

**Riverwood Community
Development District**

NOVEMBER 16, 2021

AGENDA PACKAGE

Riverwood Community Development District
Inframark, Infrastructure Management Services

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

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

November 9, 2021

Board of Supervisors
Riverwood Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors will be held on Tuesday, November 16, 2021, at 2:00 p.m. in the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, FL. Following is the advance agenda.

1. Call to Order and Roll Call
2. Approval of the November 16, 2021 Agenda
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
 - A. Approval of the Continued Minutes of October 19, 2021 for September 21, 2021 Meeting
 - B. Approval of the Minutes of October 19, 2021 Meeting
 - C. Acceptance of the Financial Statements and Check Registers, October 2021
5. On-Site Manager's Report
6. Monthly Client Report
7. Safety and Access Control Supervisor Report
8. Manager's Report
9. Attorney's Report
 - A. Centex Land Transfer Request Update
10. Old Business
 - A. Operations Contract RFP Bid Results Discussion
 - B. Vizcaya Lakes Billing Discussion
 - C. HB 53 Stormwater & Wastewater Needs Analysis Discussion
11. New Business
 - A. Entry to Transfer Funds to Reserves
 - B. Proposal from Grand Vista Relative to Ownership & Maintenance of Grand Vista Ct.
12. 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. Safety & Access Control Committee: Mr. Knaub
 - G. Sewer Committee: Mr. Martone
 - H. Strategic Planning Committee: Mr. Myhrberg
 - I. Water/Utility Committee: Mr. Spillane
- 13. Supervisor Comments
 - 14. Audience Comments
 - 15. Adjournment

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

Sincerely,

Justin Faircloth

Justin Faircloth, District Manager

Fourth Order of Business

4A

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of September 21, 2021 of the Board of Supervisors of the Riverwood Community Development District was reconvened on Tuesday, October 19, 2021 at 1:00 P.M. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Michael Spillane	Chairperson
Donald Myhrberg	Vice Chairman
Dolly Syrek	Treasurer
Dennis Knaub	Assistant Secretary
Jim Martone	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Scott Rudacille	District Counsel
John Mercer	On-Site Manager
Ben Griffin	Inframark
Mitch Gilbert	Florida Utility Solutions

The following is a summary of the minutes and actions taken at the October 19, 2021 meeting of the Riverwood CDD.

Call to Order and Roll Call

- Mr. Spillane called the continued meeting to order and Mr. Faircloth called the roll and a quorum was established.
- The Board discussed the Operation contract RFP bid results.
 - The Board requested the District Manager provide notice of termination with an end date of January 31, 2022 regarding the Inframark operations contract. In addition, the Chair requested an inventory of the Inframark equipment on site be completed and whether Inframark will remove their items off site or be willing to sell them to the District.

39 **Adjournment**

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On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in favor the meeting was adjourned at 1:35 P.M.

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Secretary

Chairperson

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**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 19, 2021 at 2:00 P.M. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Michael Spillane	Chairperson
Donald Myhrberg	Vice Chairman
Dolly Syrek	Treasurer
Dennis Knaub	Assistant Secretary
Jim Martone	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Scott Rudacille	District Counsel
John Mercer	On-Site Manager
Ron Lesinski	Safety & Access Control Supervisor
Ben Griffin	Inframark
Various Residents	

The following is a summary of the minutes and actions taken at the October 19, 2021 meeting of the Riverwood CDD.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the October 19, 2021 Agenda

- Mr. Spillane added item 11B, Flag Pole Discussion to the agenda.
- Mr. Faircloth noted in line 279 of the September 21, 2021 meeting minutes should be changed to state the following “...favor the meeting was continued to Tuesday October 19, 2021 at 1:00 pm at the Riverwood CDD Activity Center.”

