

**RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 17, 2023
AGENDA PACKAGE**

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT**Board of Supervisors**

Michael Spillane, Chairperson
Donald Myhrberg, Vice-Chairperson
Dolly Syrek, Treasurer/Assistant Secretary
Greg Gipp, Assistant Secretary
Dr. Cameron McKee, Assistant Secretary

District Staff

Justin Faircloth, District Manager
Scott Rudacille, District Attorney

Regular Meeting Agenda
Tuesday, October 17, 2023 at 2:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the October 17, 2023 Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Approval of Consent Agenda**
 - A. Approval of the Minutes of September 19, 2023 Meeting
 - B. Acceptance of the Financial Report and Check Register as of September 2023
 - C. Motion to Assign Fund Balance FY2023
- 5. Old Business**
- 6. New Business**
 - A. Mold Inspection Discussion
 - B. Florida Utility Solutions Agreement Discussion
 - C. MuniBilling Managed Services Agreement Discussion
 - D. Irrigation Billing for Neighborhoods Discussion
- 7. On-Site Manager's Report**
 - A. H & Y Fence Estimate
- 8. Monthly Client Report**
- 9. Safety and Access Control Supervisor Report**
- 10. District Manager's Report**
 - A. Follow Up Items
 - i. Upcoming Public Hearing Date
- 11. Attorney's Report**
- 12. Other Committee Reports**
 - A. Beach Club Committee: Mr. Spillane
 - B. Campus Committee: Ms. Syrek
 - C. Environmental Committee: Mr. Myhrberg
 - D. Finance Committee: Ms. Syrek
 - E. Landscape Committee: Mr. Gipp

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

- F. RV Park Committee: Dr. McKee
- G. Safety & Access Control Committee: Dr. McKee
- H. Utilities Committee: Mr. Gipp
- I. Strategic Planning Committee: Mr. Myhrberg

13. Supervisor Comments

14. Audience Comments

15. Adjournment

The next meeting is scheduled to be held Tuesday, November 21, 2023 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 and Public Hearing of the Board of Supervisors of the Riverwood Community Development District was held on Tuesday, September 19, 2023 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	Chairperson
Donald Myhrberg	Vice Chairperson (<i>via phone</i>)
Dolly Syrek	Treasurer/Assistant Secretary
Dr. Cameron McKee	Assistant Secretary
Gregg Gipp	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Scott Rudacille	District Counsel
John Mercer	On-Site Manager
Stephen Bloom	Finance Director
Alana Faircloth	Florida Utility Solutions
Ronald Lesinski	Safety & Access Control Supervisor
Residents	

The 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 September 19, 2023 Agenda

On MOTION by Ms. Syrek seconded by Mr. Spillane with all in favor, the September 19, 2023 Agenda was approved as presented.
5-0

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- There being no audience comment, the next order of business followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- 42 **A. Approval of Minutes of the August 15, 2023 Regular Meeting**
- 43 **B. Acceptance of the Financial Report and Check Register as of August 2023**

44
45 On MOTION by Ms. Syrek seconded by Dr. McKee with all in favor
46 the Consent Agenda was approved as presented. 5-0

47
48 **FIFTH ORDER OF BUSINESS** **Introduction of New Riverwood**
49 **Community Association Manager**

- 50 • Mr. Mark Tyson, the new RCA Manger introduced himself to the Board.

51
52 **SIXTH ORDER OF BUSINESS** **Public Hearing to Consider Amendments**
53 **to Rules and Fee Changes**

- 54 **A. Consideration of Resolution 2023-07, Amendment to Rules and Fee Changes**
- 55 • Mr. Myhrberg explained the reason for the resolution regarding changes to the delinquent
- 56 payment fees.
- 57 • Mr. Spillane opened the public hearing. There were no comments.

58
59 On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in
60 favor Resolution 2023-07, Amendments to Rules and Fee Changes
61 was approved. 5-0

62
63 **SEVENTH ORDER OF BUSINESS** **Old Business**

64 **A. Presentation on the Fiscal Year 2024 Budget**

- 65 • Mr. Bloom presented the budget to the Board and explained the reasons for changes in the
- 66 budget.
- 67 • Resident comments were received regarding the budget line items and Mr. Bloom provided
- 68 responses.

69 **B. Christopher Schaeffer July 31, 2023 Email**

- 70 • Mr. Spillane stated they received a letter from Mr. Schaeffer rejecting the cost increase the
- 71 Golf Course would have to pay next year. He suggested to either leave it as is or authorize
- 72 another study to decide if their contribution should be adjusted.
- 73 • Ms. Syrek stated the Finance Committee voted to keep the Golf Course’s cost as is.

74
75 On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in
76 favor to keep the District’s Methodology unchanged was approved.
77 5-0

80 **C. Consideration Utilities Committee Formation**

- 81 • Mr. Faircloth stated the Sewer Committee and Water/Utility committees will merge to
- 82 become the Utilities Committee if the Board approved the formation of the new committee.

83

84 On MOTION by Mr. Myhrberg seconded Ms. Syrek with all in
 85 favor formation of the Utilities Committee and limiting the
 86 committee to seven members was approved. 5-0

87

88 On MOTION by Ms. Syrek seconded Mr. Myhrberg by with all in
 89 favor Bill Mosca, Jim Gentz, Al Heyman, Susan Puleo, Terry
 90 Vanderveen, and Dave Silverstein were appointed members of the
 91 Utility Committee with Mr. Gipp serving as the CDD liaison was
 92 approved. 5-0

93

94 **EIGHTH ORDER OF BUSINESS**

New Business

95 **A. Consideration of Berger, Toombs, Elam, Gaines and Frank Audit Engagement Letter**
 96 **for FY 2023, 2024 & 2025**

97

98 On MOTION by Ms. Syrek seconded by Dr. McKee with all in
 99 favor, Consideration of Berger, Toombs, Elam, Gaines & Frank
 100 Audit Engagement Letter for FY2023, 2024 & 2025 was approved.
 101 5-0.

102

103 **B. Consideration of Mid-Atlantic Landscape Maintenance Services Contract**

104

105 On MOTION by Ms. Syrek seconded by Mr. Gipp with all in favor,
 106 the Mid Atlantic Landscape Maintenance Services Contract for two
 107 years was approved. 5-0.

108

109 **NINTH ORDER OF BUSINESS**

Onsite Manager’s Report

- 110 • Mr. Mercer presented his report.

111 **A. A/C Replacement Proposal**

- 112 **i. Florida Cool Today**
- 113 **ii. Roman’s Services**

- 114 • Mr. Mercer presented the A/C proposals with Empire air being the most expensive. He
- 115 recommended the Board chooses Roman’s Services.

116 On MOTION by Mr. Gipp seconded by Ms. Syrek with all in favor,
 117 Roman’s Services for A/C Replacement in the amount of \$99,923
 118 for the Activity Center was approved. 5-0

119

120 **B. Concrete Mounting (Nine) Compressors**
121 **i. DeClercq Construction**

122 On MOTION by Mr. Gipp seconded by Dr. McKee with all in favor,
123 the DeClercq Construction Proposal for Concrete Mounting
124 Compressor in the amount of \$4,200 was approved. 5-0

- 125
126 • Seamless Gutters proposal was presented at the meeting. Mr. Mercer noted the gutters were
127 needed to improve water flow.

128
129 On MOTION by Dr. McKee seconded by Ms. Syrek with all in
130 favor, the Seamless Gutters Proposal was approved. 5-0

131
132 On MOTION by Ms. Syrek seconded by Dr. McKee with all in
133 favor, Dog Park Pavers NTE \$9,000 was approved. 5-0

- 134
135 • Mr. Mercer noted the fitness center equipment maintenance would be going to monthly
136 service in October at \$175 per month and the Lake Management Contract will increase
137 from two to three visits per year.

138 **C. Insurance Renewal 2023-2024**
139 **i. FIA Package**
140 **ii. Worker’s Compensation**

141
142 On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in
143 favor, Florida Insurance Alliance, and Worker’s Compensation
144 Renewal packages for 2023-2024 were approved. 5-0

145
146 **D. New Ice Machine for Beach Club**

- 147 • Mr. Mercer stated the \$1,691 for the Ice Machine will be covered by the Beach Club’s
148 reserve fund.

149
150 **TENTH ORDER OF BUSINESS**

Monthly Client Report

151 **A. Florida Utilities Estimates 2766 & 2768**

- 152 • Ms. Faircloth presented her report.

153
154 **ELEVENTH ORDER OF BUSINESS**

Safety and Access Control Supervisor Report

- 155
156 • Mr. Lesinski presented his report. He provided an update on the Gatehouse and its backup
157 supplies. He stated he contacted Amazon’s Field specialist noting that deliveries are not

158 allowed after 10 p.m. He also noted an incident with an Orkin driver.

159

160 **TWELFTH ORDER OF BUSINESS** **District Manager’s Report**

161 **A. Follow Up Items**

- 162 • There being no report, the next item followed.

163

164 **THIRTEENTH ORDER OF BUSINESS** **Attorney’s Report**

- 165 • Mr. Rudacille noted they had filed notice of trial and stated that Evatech would be coming
166 out Friday to work on the mower again.

167

168 **TWELFTH ORDER OF BUSINESS** **Other Committee Reports**

169 **A. Beach Club Committee: Mr. Spillane**

- 170 • No meeting was held. Mr. Spillane recommended increasing the guest fee from \$99 to \$150
171 and to increase the membership to 400 members as the wait list has grown to 177
172 applicants. The Board discussed holding another public hearing at the November meeting
173 to discuss the rule changes.

174

175 **B. Campus Committee: Ms. Syrek**

- 176 • Ms. Syrek recommended a new A/C unit for the Activity Center. They would like purchase
177 five long tables for the Activity Center.

