,022	(49,048)	(45,026)	4,022	-8.9%	(45,026)	
Allocated to Irrigation	(3,675)	(3,374)	301	(3,675)	(3,374)	301	-8.9%	(3,374)	
Balance in General Fund (Admin)	22,562	20,712	(1,850)	22,562	20,712	(1,850)	-8.9%	20,712	

Eleventh Order of Business

11Ai



November 3, 2022
Via email to srudacille@blalockwalters.com

Scott E. Rudacille, Esq.
Blalock Walters, Attorneys at Law
802 11th Street West
Bradenton, FL 34205

Re: Riverwood Community Association, Inc. – Hurricane Clean Up and CDD obligations

Dear Scott:

As a result of hurricane Ian and pursuant to an action taken by both RCA and CDD board members in response to the level of tree debris present on Riverwood roadways, it was decided after consideration for the safety of all Riverwood residents, that a full scale, all-inclusive cleanup effort would take place effective 10/1/2022.

Since the RCA had already begun cleanup of RCA & CDD common areas effective 9/30/22 pursuant to the Brightview Pre-Authorization Cleanup Agreement, made part of the 22-26 Brightview Landscape Maintenance Contract, a phone call was made to Brightview management to bring in enough sub-contractors under their leadership to do the work (a copy of this pre-Authorization Post-Storm Clean Up Agreement is attached).

During the next several weeks, joint RCA/CDD meetings were held with Brightview management to monitor and control the costs and work plan. At no point in these meetings was liability for the cost discussed. The two (2) boards were acting in unity for the best cleanup efforts possible. Brightview had two (2) on-site contractor members keeping tabs on the equipment and man hours being utilized. Greg Gipp, CDD Supervisor, was extraordinarily helpful with directing the plan and coordinating the use of the CDD property for tree debris collection site. William Veater, as RCA field manager, assisted daily with map distribution and directing crews to common areas and away from private property. In summation Brightview praised our efforts and cooperation.

Now three (3) invoices have been received and are attached, along with two (2) spread sheets from Brightview showing each day of the cleanup efforts: 9/30/22 to 10/27/22. Spread sheet #1, in the amount of \$1,156,720.00, goes with the invoices of \$38,835.00 and \$1,117,885.00. Spread sheet #2 goes with invoice \$192,035.00. These invoices total \$1,348,755.00.

As you are aware, the Community Development District Systems and Facilities Operations, Landscape Maintenance and Activities Center Agreements ("Agreement") states that the Association is "not responsible for large-scale replacement of trees or landscape material, or clean-up, associated with a catastrophic event such as a hurricane, fire, flood, or disease outbreak" on CDD property.

Experience You Can Trust

BRADENTON
1401 8th Avenue West
Bradenton, FL 34205

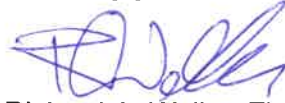
+ (941) 748-2216 **PHONE**
+ (941) 748-2218 **FAX**
+ INFO@NAJMYTHOMPSON.COM

BRADENTON	941.748.2216
LAKEWOOD RANCH	941.907.3999
SARASOTA	941.907.3999
NEW YORK	212.220.6616

NAJMYTHOMPSON.COM

The Association requests that the CDD collaborate with us to come to a reasonable distribution of these expenses between the two parties, and that the distribution be documented in writing. The Association believes in a fair and timely settlement of this matter and thanks you in advance for your prompt attention to it. Please let me know if you have any questions.

Sincerely yours,



Richard A. Weller, Firm Principal
Email: rweller@najmythompson.com

Enclosures

cc: Riverwood Community Association, Inc.

Let us Help you Weather the Storm.