40 On MOTION by Mr. Knaub seconded by Ms. Syrek with all in
41 favor the October 19, 2021 agenda was approved as amended. 5-0

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43 On MOTION by Ms. Syrek seconded by Mr. Knaub with all in
44 favor ending the mask requirement in the CDD buildings was
45 approved. 5-0

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47 **THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda
Items**

- 48
49 ○ No audience comments were received.

50
51 **FOURTH ORDER OF BUSINESS**

Approval of Consent Agenda

- 52 **A. Approval of the Minutes of September 21, 2021 Meeting**
53 **B. Acceptance of the Financial Statements and Check Registers**

54
55 On MOTION by Ms. Syrek seconded by Mr. Martone with all in
56 favor the consent agenda was approved as amended. 5-0

57
58 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider
Amendments to the Riverwood
Community Development District
Rules including the Consideration of
New Rates, Fees and Charges**

- 59
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62
63 **A. Consideration of Resolution 2022-01, Adopting Changes to the District’s Rules**
64 ○ Mr. Knaub made a motion to approve Resolution 2022-01 and Ms. Syrek seconded the
65 motion.
66 ● Ms. Syrek discussed the possibility of changing the standby fee to a onetime charge
67 of \$10,000, and anyone currently on their standby fees, the onetime charge will be
68 waived.
69 ● The Board decided to consider any changes to the rules separately and proceeded
70 with the rules as advertised and presented.
71 ○ The prior motion with all in favor was approved by the Board.

72
73 **SIXTH ORDER OF BUSINESS**

On-Site Manager’s Report

- 74 **A. Project Updates**
75 ○ Mr. Mercer provided an update on the roadway work noting Blackrock had finished their
76 work at the cul-de-sacs and the millings were taken to the RV Park and 12 additional
77 parking spots were developed as a result.

- 78 ○ He also provided an update on the roadway striping and dog park.
- 79 ○ Mr. Mercer noted Charlotte Plumbing had finished their work and he was just waiting for
- 80 the County to sign off. The pool restroom tiling should be completed by the end of the
- 81 month and he is still waiting on the pool lighting study.
- 82 ○ Mr. Mercer indicated Sweeny’s Painting has scheduled repairs to the administration
- 83 building to be completed December 2021.
- 84 ○ He discussed the pickle ball court restoration options.

85 **B. Insurance Renewals**

- 86 ○ Mr. Mercer provided an update to the Board regarding the FY2022 insurance coverage
- 87 noting the switch to Egis.

88

89 **SEVENTH ORDER OF BUSINESS**

Monthly Client Report

- 90 ○ Mr. Griffin presented his report to the Board and answered questions.
- 91 ○ Mr. Spillane commented on two incidents: one regarding sampling and the other with the
- 92 Chlorinator.
 - 93 • Mr. Griffin provided details on the two issues mentioned and indicated a letter
 - 94 will be going out with the upcoming bill along with a notice in the paper as
 - 95 required by law regarding the missed sampling window.
 - 96 • Mr. Griffin noted testing was subsequently performed and the water is fine.

97

98 **EIGHTH ORDER OF BUSINESS**

**Safety and Access Control
Supervisor Report**

99

100

- 101 ○ Mr. Lesinski provided updates on the work with the County Sherriff’s department,
- 102 camera/equipment installation, working of the gates and operator arms, etc.

103

104 **NINTH ORDER OF BUSINESS**

Manager’s Report

- 105 ○ Mr. Faircloth updated the board on the work with DMK regarding the work authorization
- 106 #7 as they were having issues obtaining pricing. The previous work order with Superior
- 107 had been cancelled and a contract was authorized with Advanced Lift Station regarding
- 108 air injection at the wastewater plant. Inframark fixed an issue with the vacation time
- 109 regarding Mr. Lesinski and the back-office staff was working with

110 Operations/MuniBilling regarding the A.R. Aging detail updates. A monthly report will
111 be sent to MuniBilling going forward so the report is kept up to date.

112 ○ Mr. Faircloth provided an update regarding the item with Pero Engineering noting the
113 completion date is scheduled for December 17, 2021 at which time the delivery will be
114 scheduled.