178

<p>179 On MOTION by Ms. Syrek seconded by Mr. Gipp with all in favor, 180 the purchase of five long tables NTE \$2,00 was approved. 5-0</p>

181

- 182 • Ms. Syrek noted they were looking at replacing tables and chairs in the activity center in
183 2025 and that they had turned down the idea of installing a water fountain and bottle filler
184 due to poor water quality that is available at the location. Ms. Syrek noted they had asked
185 Mr. Mercer about leveling the bocce ball court, reviewing shade structures, and lighting
186 for the canopy.

187

188 **C. Environmental Committee: Mr. Myhrberg**

- 189 • Mr. Myhrberg stated the new lake provider would take over in October. He noted the
190 committee hopes the plantings will stabilize the pond banks.

191

192 **D. Finance Committee: Ms. Syrek**

- 193 • Ms. Syrek presented her report. She inquired about work on the FEMA claim and Mr.
194 Faircloth noted the 6/30/23 report referenced was sent from outside counsel to himself and

195 Mr. Spillane.

196 • Discussion ensued on invoices received from Peebles Law Firm related to work on District
197 audits.

198 i. Resignation of Cheryl Landers and Lisa Barck

199 • Ms. Syrek noted the resignations of Ms. Landers and Ms. Barck.

200

201 **E. Landscape Committee: Mr. Gipp**

202 • Mr. Gipp stated enhancements are planned to begin next year.

203

204 **F. RV Park Committee Report: Dr. McKee**

205 • No Meeting was held. Dr. McKee provided an update on the expansion project.

206 • Discussion ensued on signage for onsite meetings.

207

208 **G. Safety & Access Control Committee: Dr. McKee**

209 • Dr. McKee provided an update on the status of the gates.

210

211 **H. Sewer Committee: Mr. Gipp**

212 • Mr. Gipp stated they have received the Florida Utility Solutions Contract and their 2024 fee
213 schedule.

214

215

216 On MOTION by Mr. Gipp seconded by Dr. McKee with all in favor,
217 the Florida Utility Solutions Contract for two years was approved.
218 5-0

219

220 On MOTION by Mr. Gipp seconded by Dr. McKee with all in favor,
221 the Air Compressor at a cost of \$5,322.64 was approved. 5-0

222

223 On MOTION by Mr. Gipp seconded by Dr. McKee with all in favor,
224 to replace the blower with a NTE of \$40,000 each was approved. 5-
225 0

226

227 **I. Strategic Planning Committee: Mr. Myhrberg**

228 • Mr. Myhrberg provided an update on reserve study and commented on assessments, and
229 future emergency response plans.

230

231 **J. Water/Utility Committee: Mr. Spillane**

232 • Mr. Spillane noted they had the final meeting of the Water/Utility Committee.

233

234 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Comments**

- 235 • Ms. Syrek commented on nice it was to see the flowers on the roadways.

236
237 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments**

- 238 • Resident comments were received regarding contacting Brightview, bulk service
- 239 agreements, and debris clean up.

240
241 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

- 242 • There being no further business,
- 243

<p>244 On MOTION by Ms. Syrek, seconded by Mr. Myrhberg, with all in</p> <p>245 favor, the meeting was adjourned at 3:47pm.</p>

246
247
248
249
250
251

Michael Spillane
Chairman

4B

Riverwood Community Development District

Financial Statements

(unaudited)

September 30, 2023

Prepared by



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Riverwood Community Development District

Financial Statements

Balance Sheet
September 30, 2023

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,741,613	\$ 1,741,613
Equity in Pooled Cash	643,762	2,087,168	70,031	84,352	-	-	696,224	1,955,580	(5,537,118)	(1)
Accounts Receivable	-	-	-	-	-	-	180,964	-	-	180,964
Accounts Receivable > 120	-	-	-	-	-	-	46	-	-	46
FEMA Receivable	255,868	-	9,200	-	-	-	29,885	-	-	294,953
Loan Due from Beach Fund	141,875	-	-	-	-	-	-	-	-	141,875
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,795,505	3,795,505
Interest Account	-	-	-	-	-	41	-	-	-	41
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	358,899	-	-	-	358,899
Sinking fund	-	-	-	-	-	162	-	-	-	162
Prepaid Items	62,911	-	18,841	-	-	-	60,540	-	-	142,292
Total Current Assets	1,104,416	2,087,168	98,072	84,352	-	490,404	967,659	1,955,580	-	6,787,651
Noncurrent Assets										
Fixed Assets										
Land	-	-	-	-	-	-	343,998	-	-	343,998
Buildings	-	-	-	-	-	-	1,413,584	-	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(829,875)	-	-	(829,875)
Infrastructure	-	-	-	-	-	-	10,649,119	-	-	10,649,119
Accum Depr - Infrastructure	-	-	-	-	-	-	(4,210,623)	-	-	(4,210,623)
Equipment and Furniture	-	-	-	-	-	-	37,977	-	-	37,977
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(12,203)	-	-	(12,203)
Total Noncurrent Assets	-	-	-	-	-	-	7,391,977	-	-	7,391,977
Total Assets	\$ 1,104,416	\$ 2,087,168	\$ 98,072	\$ 84,352	\$ -	\$ 490,404	\$ 8,359,636	\$ 1,955,580	\$ -	\$ 14,179,628

Riverwood Community Development District

Financial Statements

Balance Sheet
September 30, 2023

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	\$ 3,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,730	\$ -	\$ -	\$ 10,389
Accrued Expenses	7,400	-	80	-	-	-	82,166	-	-	89,646
Sales Tax Payable	3	19	12	-	-	-	-	-	-	34
Deposits	-	-	-	-	-	-	213,895	-	-	213,895
Loan Due to General Fund	-	-	-	-	141,875	-	-	-	-	141,875
Total Current Liabilities	11,062	19	92	-	141,875	-	302,791	-	-	455,839
Total Liabilities	11,062	19	92	-	141,875	-	302,791	-	-	455,839
Fund Balances / Net Position										
Nonspendable:										
Prepaid Items	62,911	-	-	-	-	-	-	-	-	62,911
Restricted for:										
Debt Service	-	-	-	-	-	490,404	-	-	-	490,404
Assigned to:										
Operating Reserves	350,000	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	523,160	-	-	-	-	-	-	-	523,160
Reserves - Settlement	-	193,656	-	-	-	-	-	-	-	193,656
Environmental Services	-	430,707	-	-	-	-	-	-	-	430,707
Reserves - Roadways	-	817,584	-	-	-	-	-	-	-	817,584
Reserves - RV Park	-	122,042	-	-	-	-	-	-	-	122,042
Reserves - Beach Club	-	-	-	84,352	-	-	-	-	-	168,704
Unassigned:	680,443	-	97,980	-	(141,875)	-	-	-	-	636,548
Net Investment in capital assets	-	-	-	-	-	-	7,391,976	-	-	7,391,976
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,343,172	-	1,343,172
Reserves - Water System	-	-	-	-	-	-	-	151,041	-	151,041
Reserves - Irrigation System	-	-	-	-	-	-	-	220,700	-	220,700
Unrestricted/Unreserved	-	-	-	-	-	-	664,869	-	-	664,869
Total Fund Balances / Net Position	1,093,354	2,087,149	97,980	84,352	(141,875)	490,404	8,056,845	1,955,580	-	13,639,437
Total Liabilities & Fund Balances / Net Position	\$ 1,104,416	\$ 2,087,168	\$ 98,072	\$ 84,352	\$ -	\$ 490,404	\$ 8,359,636	\$ 1,955,580	\$ -	\$ 14,179,628

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	\$ -	\$ -	\$ -	\$ 1,354,154	\$ 1,354,155	\$ (1)	0.0%	\$ 1,354,155
Special Assmnts- Discounts	-	-	-	(47,471)	(54,654)	7,183	-13.1%	(54,654)
Non-Resident Members	-	837	(837)	5,350	10,000	(4,650)	-46.5%	10,000
Other Miscellaneous Revenues	9,983	38	9,945	14,065	500	13,565	2713.1%	500
Interest - Investments	3,101	142	2,959	40,175	1,693	38,482	2273.0%	1,693
Total Revenue / Other Sources	13,084	1,017	12,067	1,366,274	1,311,694	54,580	4.2%	1,311,694

Expenditures

Administration

P/R-Board of Supervisors	181	221	40	3,035	2,696	(339)	-12.6%	2,696
Payroll-Salaries	1,783	1,640	(143)	22,450	19,724	(2,726)	-13.8%	19,724
ProfServ-Engineering	-	538	538	-	6,500	6,500	n/a	6,500
ProfServ-Mgmt Consulting	6,703	6,704	1	80,544	80,437	(107)	-0.1%	80,437
ProfServ-Legal Services	-	2,913	2,913	31,906	35,000	3,094	8.8%	35,000
ProfServ-Trustee Fees	-	-	-	3,717	3,717	(0)	0.0%	3,717
Auditing Services	-	-	-	3,800	3,600	(200)	-5.6%	3,600
Communications-Other	421	250	(171)	5,198	3,000	(2,198)	-73.3%	3,000
Insurance	-	-	-	23,506	20,712	(2,794)	-13.5%	20,712
Misc-Non Ad Valorem Taxes	-	212	212	17	2,500	2,483	99.3%	2,500
Misc-Assessment Collection Cost	-	-	-	26,134	26,000	(134)	-0.5%	26,000
Website Hosting/Email services	-	275	275	2,496	3,300	804	24.4%	3,300
Janitorial /Office supplies	-	163	163	-	2,000	2,000	n/a	2,000
Office Expense	1,415	1,000	(415)	11,868	12,000	132	1.1%	12,000
Misc-Credit Card Fees	2	99	97	226	1,232	1,006	81.6%	1,232
Total Administration	10,505	14,015	3,510	214,896	222,418	7,522	3.4%	222,418