Hurricane season is upon us again. No matter what Mother Nature may bring, your BrightView team is looking out for you. To ensure we're able to provide you with a swift and seamless response following severe weather, we recommend the following: ▼

- ▶ **Pre-Authorize Post-Storm Clean Up**
Pre-authorization of hurricane clean-up services allows us to immediately begin work post-storm, getting you back to business-as-usual as soon as possible. Learn more below about the action plan we mobilize on your behalf, and indicate your authorization with a signature below.
- ▶ **Keep us Apprised of your Insurance Requirements**
Let us know any special needs or requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will help make your job easier by photographing representative damage and journaling manpower, equipment and the work provided in our repairs.
- ▶ **Let us Know How to Reach You**
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Update your contact information on the following page so we can keep you apprised during emergency response situations.
- ▶ **Prepare your Trees**
Most maintenance contracts cover tree pruning to provide traffic clearance, but this doesn't prepare trees for hurricanes or excessive wind. Dramatically reduce the risk of damage and injury by structurally pruning weak or dead branches and opening canopies to reduce resistance. Schedule an assessment with our certified arborists to ensure your trees are ready.

Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- ▶ Vehicle access is cleared, allowing emergency personnel access.
- ▶ Debris from structural dwellings that may pose immediate risk is cleared.
- ▶ Plant material that may have a chance of surviving is replanted
- ▶ Hazardous damaged limbs that remain in trees are trimmed and removed.
- ▶ Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed.
- ▶ Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.

Approval for clean-up services:

Sign

Frank Anastasi, PCA Manager

Print Name / Title

Emergency contact numbers:

William Ventura

Name

Frank Anastasi

Name

Riverwood Community Association Inc

Property Name

6/24/2021

Date

443-878-5220 (Cell)

Phone

941-740-2518

Phone

Hurricane Price List

General Labor	\$65 / per hour / per man
Tree Trimming Crew W/ Lift or Bucket Truck	\$150 / per hour / per man
Skid Loader or Small Backhoe & Operator	\$150 / per hour
Large Loader & Operator	\$250 / per hour
Dump Fees (if necessary)	TBD. quote
Stumps	Price varies by size
Tree Men / Climbers	\$150 / per hour / per man
Chipper & Operator	\$150 / per hour

RIVERWOOD - JASON	RATE	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/11/2022	10/12/2022	10/13/2022
Loader	\$ 150.00		5	10		10										
Chainsaw	\$ 150.00		5	54		18										
Ground	\$ 65.00		5	27		36										
Grapple	\$ 5,000.00			1		1										
Trailer	\$ 3,000.00															

RIVERWOOD - LLV	RATE	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/11/2022	10/12/2022	10/13/2022
Loader/	\$ 150.00			21	60	108	57	114	140	147	128	138	118	60	60	70
Bucket Truck	\$ 150.00			21	91	92	104	166	203.5	198	194	203	185	20	9	60
Ground	\$ 65.00			21	91	184	208	332	407	396.25	389.25	406.5	371	346	157	120
Grapple	\$ 5,000.00					1		1	2	2	3	3	3	1		1
Trailer	\$ 3,000.00				2	3	3	8	9	9	7	8	8	8	4	4

RIVERWOOD - BV	RATE	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/11/2022	10/12/2022	10/13/2022
Loader	\$ 150.00		5	5		5	21	21	21	20			10	10	10	
Chainsaw	\$ 150.00		18	30		20	31.5	31.5	31.5							
Ground	\$ 65.00		36	30		142	207	234	252				252	252	252	207
Grapple	\$ 5,000.00															
Trailer	\$ 3,000.00						2	2	2							

RIVERWOOD - RAMCO	RATE	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/11/2022	10/12/2022	10/13/2022
Loader	\$ 150.00															
Chainsaw	\$ 150.00															
Ground	\$ 65.00					90	90	90	90	90			90	90	90	
Grapple	\$ 5,000.00															
Trailer	\$ 3,000.00															