115 ○ Mr. Faircloth commented on the credit card issue and indicated future balance limits can
116 be changed quickly after Board approval since only a portion of the District’s available
117 limit is currently credited to Mr. Mercer.

118 **A. Motion to Assign Fund Balance as of September 30, 2021**

119
120 **Mr. Myhrberg MOVED seconded by Ms. Syrek to approve the**
121 **assign fund balance as of September 30, 2021.**

122
123 ○ Mr. Knaub requested the Operating Reserve be increased from \$268,093 to \$550,000
124 taking the additional funds from unassigned cash.

125
126 **On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in**
127 **favor the above motion was modified. 5-0**

128
129 **B. Grau & Associates October 1, 2021 Correspondence**

130 **C. Appointment of Committee Members**

131 **D. Establishment of RFP Evaluation Criteria**

132 **E. Authorization to Proceed with RFP**

133
134 **Ms. Syrek MOVED seconded by Mr. Myhrberg to continue with**
135 **Grau & Associates for the Fiscal Year 2021 audit and to prepare to**
136 **send out an RFP for future audits**

137
138
139 **On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in**
140 **favor to negotiate with Grau & Associates for Fiscal Year 2021**
141 **audit fee and approving signature of the audit engagement letter in**
142 **an amount not to exceed \$18,000 was approved. 5-0**

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144 **TENTH ORDER OF BUSINESS**

Attorney’s Report

- 145 ○ No attorney report was presented.

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147 **ELEVENTH ORDER OF BUSINESS**

Old Business

148 **A. RCDD/RCA MOU Review and Approval**

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On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in favor the MOU with the Riverwood Community Association was revised removing any reference to adding the Association as an additional insured was approved. 5-0

On MOTION by Mr. Knaub seconded by Mr. Martone with all in favor Mr. Spillane to meet with the County to seek variance if necessary, for a 50' flagpole and provide Riverwood Community Association permission to install the flag pool on CDD property was approved. 5-0

162 **TWELFTH ORDER OF BUSINESS**

New Business

163 **A. Vizcaya Lakes Discussion**

- 164 ○ Mr. Rudacille recommended the Board table the Vizcaya Lakes discussion since they had
- 165 gotten their counsel involved and requested the Board allow him to gather more
- 166 information and reach out to their attorney.

167 **B. Centex Land Transfer Request**

- 168 ○ The Board requested Mr. Rudacille proceed with the Centex land transfer request for the
- 169 one parcel as presently indicated they wished to transfer to the District.

170
171 **THIRTEENTH ORDER OF BUSINESS**

Other Committee Reports

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

- 173 ○ Mr. Spillane commented on red tide.

174
175 **B. Campus Committee: Ms. Syrek**

- 176 ○ Ms. Syrek commented on the revision of the rules and thanked the committee for their
- 177 hard work.

178
179 **C. Dog Park Committee: Mr. Knaub**

- 180 ○ Mr. Knaub indicated the committee will meet again in November.

181
182
183 **D. Environmental Committee: Mr. Myhrberg**

184
185 On MOTION by Mr. Myhrberg seconded by Mr. Knaub with all in
186 favor adding Brian Murphy to the Environmental Committee was
187 approved. 5-0

188
189 **E. Finance Committee: Ms. Syrek**

190 ○ Ms. Syrek discussed the accounts receivable aging report and planned changes by
191 Inframark to clear the old data on the report.

192 ○ Mr. Faircloth indicated the District has only sent abandoned funds to the State for credit
193 checks issued which have not been cashed in the allowed time as required by law.

194
195 **F. Safety & Access Control Committee: Mr. Knaub**

196 ○ Mr. Knaub commented on the Golf Shop break in and camera technology improvements,
197 and Comcast issues.

198
199 **G. Sewer Committee: Mr. Martone**

200 ○ Mr. Martone indicated the regular scheduled meeting will resume next month.