Community Services

Environmental Services

Payroll-Environmental Services	4,353	3,528	(825)	52,903	42,391	(10,512)	-24.8%	42,391
Contracts-Preserve Maintenance	-	2,913	2,913	-	35,000	35,000	n/a	35,000
Contracts-Lakes	1,850	2,013	163	22,200	24,200	2,000	8.3%	24,200
ProfServ-Consultants	600	1,250	650	7,049	15,000	7,951	53.0%	15,000
Electricity - General	200	200	-	3,884	2,400	(1,484)	-61.8%	2,400
Utility - Water & Sewer	46	163	117	1,761	2,000	239	11.9%	2,000
R&M-Sidewalks	-	837	837	3,360	10,000	6,640	66.4%	10,000
R&M-Storm Drain Cleaning	815	1,250	435	13,136	15,000	1,864	12.4%	15,000

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Environmental Services								
R&M-Preserves	171	5,000	4,829	7,129	60,000	52,871	88.1%	60,000
R&M-Road Scaping	-	837	837	180	10,000	9,820	98.2%	10,000
R&M-Roads,Signage,Striping	-	913	913	-	11,000	11,000	n/a	11,000
R&M-Lakes,Bank Erosion,Planting	-	413	413	3,750	5,000	1,250	25.0%	5,000
Misc-Contingency	-	1,764	1,764	-	21,157	21,157	n/a	21,157
Total Environmental Services	8,035	21,081	13,046	115,352	253,148	137,796	54.4%	253,148
Access and Control								
Payroll-Gatehouse	20,622	20,467	(155)	263,949	245,609	(18,340)	-7.5%	245,609
R&M-Gate	123	2,083	1,960	11,910	25,000	13,090	52.4%	25,000
R&M-Gatehouse/Security	294	2,083	1,789	13,205	25,000	11,795	47.2%	25,000
Op Supplies - Gatehouse	33	1,250	1,217	6,794	15,000	8,206	54.7%	15,000
Total Access and Control	21,072	25,884	4,812	295,858	310,609	14,751	4.7%	310,609
Landscape Services								
Contracts - Landscape	17,000	-	(17,000)	94,392	-	(94,392)	0.0%	-
ProfServ-Legal Services	-	-	-	2,022	-	(2,022)	0.0%	-
Total Landscape Services	17,000	-	(17,000)	96,414	-	(96,414)	0.0%	-
Total Community Services	46,107	46,965	858	507,624	563,757	56,133	10.0%	563,757
Activity Center Campus								
P/R-Board of Supervisors	135	163	28	2,263	2,000	(263)	-13.1%	2,000
Payroll-Salaries	2,217	2,051	(166)	28,225	24,656	(3,569)	-14.5%	24,656
Payroll-Maintenance	2,006	1,452	(554)	22,424	17,391	(5,033)	-28.9%	17,391
Electricity - General	3,500	4,224	724	53,753	50,666	(3,087)	-6.1%	50,666
Utility - Water & Sewer	370	1,337	967	14,571	16,000	1,429	8.9%	16,000
Insurance - Property	-	3	3	36,434	32,103	(4,331)	-13.5%	32,103
R&M-Pools	30	663	633	7,892	8,000	108	1.4%	8,000
R&M-Tennis Courts	13	-	(13)	240	-	(240)	0.0%	-
R&M-Fitness Equipment	13	413	400	4,112	5,000	888	17.8%	5,000
Activity Ctr Cleaning- Inside Areas	1,195	-	(1,195)	7,061	-	(7,061)	0.0%	-
Pool Daily Maintenance	1,995	-	(1,995)	12,860	-	(12,860)	0.0%	-
R&M-Activity Campus Buildings	8,768	3,337	(5,431)	52,262	40,000	(12,262)	-30.7%	40,000
Misc-Special Projects	-	6,374	6,374	-	76,477	76,477	n/a	76,477
Tools and Equipment	27	1,250	1,223	4,798	15,000	10,202	68.0%	15,000
Operating Supplies	-	163	163	97	2,000	1,903	95.2%	2,000
Misc-Contingency	(194)	1,521	1,715	24	18,241	18,217	99.9%	18,241
Total Activity Center Campus	20,075	22,951	2,876	247,014	307,534	60,520	19.7%	307,534
Total Expenditures	76,688	83,931	7,244	969,535	1,093,709	124,175	11.4%	1,093,709

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	-	6,496	6,496	38,993	77,985	38,993	50.0%	77,985
Reserve - Roadways	-	10,837	10,837	65,000	130,000	65,000	50.0%	130,000
Reserve - Environmental Services	-	837	837	5,000	10,000	5,000	50.0%	10,000
Total Transfers Out	-	18,170	18,170	108,992	217,985	108,993	50.0%	217,985
Total Expenditures & Transfers	76,688	102,101	25,414	1,078,527	1,311,694	233,167	17.8%	1,311,694
Net Surplus (Deficit)	\$ (63,603)	\$ (101,084)	\$ 37,481	287,747	-	287,747		-
Fund balance as of Oct 01, 2022				805,608	805,608	-		805,608
Fund Balance as of Sep 30, 2023				\$ 1,093,354	\$ 805,608	\$ 287,747		\$ 805,608

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	275	4,750	(4,475)	54,848	57,000	(2,152)	-3.8%	57,000
Transfer In - Roadways	-	10,837	(10,837)	65,000	130,000	(65,000)	-50.0%	130,000
Transfer In - Environmental Services	-	837	(837)	5,000	10,000	(5,000)	-50.0%	10,000
Transfer In - Activity Center Campus	-	6,496	(6,496)	38,993	77,985	(38,993)	-50.0%	77,985
Other Miscellaneous Revenues	-	-	-	49	-	49	n/a	-
Interest - Investments	9,649	-	9,649	91,588	-	91,588	n/a	-
Total Revenue / Other Sources	9,924	22,920	(12,996)	255,478	274,985	(19,507)	-7.1%	274,985
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	6,496	6,496	-	77,985	77,985	100.0%	77,985
R&M-Tennis Courts	28,980	-	(28,980)	28,980	-	(28,980)	n/a	-
R&M-Court Maintenance	-	-	-	37,510	-	(37,510)	n/a	-
R&M-Gatehouse/Security	-	-	-	17,612	-	(17,612)	n/a	-
R&M-Activity Center	-	-	-	22,953	-	(22,953)	n/a	-
Capital Outlay	-	-	-	10,145	-	(10,145)	n/a	-
R&M-Pools	-	-	-	30,335	-	(30,335)	n/a	-
Total Activity Center Campus	28,980	6,496	(22,484)	147,535	77,985	(69,550)	-89.2%	77,985
Roadways								
Reserve - Roadways	-	10,837	10,837	-	130,000	130,000	100.0%	130,000
Materials & Supplies	-	-	-	41,250	-	(41,250)	n/a	-
Total Roadways	-	10,837	10,837	41,250	130,000	88,750	68.3%	130,000
RV Park								
Reserve - RV Park	-	2,504	2,504	-	30,070	30,070	100.0%	30,070
Payroll- RV Park	1,211	1,000	(211)	14,923	12,000	(2,923)	-24.4%	12,000
Materials & Supplies	103	413	310	8,286	5,000	(3,286)	-65.7%	5,000
Capital Projects	-	712	712	-	8,500	8,500	100.0%	8,500
Postage and Freight	-	7	7	-	40	40	100.0%	40
Fuel, Gasoline and Oil	-	2	2	-	90	90	100.0%	90
Credit Card Fees	3	112	109	1,253	1,300	47	3.6%	1,300
Total RV Park	1,317	4,750	3,433	24,462	57,000	32,538	57.1%	57,000
Environmental Services								
Reserve - Environmental Services	-	837	837	-	10,000	10,000	100.0%	10,000
Total Environmental Services	-	837	837	-	10,000	10,000	100.0%	10,000
Total Expenditures	30,297	22,920	(7,377)	213,247	274,985	61,738	22.5%	274,985
Net Surplus (Deficit)	\$ (20,373)	\$ -	\$ (20,373)	42,231	-	42,231		-
Fund balance as of Oct 01, 2022				2,044,918	2,044,918	-		2,044,918
Fund Balance as of Sep 30, 2023				\$ 2,087,149	\$ 2,044,918	\$ 42,231		\$ 2,044,918

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	\$5,000	\$18,001	\$0	\$430,707
Activity Center Campus Reserve	\$539,731	\$39,042	\$24,076	\$79,690	\$523,160
Roadways Reserve	\$759,490	\$65,000	\$34,344	\$41,250	\$817,584
Construction Settlement Reserve	\$251,618	\$0	\$9,883	\$67,845	\$193,656
RV Park Reserve	\$86,373	\$54,848	\$5,283	\$24,462	\$122,042
Total	\$2,044,918	\$163,890	\$91,588	\$213,247	\$2,087,149

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	\$ -	\$ -	\$ -	\$ 169,827	\$ 161,500	\$ 8,327	5.2%	\$ 161,500
Initiation Fees	50	250	(200)	2,750	3,000	(250)	-8.3%	3,000
Amenities Revenue	99	87	12	1,188	1,000	188	18.8%	1,000
Summer Membership	-	625	(625)	-	7,500	(7,500)	-100.0%	7,500
Other Miscellaneous Revenues	26	38	(12)	262	500	(238)	-47.6%	500
Interest - Investments	386	13	373	3,439	200	3,239	1619.5%	200
Total Revenue / Other Sources	561	1,013	(452)	177,466	173,700	3,766	2.2%	173,700