large link belt excavator \$ 5,000.00

10/14/2022	10/14/2022	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022		
		\$ -	\$ 750.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ 750.00	\$ 8,100.00	\$ -	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ 325.00	\$ 1,755.00	\$ -	\$ 2,340.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ -	\$ 1,825.00	\$ 16,355.00	\$ -	\$ 11,540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
10/14/2022	10/17/2022	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/11/2022
		\$ -	\$ -	\$ 3,150.00	\$ 9,000.00	\$ 16,200.00	\$ 8,550.00	\$ 17,100.00	\$ 21,000.00	\$ 22,050.00	\$ 19,200.00	\$ 20,700.00	\$ 17,700.00	\$ 9,000.00
		\$ -	\$ -	\$ 3,150.00	\$ 13,650.00	\$ 13,800.00	\$ 15,600.00	\$ 24,900.00	\$ 30,525.00	\$ 29,700.00	\$ 29,100.00	\$ 30,450.00	\$ 27,750.00	\$ 3,000.00
		\$ -	\$ -	\$ 1,365.00	\$ 5,915.00	\$ 11,960.00	\$ 13,520.00	\$ 21,580.00	\$ 26,455.00	\$ 25,756.25	\$ 25,301.25	\$ 26,422.50	\$ 24,115.00	\$ 22,490.00
1	1	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00
		\$ -	\$ -	\$ -	\$ 6,000.00	\$ 9,000.00	\$ 9,000.00	\$ 24,000.00	\$ 27,000.00	\$ 27,000.00	\$ 21,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ 7,665.00	\$ 34,565.00	\$ 55,960.00	\$ 46,670.00	\$ 92,580.00	\$ 114,980.00	\$ 114,506.25	\$ 109,601.25	\$ 116,572.50	\$ 108,565.00	\$ 63,490.00
10/14/2022	10/15/2022	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/10/2022
		\$ -	\$ 750.00	\$ 750.00	\$ -	\$ 750.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,000.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
		\$ -	\$ 2,700.00	\$ 4,500.00	\$ -	\$ 3,000.00	\$ 4,725.00	\$ 4,725.00	\$ 4,725.00	\$ -	\$ -	\$ -	\$ -	\$ -
207		\$ -	\$ 2,340.00	\$ 1,950.00	\$ -	\$ 9,230.00	\$ 13,455.00	\$ 15,210.00	\$ 16,380.00	\$ -	\$ -	\$ -	\$ 16,380.00	\$ 16,380.00
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ 5,790.00	\$ 7,200.00	\$ -	\$ 12,980.00	\$ 21,330.00	\$ 23,085.00	\$ 24,255.00	\$ 3,000.00	\$ -	\$ -	\$ 17,880.00	\$ 17,880.00
10/14/2022	10/15/2022	9/29/2022	9/30/2022	10/1/2022	10/2/2022	10/3/2022	10/4/2022	10/5/2022	10/6/2022	10/7/2022	10/8/2022	10/9/2022	10/10/2022	10/10/2022
		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -			\$ -	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00	\$ -	\$ -	\$ 5,850.00	\$ 5,850.00
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00	\$ 5,850.00	\$ -	\$ -	\$ 5,850.00	\$ 5,850.00
			\$ 7,615.00	\$ 31,220.00	\$ 34,565.00	\$ 86,330.00	\$ 73,850.00	\$ 121,515.00	\$ 145,085.00	\$ 123,356.25	\$ 109,601.25	\$ 116,572.50	\$ 132,295.00	\$ 87,220.00

	\$ 29,720.00
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BrightView

Landscape Services

550 Theresa Blvd
 Port Charlotte, FL 33954
 Phone (941) 249.9831 Fax (941) 249.9834
Contract and Authorization for Extra Work

Client/Owner's Business Name: Riverwood Community Association Board	Date: 10/10/2022	Contract/ALW No: 7946613
Client/Owner's Billing Address: 4250 Riverwood Dr Port Charlotte FL 33953	Job Name: Riverwood Community Association	Job Number: 344300071
Client Contact:	Job Site Address: 4250 Riverwood Drive Port Charlotte FL 33953	
Client/Job site phone no. () Client Fax #: Client Email:	BrightView Landscape Services Representative	

Scope of Work to Perform:
Project Name: IAN CLEANUP
Project Description: HURRICANE CLEANUP

Line Number	Description	Quantity	UOM	Unit Price	Extended Amount
		1.000	EA	1,117,885.0000	1,117,885.00
Tax:				Total:	1,117,885.00

Final - This is Not an Invoice

Instructions: No work is to be performed without this written authorization being correctly completed and signed by the authorized agent of the Contractor or Owner. This MUST be submitted to your branch office promptly.