Expenditures

Beach Club Operations

Payroll-Administrative	478	413	(65)	6,129	5,000	(1,129)	-22.6%	5,000
Payroll-Attendants	5,795	6,194	399	70,131	74,339	4,208	5.7%	74,339
ProfServ-Mgmt Consulting	429	431	2	5,157	5,150	(7)	-0.1%	5,150
Auditing Services	-	-	-	1,900	1,800	(100)	-5.6%	1,800
Contracts-On-Site Maintenance	-	87	87	467	1,000	533	53.3%	1,000
Contracts-Landscape	-	250	250	-	3,000	3,000	100.0%	3,000
Communication - Telephone	222	212	(10)	2,375	2,500	125	5.0%	2,500
Utility - General	143	75	(68)	1,229	900	(329)	-36.6%	900
Utility - Refuse Removal	73	75	2	878	900	22	2.5%	900
Utility - Water & Sewer	65	150	85	981	1,800	819	45.5%	1,800
Insurance	-	-	-	19,855	17,495	(2,360)	-13.5%	17,495
R&M-Buildings	25	413	388	2,787	5,000	2,213	44.3%	5,000
R&M-Equipment	-	413	413	9,785	5,000	(4,785)	-95.7%	5,000
Preventative Maint-Security Systems	-	144	144	-	1,750	1,750	100.0%	1,750
Misc-Special Projects	-	250	250	-	3,000	3,000	100.0%	3,000
Misc-Web Hosting	-	44	44	550	550	-	0.0%	550
Misc-Taxes	-	-	-	842	756	(86)	-11.4%	756
Misc-Contingency	-	256	256	158	3,116	2,958	94.9%	3,116
Credit Card Fees	6	413	407	4,385	5,000	615	12.3%	5,000
Office Supplies	-	13	13	-	200	200	100.0%	200
Op Supplies - General	-	87	87	598	1,000	402	40.2%	1,000
Total Beach Club Operations	7,237	9,920	2,683	128,208	139,256	11,048	7.9%	139,256

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	-	23,617	23,617	-	23,617	23,617	100.0%	23,617
Interest Expense	9,483	827	(8,656)	9,483	827	(8,656)	-1046.7%	827
Total Debt Service	9,483	24,444	14,961	9,483	24,444	14,961	61.2%	24,444
Total Expenditures	16,720	34,364	17,644	137,691	163,700	26,009	15.9%	163,700
Transfer Out								
Reserve - Beach Club	833	837	4	10,000	10,000	0	0.0%	10,000
Total Transfer Out	833	837	4	10,000	10,000	0	0.0%	10,000
Reserves								
Operating Transfers-Out	23,617	-	(23,617)	23,617	-	(23,617)	n/a	-
Total Reserves	23,617	-	(23,617)	23,617	-	(23,617)	n/a	-
Total Expenditures & Transfer	41,171	35,201	(5,970)	171,308	173,700	2,392	1.4%	173,700
Net Surplus (Deficit)	<u>\$ (40,610)</u>	<u>\$ (34,188)</u>	<u>\$ (6,422)</u>	6,159	-	6,159		-
Fund balance as of Oct 01, 2022				91,822	91,822	-		91,822
Fund Balance as of Sep 30, 2023				<u>\$ 97,981</u>	<u>\$ 91,822</u>	<u>\$ 6,159</u>		<u>\$ 91,822</u>

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	\$ 837	\$ (4)	\$ 10,000	\$ 10,000	\$ (0)	0.0%	\$ 10,000
Total Revenue / Other Sources	833	837	(4)	10,000	10,000	(0)	0.0%	10,000
Expenditures								
Reserve - Beach Club	-	837	837	-	10,000	10,000	100.0%	10,000
Total Expenditures	-	837	837	-	10,000	10,000	0.0%	10,000
Net Surplus (Deficit)	<u>\$ 833</u>	<u>\$ -</u>	<u>\$ 833</u>	10,000	-	10,000		-
Fund balance as of Oct 01, 2022				74,352	74,352	-		74,352
Fund Balance as of Sep 30, 2023				<u>\$ 84,352</u>	<u>\$ 74,352</u>	<u>\$ 10,000</u>		<u>\$ 74,352</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$74,353	\$10,000	\$0	\$0	\$84,353
Total	\$74,353	\$10,000	\$0	\$0	\$84,353

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Interfund Transfer - In	23,617	-	23,617	23,617	-	23,617	n/a	-
Total Revenue / Other Sources	23,617	-	23,617	23,617	-	23,617	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	<u>\$ 23,617</u>	<u>\$ -</u>	<u>\$ 23,617</u>	23,617	-	23,617		-
Fund balance as of Oct 01, 2022				(165,492)	(165,492)	-		(165,492)
Fund Balance as of Sep 30, 2023				<u>\$ (141,875)</u>	<u>\$ (165,492)</u>	<u>\$ 23,617</u>		<u>\$ (165,492)</u>

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 September 30, 2023

(100% 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	\$ -	\$ -	\$ -	\$ 698,412	\$ 698,412	\$ (0)	0.0%	\$ 698,412
Special Assmnts- Discounts	-	-	-	(24,900)	(27,936)	3,036	-10.9%	(27,936)
Interest - Investments	2,039	38	2,001	23,646	500	23,146	4629.2%	500
Total Revenue / Other Sources	2,039	38	2,001	697,158	670,976	26,182	3.9%	670,976
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	-	-	-	13,470	13,968	498	3.6%	13,968
Principal Debt Retirement	-	-	-	440,000	440,000	-	0.0%	440,000
Interest Expense	-	-	-	223,867	223,867	(0)	0.0%	223,867
Total Debt Service	-	-	-	677,337	677,835	498	0.1%	677,835
Total Expenditures	-	-	-	677,337	677,835	498	0.1%	677,835
Net Surplus (Deficit)	<u>\$ 2,039</u>	<u>\$ 38</u>	<u>\$ 2,001</u>	19,821	(6,859)	26,680		(6,859)
Fund balance as of Oct 01, 2022				470,583	470,583	-		470,583
Fund Balance as of Sep 30, 2023				<u>\$ 490,404</u>	<u>\$ 463,724</u>	<u>\$ 26,680</u>		<u>\$ 463,724</u>

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 September 30, 2023

(100% Yr Complete)

Description	Utility Services			Total	Total	Variance	%	Adopted
	Water	Sewer	Irrigation	YTD	YTD			
				Actuals	Budget	Fav (Unfav)	Variance	Budget
Revenue / Other Sources								
Base Charges for Services	\$ 463,469	\$ 1,313,918	\$ 236,223	\$ 2,013,609	\$ 1,996,700	\$ 16,909	0.8%	\$ 1,996,700
Usage Charges for Services	236,255	-	-	236,255	209,170	27,085	12.9%	209,170
Standby Fees	-	6,745	-	6,745	6,300	445	7.1%	6,300
Meter Fees	-	-	-	-	1,000	(1,000)	-100.0%	1,000
Connection Fees - W/S	-	15,000	-	15,000	-	15,000	0.0%	-
Water Quality Surcharge	3	-	-	3	-	3	0.0%	-
Backflow Fees	53,415	-	-	53,415	30,259	23,156	76.5%	30,259
Other Miscellaneous Revenues	2,001	9,116	-	11,116	11,800	(684)	-5.8%	11,800
Interest - Investments	6,919	12,898	2,887	22,704	800	21,904	2738.0%	800
Total Revenue / Other Sources	762,061	1,357,676	239,110	2,358,847	2,256,029	102,818	4.6%	2,256,029
Expenses								
Administration	44,166	130,326	16,676	191,168	230,906	39,738	17.2%	230,906
Utility Services	551,669	751,926	84,130	1,387,726	1,641,123	253,397	15.4%	1,641,123
Transfers Out	30,000	310,000	44,000	384,000	384,000	-	0.0%	384,000
Total Expenses	625,835	1,192,253	144,806	1,962,894	2,256,029	293,135	13.0%	2,256,029
Net Profit (Loss)	<u>\$ 136,226</u>	<u>\$ 165,423</u>	<u>\$ 94,304</u>	395,953	-	395,953		-
Net Position as of Oct 01, 2022				7,660,892	7,660,892	-		7,660,892
Net Position as of Sep 30, 2023				<u>\$ 8,056,845</u>	<u>\$ 7,660,892</u>	<u>\$ 395,953</u>		<u>\$ 7,660,892</u>

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending September 30, 2023

(100% 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	\$ 38,532	\$ 38,312	\$ 220	\$ 463,469	\$ 459,700	\$ 3,769	0.8%	\$ 459,700
Water-Usage	12,371	17,429	(5,058)	236,255	209,170	27,085	12.9%	209,170
Water Quality Surcharge	-	-	-	3	-	3	n/a	-
Backflow Fees	-	2,517	(2,517)	53,415	30,259	23,156	76.5%	30,259
Other Miscellaneous Revenues	54	150	(96)	2,001	1,800	201	11.2%	1,800
Interest - Investments	925	25	900	6,919	300	6,619	2206.2%	300
Total Revenue / Other Sources	51,882	58,433	(6,551)	762,061	701,229	60,832	8.7%	701,229
Administration								
P/R-Board of Supervisors	185	226	41	3,105	2,745	(360)	-13.1%	2,745
Payroll-Project Manager	1,821	1,663	(158)	23,377	20,000	(3,377)	-16.9%	20,000
ProfServ-Engineering	-	413	413	-	5,000	5,000	100.0%	5,000
ProfServ-Legal Services	-	563	563	568	6,800	6,232	91.6%	6,800
ProfServ-Mgmt Consulting	456	458	2	5,481	5,474	(7)	-0.1%	5,474
Auditing Services	-	-	-	3,230	3,060	(170)	-5.6%	3,060
Postage and Freight	-	20	20	-	306	306	100.0%	306
Insurance	-	-	-	8,388	7,391	(997)	-13.5%	7,391
Printing and Binding	-	32	32	18	340	322	94.8%	340
Legal Advertising	-	45	45	-	485	485	100.0%	485
Miscellaneous Services	-	80	80	-	949	949	100.0%	949
Office Supplies	-	3	3	-	102	102	100.0%	102
Total Administration	2,462	3,503	1,041	44,166	52,652	8,486	16.1%	52,652
Utility Services								
ProfServ-Utility Billing	1,170	850	(320)	13,068	10,266	(2,802)	-27.3%	10,266
Contracts-Other Services	3,887	4,481	594	48,513	53,783	5,270	9.8%	53,783
Utility - Base Rate	12,764	12,758	(6)	153,162	153,162	(0)	0.0%	153,162
Utility - Water-Usage	17,210	24,933	7,723	299,478	299,218	(260)	-0.1%	299,218
Utility-CCU Admin Fee	4	6	2	51	50	(1)	-3.0%	50
R&M-General	-	4,625	4,625	3,076	55,500	52,424	94.5%	55,500
Misc-Licenses & Permits	-	25	25	-	300	300	100.0%	300
Back Flow Preventors	-	2,517	2,517	26,820	30,259	3,439	11.4%	30,259
Misc-Contingency	-	1,332	1,332	7,500	16,039	8,539	53.2%	16,039
Total Utility Services	35,034	51,527	16,493	551,669	618,577	66,908	10.8%	618,577
Total Expenses	37,496	55,030	17,534	595,835	671,229	75,394	11.2%	671,229