Instructions to Contractor or Owner: This Sales Quote properly signed by your agent has been accepted as authorization to perform the work. An invoice will be forwarded to your office for payment when the work is completed. All work will be performed in accordance with the "General Terms and Conditions" which are printed on, attached and are incorporated herein by reference.

X

X

Approved by BrightView Representative

Approved by Client Representative

Date

BrightView

Landscape Services

INVOICE

Sold To: 11444897
Riverwood Community Association Board
4250 Riverwood Dr
Port Charlotte FL 33953

Customer #: 11444897
Invoice #: 8126796
Invoice Date: 10/17/2022
Sales Order: 7946613
Cust PO #:

Project Name: IAN CLEANUP
Project Description: HURRICANE CLEANUP

Job Number	Description	Amount
344300071	Riverwood Community Associatio	1,117,885.00
Total Invoice Amount		1,117,885.00
Taxable Amount		1,117,885.00
Tax Amount		
Balance Due		1,117,885.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 941 249.9831

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 11444897
Invoice #: 8126796
Invoice Date: 10/17/2022

Amount Due: \$ 1,117,885.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Riverwood Community Association Board
4250 Riverwood Dr
Port Charlotte FL 33953

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

BrightView

Landscape Services

550 Theresa Blvd
 Port Charlotte, FL 33954
 Phone (941) 249.9831 Fax (941) 249.9831
Contract and Authorization for Extra Work

Client/Owner's Business Name: Riverwood Community Association Board	Date: 10/3/2022	Contract/AEW No: 7940586
Client/Owner's Billing Address: 4250 Riverwood Dr Port Charlotte FL 33953	Job Name: Riverwood Community Association	Job Number: 344300071
Client Contact:	Job Site Address: 4250 Riverwood Drive Port Charlotte FL 33953	
Client/Job site phone no: () Client Fax # Client Email	BrightView Landscape Services Representative	

Scope of Work to Perform:
 Project Name: LAN CLEANUP
 Project Description: HURRICANE CLEANUP

Line Number	Description	Quantity	UOM	Unit Price	Extended Amount
2.000	HURRICANE CLEANUP	1.000	EA	38,835.0000	38,835.00
Tax:				Total:	38,835.00

Final - This is Not an Invoice

InSTRUCTIONS: No work is to be performed without this written authorization being correctly completed and signed by the authorized agent of the Contractor or Owner. This MUST be submitted to your branch office promptly.

Instructions to Contractor or Owner: This Sales Order properly signed by your agent has been accepted as authorization to perform the work. An invoice will be forwarded to your office for payment when the work is completed. All work will be performed in accordance with the "General Terms and Conditions" which are printed on, attached and are incorporated herein by reference.

X

Approved by BrightView Representative

X

Approved by Client Representative

Date

INVOICE

BrightView

Landscape Services

Sold To: 11444897
Riverwood Community Association Board
4250 Riverwood Dr
Port Charlotte FL 33953

Customer #: 11444897
Invoice #: 8121574
Invoice Date: 10/7/2022
Sales Order: 7940586
Cust PO #:

Project Name: LAN CLEANUP
Project Description: HURRICANE CLEANUP

Job Number	Description	Amount
114300071	Riverwood Community Association HURRICANE CLEANUP	38,835.00
Total Invoice Amount		38,835.00
Taxable Amount		38,835.00
Tax Amount		
Balance Due		38,835.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 911-249-0831

Please detach and attach with your payment

Payment Stub

Customer Account #: 11444897
Invoice #: 8121574
Invoice Date: 10/7/2022

Amount Due: \$ 38,835.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Riverwood Community Association Board
4250 Riverwood Dr
Port Charlotte FL 33953

BrightView Landscape Services, Inc
P.O. Box 740655
Atlanta, GA 30374-0655

RIVERWOOD - LLV	RATE		10/18/2022	10/19/2022	10/20/2022
Loader	\$ 150.00			24	30
grinder	\$ 150.00		5	8	8
Ground	\$ 65.00		60	96	180
Grapple	\$ 5,000.00		0.5	1	1
Trailer	\$ 3,000.00			1	2
Large link Excavador	\$5,000.00			1	1
RIVERWOOD - BV	RATE		10/18/2022	10/19/2022	10/20/2022
Loader	\$ 150.00				
Chainsaw	\$ 150.00				
Ground	\$ 65.00		50	50	50
Grapple	\$ 5,000.00				
Trailer	\$ 3,000.00				

[illegible]

10/28/2022	10/29/2022		10/18/2022	10/19/2022	10/20/2022
			\$ -	\$ 3,600.00	\$ 4,500.00
			\$ 750.00	\$ 1,200.00	\$ 1,200.00
			\$ 3,900.00	\$ 6,240.00	\$ 11,700.00
			\$ 2,500.00	\$ 5,000.00	\$ 5,000.00
			\$ -	\$ 3,000.00	\$ 6,000.00
			\$ -	\$ 5,000.00	\$ 5,000.00
			\$ 7,150.00	\$ 24,040.00	\$ 33,400.00
10/28/2022	10/29/2022		10/18/2022	10/19/2022	10/20/2022
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
			\$ 3,250.00	\$ 3,250.00	\$ 3,250.00
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
			\$ 3,250.00	\$ 3,250.00	\$ 3,250.00

10/21/2022	10/22/2022	10/23/2022	10/24/2022	10/25/2022	10/26/2022
\$ 2,250.00	\$ 6,150.00	\$ 4,800.00	\$ 4,500.00	\$ 4,800.00	\$ 3,750.00
\$ 1,200.00	\$ 750.00	\$ 750.00	\$ 1,200.00	\$ 1,200.00	\$ -
\$ 11,700.00	\$ 4,550.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 2,275.00
\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
\$ 6,000.00	\$ 6,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 26,150.00	\$ 22,450.00	\$ 17,450.00	\$ 12,600.00	\$ 12,900.00	\$ 11,025.00
10/21/2022	10/22/2022	10/23/2022	10/24/2022	10/25/2022	10/26/2022
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,250.00	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,250.00	\$ -	\$ -	\$ -	\$ -	\$ -

			total
10/27/2022	10/28/2022	10/29/2022	
\$ 3,900.00	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ 3,250.00	\$ -	\$ -	
\$ 5,000.00	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ 12,150.00	\$ -	\$ -	\$ 179,315.00
10/27/2022	10/28/2022	10/29/2022	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ 13,000.00
			\$ 192,315.00



INVOICE

Riverwood Community Association Board
4250 Riverwood Drive
Port Charlotte, FL 33953

Customer #: 11444897
Invoice #: 8121574-BB
Invoice Date: 10/31/2022
Sales Order: 7940586-BB
Cust PO #:

Job Number	Description	Amount
344300071	Riverwood Community Association Hurricane Ian Cleanup	192,315.00
Total Invoice Amount		192,315.00
Tax amount		
Balance due		192,315.00

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Adien at 941-473-3800

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 11444897
Invoice #: 8121574-BB
Invoice Date: 10/31/2022

Riverwood Community Association Board
4250 Riverwood Drive
Port Charlotte, FL 33953

Amount Due: \$192,315.00

Thank you for allowing us to serve you.