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending September 30, 2023

(100% 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	-	30,000	30,000	-	0.0%	30,000
Total Transfers Out	2,500	2,500	-	30,000	30,000	-	0.0%	30,000
Total Expenses & Transfers	39,996	57,530	17,534	625,835	701,229	75,394	10.8%	701,229
Net Profit (Loss)	<u>\$ 11,886</u>	<u>\$ 903</u>	<u>\$ 10,983</u>	<u>\$ 136,226</u>	<u>\$ -</u>	<u>\$ 136,226</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 September 30, 2023

(100% 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	\$ 109,359	\$ 108,250	\$ 1,109	\$ 1,313,918	\$ 1,299,000	\$ 14,918	1.1%	\$ 1,299,000
Standby Fees	571	525	46	6,745	6,300	445	7.1%	6,300
Connection Fees - W/S	-	-	-	15,000	-	15,000	n/a	-
Other Miscellaneous Revenues	247	837	(590)	9,116	10,000	(884)	-8.8%	10,000
Interest - Investments	1,725	38	1,687	12,898	500	12,398	2479.7%	500
Total Revenue / Other Sources	111,902	109,650	2,252	1,357,676	1,315,800	41,876	3.2%	1,315,800
Expenses								
Administration								
P/R-Board of Supervisors	468	574	106	7,855	6,943	(912)	-13.1%	6,943
Payroll-Project Manager	2,351	2,163	(188)	30,135	26,000	(4,135)	-15.9%	26,000
ProfServ-Engineering	-	1,663	1,663	-	20,000	20,000	100.0%	20,000
ProfServ-Legal Services	4,313	1,463	(2,850)	8,139	17,600	9,461	53.8%	17,600
ProfServ-Mgmt Consulting	1,989	1,991	2	23,902	23,870	(32)	-0.1%	23,870
Auditing Services	-	-	-	8,170	7,740	(430)	-5.6%	7,740
Postage and Freight	9	60	51	286	775	489	63.1%	775
Insurance	-	-	-	51,099	45,026	(6,073)	-13.5%	45,026
Printing and Binding	-	68	68	181	860	679	79.0%	860
Legal Advertising	-	3	3	-	3	3	100.0%	3
Miscellaneous Services	-	199	199	560	2,399	1,839	76.7%	2,399
Office Supplies	-	25	25	-	300	300	100.0%	300
Total Administration	9,130	8,209	(921)	130,326	151,516	21,190	14.0%	151,516
Utility Services								
ProfServ-Utility Billing	7,288	5,332	(1,956)	81,426	63,962	(17,464)	-27.3%	63,962
Electricity - General	4,000	4,750	750	74,541	57,000	(17,541)	-30.8%	57,000
Utility - Water & Sewer	352	288	(64)	5,389	3,500	(1,889)	-54.0%	3,500
Communication - Telephone	474	538	64	5,623	6,500	877	13.5%	6,500
Contracts-Other Services	24,216	27,924	3,708	308,772	335,110	26,338	7.9%	335,110
R&M-Sludge Hauling	5,739	6,385	646	98,815	76,620	(22,195)	-29.0%	76,620
Maintenance - Security Systems	-	144	144	-	1,750	1,750	100.0%	1,750
R&M-General	5,416	20,837	15,421	122,325	250,000	127,675	51.1%	250,000
Misc-Licenses & Permits	-	8	8	25	140	115	82.1%	140
Misc-Bad Debt	6	288	282	81	3,500	3,419	97.7%	3,500
Misc-Contingency	532	2,352	1,820	4,917	28,202	23,285	82.6%	28,202
Op Supplies - Chemicals	4,962	2,337	(2,625)	50,011	28,000	(22,011)	-78.6%	28,000
Total Utility Services	52,986	71,183	18,197	751,926	854,284	102,358	12.0%	854,284
Total Expenses	62,115	79,392	17,277	882,253	1,005,800	123,547	12.3%	1,005,800

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending September 30, 2023

(100% 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	25,837	4	310,000	310,000	0	0.0%	310,000
Total Transfers Out	25,833	25,837	4	310,000	310,000	0	0.0%	310,000
Total Expenses & Transfers	87,949	105,229	17,280	1,192,253	1,315,800	123,547	9.4%	1,315,800
Net Profit (Loss)	<u>\$ 23,953</u>	<u>\$ 4,421</u>	<u>\$ 19,532</u>	<u>\$ 165,423</u>	<u>\$ -</u>	<u>\$ 165,423</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 September 30, 2023

(100% 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	\$ 19,808	\$ 19,837	\$ (29)	\$ 236,223	\$ 238,000	\$ (1,777)	-0.7%	\$ 238,000
Meter Fees	-	87	(87)	-	1,000	(1,000)	-100.0%	1,000
Interest - Investments	386	-	386	2,887	-	2,887	n/a	-
Total Revenue / Other Sources	20,194	19,924	270	239,110	239,000	110	0.0%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	109	131	22	1,828	1,616	(212)	-13.1%	1,616
Payroll-Project Manager	531	500	(31)	6,758	6,000	(758)	-12.6%	6,000
ProfServ-Engineering	-	447	447	-	5,320	5,320	100.0%	5,320
ProfServ-Legal Services	-	413	413	-	5,000	5,000	100.0%	5,000
ProfServ-Mgmt Consulting	196	190	(6)	2,349	2,346	(3)	-0.1%	2,346
Auditing Services	-	-	-	1,900	1,800	(100)	-5.6%	1,800
Postage and Freight	-	15	15	2	180	179	99.2%	180
Insurance	-	-	-	3,829	3,374	(455)	-13.5%	3,374
Printing and Binding	-	13	13	9	200	191	95.5%	200
Legal Advertising	-	21	21	-	285	285	100.0%	285
Miscellaneous Services	-	51	51	-	557	557	100.0%	557
Office Supplies	-	5	5	-	60	60	100.0%	60
Total Administration	835	1,786	951	16,676	26,738	10,062	37.6%	26,738
Utility Services								
ProfServ-Utility Billing	540	393	(147)	6,032	4,738	(1,294)	-27.3%	4,738
Electricity - General	10,988	2,500	(8,488)	14,813	30,000	15,187	50.6%	30,000
Contracts-Other Services	1,794	2,064	270	22,381	24,823	2,442	9.8%	24,823
Utility - Water-Usage	4,330	3,663	(667)	23,882	44,000	20,118	45.7%	44,000
Utility-CCU Admin Fee	4	-	(4)	51	-	(51)	n/a	-
R&M-General	1,064	4,163	3,099	16,971	50,000	33,029	66.1%	50,000
Misc-Contingency	-	563	563	-	6,701	6,701	100.0%	6,701
Op Supplies - Chemicals	-	663	663	-	8,000	8,000	100.0%	8,000
Total Utility Services	18,720	14,009	(4,711)	84,130	168,262	84,132	50.0%	168,262
Total Expenses	19,556	15,795	(3,761)	100,806	195,000	94,194	48.3%	195,000

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending September 30, 2023

(100% 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	3,663	(4)	44,000	44,000	(0)	0.0%	44,000
Total Transfers Out	3,667	3,663	(4)	44,000	44,000	(0)	0.0%	44,000
Total Expenses & Transfers	23,222	19,458	(3,764)	144,806	239,000	94,194	39.4%	239,000
Net Profit (Loss)	<u>\$ (3,028)</u>	<u>\$ 466</u>	<u>\$ (3,494)</u>	<u>\$ 94,304</u>	<u>\$ -</u>	<u>\$ 94,304</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 September 30, 2023