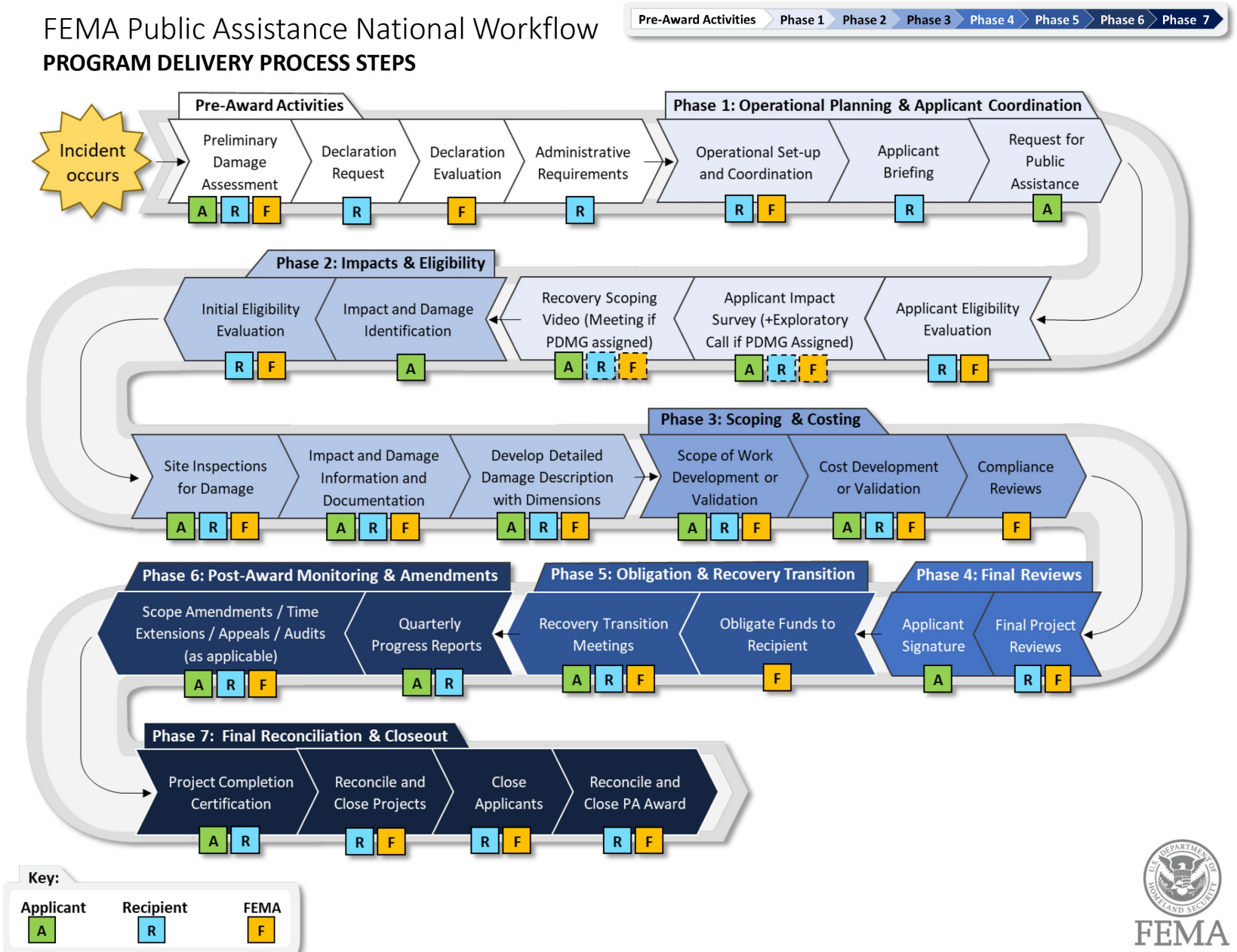
Please reference the invoice # on your check
and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

11Aii

FEMA Public Assistance National Workflow

FEMA Public Assistance National Workflow PROGRAM DELIVERY PROCESS STEPS





Public Assistance (PA) Award Process