(100% 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	\$ -	\$ 30,000	\$ 30,000	\$ -	0.0%	\$ 30,000
Transfer In - Sewer Services	25,833	25,837	(4)	310,000	310,000	(0)	0.0%	310,000
Transfer In - Irrigation Services	3,667	3,663	4	44,000	44,000	0	0.0%	44,000
Interest - Investments	7,816	-	7,816	72,311	-	72,311	n/a	-
Total Revenue / Other Sources	39,816	32,000	7,816	456,311	384,000	72,311	18.8%	384,000
Expenses								
Water Services								
Capital Projects	-	-	-	261,206	-	(261,206)	n/a	-
Reserve - Water System	-	2,500	2,500	-	30,000	30,000	100.0%	30,000
Total Water Services	-	2,500	2,500	261,206	30,000	(231,206)	-770.7%	30,000
Sewer Services								
Capital Projects	-	-	-	193,000	-	(193,000)	n/a	-
R&M-Storm Drain Cleaning	-	-	-	14,625	-	(14,625)	n/a	-
Reserve - Sewer System	-	25,837	25,837	-	310,000	310,000	100.0%	310,000
Total Sewer Services	-	25,837	25,837	207,625	310,000	102,375	33.0%	310,000
Irrigation Services								
Reserves - Irrigation System	-	3,663	3,663	-	44,000	44,000	100.0%	44,000
Total Irrigation Services	-	3,663	3,663	-	44,000	44,000	100.0%	44,000
Total Expenses	-	32,000	32,000	468,831	384,000	(84,831)	-22.1%	384,000
Net Profit (Loss)	<u>\$ 39,816</u>	<u>\$ -</u>	<u>\$ 39,816</u>	(12,520)	-	(12,520)		-
Net Position as of Oct 01, 2022				1,968,100	1,968,100	-		1,968,100
Net Position as of Sep 30, 2023				<u>\$ 1,955,580</u>	<u>\$ 1,968,100</u>	<u>\$ (12,520)</u>		<u>\$ 1,968,100</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$375,083	\$30,000	\$7,164	\$261,206	\$151,041
Sewer Services Reserve	\$1,184,102	\$310,000	\$56,695	\$207,625	\$1,343,172
Irrigation Services Reserve	\$168,248	\$44,000	\$8,452	\$0	\$220,700
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$1,968,100	\$384,000	\$72,311	\$468,831	\$1,955,580

Riverwood Community Development District

Financial Statements

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

(100% 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	\$ 1,315	\$ 239	\$ 18,085	\$ 16,000	\$ (2,085)	-13.0%	\$ 16,000
Allocated to GF (Activity Ctr)	(135)	(163)	(28)	(2,263)	(2,000)	263	-13.1%	(2,000)
Allocated to Water	(185)	(226)	(41)	(3,105)	(2,745)	360	-13.1%	(2,745)
Allocated to Sewer	(468)	(574)	(106)	(7,855)	(6,943)	912	-13.1%	(6,943)
Allocated to Irrigation	(109)	(131)	(22)	(1,828)	(1,616)	212	-13.1%	(1,616)
Balance in General Fund (Admin)	181	221	40	3,035	2,696	(339)	-12.6%	2,696
Total Payroll - Salaries	\$ 37,128	\$ 36,130	\$ (997)	\$ 467,451	\$ 433,719	\$ (33,732)	-7.8%	\$ 433,719
Allocated to GF (Activity Ctr Salaries)	(2,217)	(2,051)	166	(28,225)	(24,656)	3,569	-14.5%	(24,656)
Allocated to GF (Activity Ctr Maint.)	(2,006)	(1,452)	554	(22,424)	(17,391)	5,033	-28.9%	(17,391)
Allocated to GF (Env. Srv. Gatehouse)	(20,622)	(20,467)	155	(263,949)	(245,609)	18,340	-7.5%	(245,609)
Allocated J. Mercer to Water	(1,821)	(1,663)	158	(23,377)	(20,000)	3,377	-16.9%	(20,000)
Allocated J. Mercer to Sewer	(2,351)	(2,163)	188	(30,135)	(26,000)	4,135	-15.9%	(26,000)
Allocated J. Mercer to Irrigation	(531)	(500)	31	(6,758)	(6,000)	758	-12.6%	(6,000)
Allocated to Beach Club- Attendants	(5,795)	(6,194)	(399)	(70,131)	(74,339)	(4,208)	5.7%	(74,339)
Balance in General Fund (Admin)	1,783	1,640	(143)	22,450	19,724	(2,726)	-13.8%	19,724
Total Inframark Contract	9,773	9,774	1	117,433	117,277	(156)	-0.1%	117,277
Allocated to Beach Club	(429)	(431)	(2)	(5,157)	(5,150)	7	-0.1%	(5,150)
Allocated to Water	(456)	(458)	(2)	(5,481)	(5,474)	7	-0.1%	(5,474)
Allocated to Sewer	(1,989)	(1,991)	(2)	(23,902)	(23,870)	32	-0.1%	(23,870)
Allocated to Irrigation	(196)	(190)	6	(2,349)	(2,346)	3	-0.1%	(2,346)
Balance in General Fund (Admin)	6,703	6,704	1	80,544	80,437	(107)	-0.1%	80,437
Total Insurance Expense	-	3	3	143,111	126,101	(17,010)	-13.5%	126,101
Allocated to GF (Activity Ctr)	-	(3)	(3)	(36,434)	(32,103)	4,331	-13.5%	(32,103)
Allocated to Beach Club	-	-	-	(19,855)	(17,495)	2,360	-13.5%	(17,495)
Allocated to Water	-	-	-	(8,388)	(7,391)	997	-13.5%	(7,391)
Allocated to Sewer	-	-	-	(51,099)	(45,026)	6,073	-13.5%	(45,026)
Allocated to Irrigation	-	-	-	(3,829)	(3,374)	455	-13.5%	(3,374)
Balance in General Fund (Admin)	-	-	-	23,506	20,712	(2,794)	-13.5%	20,712

4C

**RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance/Reserves as of 9/30/23

The Board hereby assigns the FY 2023 Reserves as follows:

Operating Reserve	\$350,000
Reserves-Settlement	\$193,656
Reserves-Environmental Services	\$430,707
Reserves-Recreational Facilities	\$523,160
Reserves-Roadways	\$817,584
Reserves-RV Park	<u>\$122,042</u>
Total General Fund	\$2,437,149
Reserves-Beach Club	<u>\$84,352</u>
Total Beach Club Fund	\$84,352
Reserves-Emergency	\$240,667
Reserves-Sewer System	\$1,343,172
Reserves-Water System	\$151,041
Reserves-Irrigation System	<u>\$220,700</u>
Total Enterprise Fund	\$1,955,580

Sixth Order of Business

6B.

FIRST AMENDMENT TO THE AGREEMENT FOR OPERATION AND MAINTENANCE OF WASTEWATER COLLECTION AND TREATMENT FACILITIES AND WATER DISTRIBUTION AND WASTEWATER REUSE SYSTEM

This AMENDMENT (the “Amendment”) is made this _____ day of October, 2023, by and between **Florida Utility Solutions, Inc.**, a Florida corporation, with a mailing address of 15275 Collier Blvd., Suite 201-268, Naples, FL 34119 (the “Contractor”) and **Riverwood Community Development District**, a Florida community development district, with a mailing address of 210 N. University Dr., Suite 702, Coral Springs, FL 33071 (the “Client”), collectively, the “Parties.”

WITNESSETH

WHEREAS, the Parties entered into an Agreement for Operation and Maintenance of Wastewater Collection and Treatment Facilities and Water Distribution and Wastewater Reuse System on January 18, 2022 (“Agreement”);

WHEREAS, the Agreement will automatically renew on February 1, 2024;

WHEREAS, pursuant to Section 4.3, on the last business day of October of every Agreement year, the compensation for services provided by Contractor as set forth in Section 4 of Schedule 7 of the Agreement will be reviewed, with any increase becoming effective on February 1st; and,

WHEREAS, the parties desire to delete Schedule 7 of the Agreement and replace the same with the 2024 Fee Schedule, attached hereto and incorporated herein as Exhibit “A.”

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants contained herein, the Parties hereby agree as follows:

1. **Recitals.** The Recitals set forth are true and correct and incorporated herein by references as if fully set forth herein.
2. **Amendment to the Agreement.** The Agreement is hereby amended to delete Schedule 7 from the Agreement and replace the same with the attached Exhibit “A.”
3. **Affirmation.** Except as amended by the terms of this Amendment, all other terms, covenants and conditions of the Agreement, and the rights and obligations of the Parties thereunder, shall remain in full force and effect and are hereby ratified and affirmed.
4. **Effective Date.** This Amendment is effective as of February 1, 2024.
5. **Counterparts.** This Agreement may be executed in separate counterparts by the Parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party’s original signature on the Amendment hereto may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party.

IN WITNESS WHEREOF, the Parties hereto accepted, made, and executed this Amendment upon the terms and conditions above stated.

**RIVERWOOD COMMUNITY
DEVELOPMENT DISTRICT**

FLORIDA UTILITY SOLUTIONS, INC.

By: Mike Spillane
Title: Chairman
Date: _____

By: _____
Title: _____
Date: _____

EXHIBIT B-1



Florida Utility Solutions, Inc.

15275 Collier Blvd., Ste. 201-268, Naples, FL 34119 Office: 239.513.0445 Fax: 888.862.0321

2024 Fee Schedule

Operation of Facilities in accordance with FDEP, routine preventive maintenance, preparation and submission of all required reporting, annual flow calibrations, weekly sewage pump station inspections, meter reading, and required sampling.

*** No additional cost to operate water rechlorination station.**

Total yearly base contract = \$367,724.88 with an annual 2.5% rate increase.

1,200 backflow preventers inspected and certified per year X \$48 = \$57,600.00

Meter Installation (1)

Meter size (inches)	Total Cost (\$)
5/8"	\$115.50
1"	\$115.50

Meter Box and Installation (1)

Meter size (inches)	Total Cost (\$)
5/8"	\$210.00
1"	\$245.00

LABOR & EQUIPMENT RATES

Supervisor/Foreman	Included in every job
Licensed Operator	\$105.00 per hour
Backhoe w/operator	\$235.00 per hour
Electrician w/vehicle	\$135.00 per hour
Environmental Specialist	\$95.00 per hour
Utility Technician	\$95.00 per hour
Instrumentation Technician	\$95.00 per hour
Clerical	\$85.00 per hour
Dump Truck w/operator	\$235.00 per hour
2' Utility Pump	\$60.00 per hour
Utility Vehicle/Service Truck with 3200# Crane and operator	\$95.00 per hour
15 Ton Crane truck w/operator	\$235.00 per hour
Instrumentation Technician w/Service Truck	\$95.00 per hour
*Vactornet Unit (4-hour min.) including technician	\$275 per hour + dump fee
*Televising Unit (4-hour min.) including technician	\$250 per hour
*Mini Excavator (4-hour min.) including technician	\$250 per hour
Air Compressor	\$85 per hour

Outside contractor and materials billed at cost plus twenty percent (20%).

*Overtime rates of time and one-half will apply for work performed before 8:00 a.m. and after 5 p.m., or in excess of eight (8) hours per day or forty (40) hours per week, and on weekends and holidays. Holidays are New Year's Day, Presidents day, emorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve Day and Christmas Day.

6C

MUNIBILLING®

Riverwood - Managed Services Agreement - 2024

Riverwood

4250 Riverwood Drive
 Port Charlotte, Florida 33953
 United States

Don Myhrberg

dmyhrberg@riverwoodcdd.org

Reference: 20230417-155040846

Quote created: April 17, 2023

Quote expires: July 16, 2023

Quote created by: Albert Moreno

Client Success Manager

albert.moreno@munibilling.com

+13362171031

Comments from Albert Moreno

*** THIS IS A QUOTE - NOT AN INVOICE ***

Once you approve the quote, you will be sent an updated agreement.

This proposal is contingent upon your acceptance of the terms and conditions contained in [MuniBilling's standard Software Subscription Agreement](#).

This quote is for three years.

This quote includes up to 1450 parcels.

*Bill Printing is \$.31 per page printed (one side). Quantity will be based on printed pages. Postage is extra. We will use thebest mailing rate we are able to receive. A minimum fee may apply if printing is less than 200 pages.

Products & Services

Item & Description	Quantity	Unit Price	Total
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Item & Description	Quantity	Unit Price	Total
<p>Managed Services (MSP) Rate 2024</p> <p>MuniBilling managed services administers the lifecycle of creating and publishing utility bills along with expert client success consulting services</p>	1,450	\$4.25 / month	\$6,162.50 / month for 1 year
<p>Managed Services (MSP) Rate 2025</p> <p>MuniBilling managed services administers the lifecycle of creating and publishing utility bills along with expert client success consulting services</p>	1,450	\$4.51 / month	\$6,539.50 / month for 1 year
<p>Managed Services (MSP) Rate 2026</p> <p>MuniBilling managed services administers the lifecycle of creating and publishing utility bills along with expert client success consulting services</p>	1,450	\$4.78 / month	\$6,931.00 / month for 1 year
<p>Bill Print as a Service (BPaaS) - (Preferred Vendor)</p> <p>MuniBilling's preferred vendor handles the printing and mailing of your customers' bills, not including postage</p>	1	\$400.92 / month	\$400.92 / month for 3 years
<p>Merchant as a Service (MaaS) - (Preferred Vendor)</p> <p>MuniBilling's preferred merchant processor processes electronic payment transactions made on-demand in real-time or scheduled through autopayment</p>	1	\$33.45 / month	\$33.45 / month for 3 years
<p>Lockbox as a Service (LaaS) - (Preferred Vendor)</p> <p>MuniBilling's preferred lockbox processor receives, opens, and processes paper-based payments for your utility customers</p>	1	\$281.00 / month	\$225.00 / month after \$56.00 discount for 3 years

Purchase terms

All ancillary services will remain the same.

Signature

Signature

Date

Printed name

Questions? Contact me



Albert Moreno
Client Success Manager
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+13362171031

MuniBilling
3300 Battleground Ave
Greensboro, NC 27410
United States

Seventh Order of Business

H & Y Fence
 510 Cattlemen Rd
 Sarasota, FL 34232
 www.HnYFence.com



Estimate

Date	Estimate #
3/28/2023	86319

NAME / ADDRESS
RIVERWOOD CDD JOHN MERCER 4250 Riverwood Dr Port Charlotte, FL 33953

SHIP TO:

**"Best of Sarasota" award winner
 11 years in a row for Fence Contractors.**

Estimator	P.O. NO.	PROJECT
JM		

DESCRIPTION	QTY	U/M	COST	TOTAL
COURT 6				
LINEAL FT. OF 10' HIGH VINYL COATED CHAIN LINK TENNIS FABRIC	115		15.29548	1,758.98
LINEAL FT. OF 3' HIGH VINYL COATED-6 GAUGE FABRIC	20		9.834	196.68
9 GA. X 6 1/2" ALUMINUM TIES 100 COUNT-VINYL COATED	3		20.72	62.16
2-1/2" X 13' X SCH. 40 VINYL COATED POST	2	EA.	255.00	510.00
7' X 53.5" (OS) VINYL COATED RESIDENTIAL WALK GATE	1		625.00	625.00
2 1/2" BRACE BAND VINYL COATED	2		2.64	5.28
BOTTOM TENSION WIRE - 7 GAUGE COIL SPRING-GREEN	120		0.90	108.00
LABOR TO REMOVE AND HAUL OLD GATE AND INSTALL NEW ONE		LF	166.25	166.25
LABOR TO REMOVE RUSTED POSTS AND INSTALL NEW ONES		LF	525.00	525.00
LABOR TO REMOVE 115' OF 10' WIRE AND INSTALL 115' NEW WIRE		LF	2,012.50	2,012.50
LABOR TO REMOVE 20' OF 4' WIRE AND INSTALL 60' OF NEW		LF	218.75	218.75
LABOR TO REMOVE BRACE BANDS AND INSTALL NEW TENSION BANDS	2	LF	8.75	17.50
LABOR TO INSTALL COIL SPRING BOTTOM TENSION WIRE	120	LF	2.20	264.00
1/2 DEPOSIT - BALANCE UPON COMPLETION	TOTAL			\$6,470.10

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Currently Due to Pandemic: We have been experiencing increased costs of all materials and shipping costs. While this is still going on or until materials become more readily available we are only able to honor quoted prices on estimates for 30 days from the date they are given. After 30 days this estimate will need to be revised to match current pricing.

 SIGNATURE / DATE

H & Y Fence
 510 Cattlemen Rd
 Sarasota, FL 34232
 www.HnYFence.com



Estimate

Date	Estimate #
3/28/2023	86325

NAME / ADDRESS
RIVERWOOD CDD JOHN MERCER 4250 Riverwood Dr Port Charlotte, FL 33953

SHIP TO:

**"Best of Sarasota" award winner
 11 years in a row for Fence Contractors.**

Estimator	P.O. NO.	PROJECT
JM		

DESCRIPTION	QTY	U/M	COST	TOTAL
COURT 1				
LINEAL FT. OF 10' HIGH VINYL COATED CHAIN LINK TENNIS FABRIC	10		15.296	152.96
9 GA. X 6 1/2" ALUMINUM TIES 100 COUNT-VINYL COATED	1		20.72	20.72
LABOR TO REMOVE 10' OF 10' WIRE AND INSTALL 10' NEW WIRE		LF	175.00	175.00
LABOR TO TIE LINE POSTS AND STRETCH 25' OF BOTTOM TENSION WIRE.	35	LF	2.18743	76.56
1/2 DEPOSIT - BALANCE UPON COMPLETION	TOTAL			\$425.24

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 SIGNATURE / DATE

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Estimate

Date	Estimate #
3/28/2023	86324

NAME / ADDRESS
RIVERWOOD CDD JOHN MERCER 4250 Riverwood Dr Port Charlotte, FL 33953

SHIP TO:

**"Best of Sarasota" award winner
 11 years in a row for Fence Contractors.**

Estimator	P.O. NO.	PROJECT
JM		

DESCRIPTION	QTY	U/M	COST	TOTAL
COURT 2				
LINEAL FT. OF 10' HIGH VINYL COATED CHAIN LINK TENNIS FABRIC	110		15.29555	1,682.51
9 GA. X 6 1/2" ALUMINUM TIES 100 COUNT-VINYL COATED	3		20.72	62.16
2-1/2" X 13' X SCH. 40 VINYL COATED POST	1	EA.	255.00	255.00
LABOR TO REMOVE RUSTED POST AND INSTALL NEW ONE		LF	262.50	262.50
LABOR TO REMOVE 110' OF 10' WIRE AND INSTALL 110' NEW WIRE		LF	1,925.00	1,925.00
LABOR TO PUT IN TOP RAIL IN TWO SPOTS	2	LF	12.25	24.50
1/2 DEPOSIT - BALANCE UPON COMPLETION	TOTAL			\$4,211.67

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 Sarasota, FL 34232
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Estimate

Date	Estimate #
3/28/2023	86323

NAME / ADDRESS
RIVERWOOD CDD JOHN MERCER 4250 Riverwood Dr Port Charlotte, FL 33953

SHIP TO:

**"Best of Sarasota" award winner
 11 years in a row for Fence Contractors.**

Estimator	P.O. NO.	PROJECT
JM		

DESCRIPTION	QTY	U/M	COST	TOTAL
COURT 3				
LINEAL FT. OF 10' HIGH VINYL COATED CHAIN LINK TENNIS FABRIC	70		15.29557	1,070.69
9 GA. X 6 1/2" ALUMINUM TIES 100 COUNT-VINYL COATED	2		20.72	41.44
2-1/2" X 13' X SCH. 40 VINYL COATED POST	1	EA.	255.00	255.00
LABOR TO REMOVE RUSTED POST AND INSTALL NEW ONE		LF	262.50	262.50
LABOR TO REMOVE 70' OF 10' WIRE AND INSTALL 70' NEW WIRE		LF	1,225.00	1,225.00
LABOR TO TIGHTEN AND TIE COIL SPRING BOTTOM TENSION WIRE	40	LF	2.20	88.00
1/2 DEPOSIT - BALANCE UPON COMPLETION			TOTAL	\$2,942.63

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H & Y Fence
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Estimate

Date	Estimate #
3/28/2023	86321

NAME / ADDRESS
RIVERWOOD CDD JOHN MERCER 4250 Riverwood Dr Port Charlotte, FL 33953

SHIP TO:

**"Best of Sarasota" award winner
 11 years in a row for Fence Contractors.**

Estimator	P.O. NO.	PROJECT
JM		

DESCRIPTION	QTY	U/M	COST	TOTAL
COURT 4 AND 5				
LINEAL FT. OF 10' HIGH VINYL COATED CHAIN LINK TENNIS FABRIC	125		15.29552	1,911.94
9 GA. X 6 1/2" ALUMINUM TIES 100 COUNT-VINYL COATED	3		20.72	62.16
BOTTOM TENSION WIRE - 7 GAUGE COIL SPRING-GREEN	40		0.90	36.00
LABOR TO REMOVE 125' OF 10' WIRE AND INSTALL 125' NEW WIRE		LF	2,187.50	2,187.50
LABOR TO INSTALL COIL SPRING BOTTOM TENSION WIRE	40	LF	2.1875	87.50
LABOR TO TIGHTEN AND RE-STRETCH BOTTOM TENSION WIRE	70	LF	2.18757	153.13
1/2 DEPOSIT - BALANCE UPON COMPLETION	TOTAL			\$4,438.23

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Eighth Order of Business

RIVERWOOD CDD

September Monthly Client Report

October 17, 2023



Florida Utility Solutions, Inc

Summary

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

Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost
Introduce a portion of mixed liquor into the surge tank to help reduce odor		

Operations

- **Compliance**

All Wastewater Plant requirements were met.

All Water distribution requirements were met.

- **Reuse Pump Station Status:**

Reuse pump system is currently working as designed. System is showing its age and will need replaced or refurbished in the next 24 months.

- **Performance metrics:**

Wastewater Treatment Plant

- 3.380 million gals of wastewater received in September

Water Treatment

- 3.398 million gals of water metered at Riseley Ave between 8/23/23-9/25/23
- 3.373 million gals of water billed from CCU between 8/23/23-9/25/23
- 961 thousand gals of water metered at Proude St. between 8/23/23-9/25/23
- 953 thousand gals of water billed from CCU between 8/23/23-9/25/23

Reuse

- Received from Charlotte County Utilities-TBD (meter malfunction; CCU will estimate off past flows. Waiting on meter replacement.)
- 3.954 million gals of reuse produced by Riverwood discharged into the pond

Performance Metrics	Current Month September	Prior Month August
Wastewater treated	3,380,000	3,244,000
Sludge produced and disposed	48,000	48,000
Reclaimed Water Produced (irrigation)	15,584,000	20,584,000
Number of line breaks	0	0
Hydrants flushed	21	19
Valves Exercised	12	10
Meters Read	1,134	1,134
Consumables	Current Month	Current Month
Chlorine Usage - WWTP	2,100	1,700
Chlorine Usage – Irrigation	250	250

Maintenance and Repair

Preventive Maintenance

- Inspected all pump stations weekly
- Flushed water at sample locations
- Odor control weekly checks performed
- Plant generator inspections completed
- Greased all pumps and motors
- Increased flushing

Water Meters – All meters have been installed.

- Number changed – 100%
- Meters raised – 0
- Meters to be raised – 0
- Number to be changed – NA
- Zero Usage Total- NA

Health & Safety

- Zero LTIs and OSHA recordable incidents occurred during the month
- Safety training includes daily tailgate talks concerning daily events –confined space, lightning safety, seatbelts, housekeeping, and other safety related concerns

Personnel

- Mitch Gilbert – Florida Utility Solutions - Manager
- Taran Brown Jr., Marcos Benavidez & Burke Young – certified operators
- Florida Utility Solutions rotates service technician weekly at Riverwood
- Alana Faircloth & Maribeth Richards – compliance and clerical/administrative
- Matt Gillispie-Utility Manager

Community Involvement

- Visitors to the project/client
 - Mitch Gilbert – weekly

Hydroguard Flushing Update

Location	# times Flushed	Gallons Flushed September	Gallons Flushed August
S. Silver Lakes CT	11	202,300	233,700
N. Silver Lake CT	11	209,300	277,000
Club Drive	11	73,800	88,200
Scrub Jay CT.	11	27,700	132,900
Creekside Lane	11	218,100	252,400
North Marsh Dr.	11	335,883	448,258
Mill Creek	11	307,200	386,900
Preserve Ct.	11	257,700	86,000
Total Flushed		1,631,983	1,905,358

Golf Course Meter	Gallons	CL2	S.Silver Lakes CT	Gallons	CL2	N.Silver Lake CT	Gallons	CL2	Club Drive	Gallons	CL2	Scrub Jay CT	Gallons	CL2	Creekside Lane	Gallons	CL2	North Marsh Dr	Gallons	CL2	Mill Creek	Gallons	CL2	Presve Ct	Gallons	CL2
1																										
2																										
3																										
4																										
5																										
6	895487896		91239	54700	2	125439	57900	2.1	234112	17900	1.3	238884	7200	1.4	162374	57500		16434994	97496	1.1	452470	85500	1	157715	59500	1
7																										
8																										
9																										
10																										
11																										
12																										
13																										
14	895487896		91786	56200	2.3	126018	44700	2	234291	18400	1.4	238956	6900	1.5	162949	52300	1.1	16532490	78792	1.3	453325	65900	1.3	158310	72400	1
15																										
16																										
17																										
18																										
19																										
20																										
21	895487896		92348	45600	2	126465	60700	2.1	234475	18800	1.5	239025	6700	1.3	163472	49300	1.4	16611282	80961	1.7	453984	88000	1.1	159034	63600	1
22																										
23																										
24																										
25																										
26																										
27																										
28	895487896		92804	45800	2.3	127072	46000	2	234663	18700	1.7	239092	6900	1.8	163965	59000	1	16692243	78634	2	454864	67800	1.7	159670	62200	1.5
29																										
30																										
31																										

MAX	MIN	AVERAGE	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used	Total Used
56200	45600	50575	202300	18800	17900	18450	73800	60700	44700	52325	209300	18700	6900	7200	59000	49300	54525	218100	16692243	78634	454864	67800	159670	62200	1.5	72400	1.5
MAX	MIN	AVERAGE	Total Used	MAX	MIN	AVERAGE	Total Used	MAX	MIN	AVERAGE	Total Used	MAX	MIN	AVERAGE	Total Used	MAX	MIN	AVERAGE	Total Used	MAX	MIN	AVERAGE	Total Used	MAX	MIN	AVERAGE	Total Used
0	1631983																										

DAYS	CCU Drinking Water Meter #0011845095	Flow Mgd	Meter Reading High	Flow Mdg	Meter Reading Low	Flow Mgd	September 1, 2023					
							Remote CI2	Riesley CI2	Proude CI2	Riesley PSI	Proude PSI	
	Riesley Ave.		Proude St.				Proude St.					
1	38529538	0.000	16664111	0.000	645341	0.000	4	4	4	52	71	
2		0.000		0.000		0.000						
3		0.000		0.000		0.000						
4	38853794	0.109	16721266	0.024	6470710	0.009	4	3.9	4	50	70	
5	38963259	0.117	16745477	0.023	6479753	0.009	4	3.7	3.8	50	70	
6	39080174	0.115	16768277	0.027	6488663	0.018	4	3.8	3.7	50	70	
7	39195003	0.058	16795239	0.014	6506531	0.004	4	4	4	51	70	
8	39252716	0.000	16809666	0.000	6510832	0.000	4	4	4	50	70	
9		0.000		0.000		0.000						
10		0.000		0.000		0.000						
11	39610579	0.054	16881818	0.014	6542311	0.006	4	3.9	3.9	51	71	
12	39664410	0.139	16895933	0.026	6548382	0.008	4	4	4	50	70	
13	39802950	0.116	16921812	0.022	6556005	0.015	4	4	4	50	70	
14	39918902	0.090	16943617	0.025	6570912	0.009	1.5	4	4	50	71	
15	40008402	0.000	16968758	0.000	6580357	0.000	1.9	3.7	3.8	51	70	
16		0.000		0.000		0.000						
17		0.000		0.000		0.000						
18	40357644	0.113	17024751	0.003	6593238	0.004	4	4	4	50	70	
19	40470676	0.077	17028151	0.031	6596792	0.002	4	4	4	50	69	
20	40547720	0.099	17058858	0.004	6599264	0.002	2	4	4	50	70	
21	40646345	0.102	17062950	0.038	6601409	0.007	3	4	4	50	70	
22	40748054	0.000	17100809	0.000	6608340	0.000	3.7	4	4	50	70	
23		0.000		0.000		0.000						
24		0.000		0.000		0.000						
25	41098484	0.124	17153762	0.014	6616324	0.003	1.7	3.5	3.7	58	70	
26	41222269	0.117	17167908	0.025	6619595	0.004	2.7	4	4	60	73	
27	41339612	0.077	17193306	0.014	6623513	0.004	2.7	3.5	3.7	50	70	
28	41416759	0.128	17207613	0.033	6627360	0.010	3	4	4	50	70	
29	41544516	0.000	17240125	0.000	6637637	0.000	3	3.7	3.8	51	70	
30		0.000		0.000		0.000						
	AVERAGE	0.053		0.011		0.004	3.3	3.9	3.9	51.1	70.2	
	TOTAL FLOW	1.633		0.338		0.115	Total Flow	2.086				
	MAX	0.139		0.038		0.018	4	4		60		
	MIN	0.000		0		0	1.5	3.5		50		