201
202 On MOTION by Mr. Martone seconded by Mr. Knaub with all in
203 favor to move Al Heyman from the Water & Utility Billing
204 committee to the Sewer Committee was approved. 5-0

205
206
207 **H. Strategic Planning Committee: Mr. Myhrberg**

208 ○ Mr. Myhrberg provided an update on recent changes regarding the roof leaks at the
209 campus activity center with the repair being targeted for 2025 at an estimated cost of
210 \$125,000.

211
212 **I. Water/Utility Committee: Mr. Spillane**

213
214 On MOTION by Mr. Spillane seconded by Mr. Knaub with all in
215 favor to add Susan Puleo to the committee was approved. 5-0

216
217 ○ Mr. Spillane commented on repairs to the clarifier, work authorization #7 with DMK and
218 provided comments on the water line installation.

219
220 **FOURTEENTH ORDER OF BUSINESS**

Supervisor Comments

221 ○ Mr. Myhrberg stated he informed all eligible employees that the vacation policy was a
222 use it or lose it policy. He updated the Board about Mr. Mercer working with RCA on
223 parking at the RV Park.

224
225 **FIFTEENTH ORDER OF BUSINESS**

Audience Comments

226 ○ Resident comments were received on:

- 227 • RV Park
- 228 • The dog park grass

SIXTEENTH ORDER OF BUSINESS

Adjournment

<p>231 On MOTION by Mr. Knaub seconded by Mr. Martone with all in</p> <p>232 favor the meeting was adjourned at 3:43 P.M.</p>

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Secretary

Chairperson

4C

Riverwood Community Development District

Financial Statements

(unaudited)

October 31, 2021

Prepared by



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Riverwood Community Development District

Financial Statements

Balance Sheet
October 31, 2021

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 988,739	\$ 988,739
Equity in Pooled Cash	621,463	1,664,539	46,832	68,322	(23,645)	10,468	319,964	1,922,115	(4,630,058)	-
Accounts Receivable	-	-	-	-	-	-	236,540	-	-	236,540
Accounts Receivable > 120	-	-	-	-	-	-	77,941	-	-	77,941
Allow -Doubtful Accounts	-	-	-	-	-	-	(48,640)	-	-	(48,640)
Loan Due from Beach Fund	188,933	-	-	-	-	-	-	-	-	188,933
Due From Other Funds	-	-	-	-	23,645	-	-	-	-	23,645
Inventory:										
Mat'ls/Supplies	4,420	-	-	-	-	-	-	-	-	4,420
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,641,319	3,641,319
Interest Account	-	-	-	-	-	119,979	-	-	-	119,979
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	212,020	-	-	-	212,020
Total Current Assets	814,816	1,664,539	46,832	68,322	-	473,769	585,805	1,922,115	-	5,576,198
Noncurrent Assets										
Fixed Assets										
Land	-	-	-	-	-	-	343,998	-	-	343,998
Buildings	-	-	-	-	-	-	1,413,584	-	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(759,196)	-	-	(759,196)
Infrastructure	-	-	-	-	-	-	9,808,484	-	-	9,808,484
Accum Depr - Infrastructure	-	-	-	-	-	-	(3,479,132)	-	-	(3,479,132)
Equipment and Furniture	-	-	-	-	-	-	10,477	-	-	10,477
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(7,031)	-	-	(7,031)
Total Noncurrent Assets	-	-	-	-	-	-	7,331,184	-	-	7,331,184
Total Assets	\$ 814,816	\$ 1,664,539	\$ 46,832	\$ 68,322	\$ -	\$ 473,769	\$ 7,916,989	\$ 1,922,115	\$ -	\$ 12,907,382

Riverwood Community Development District

Financial Statements

Balance Sheet
October 31, 2021

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	\$ 22,371	\$ 558	\$ 245	\$ -	\$ -	\$ -	\$ 8,547	\$ 10,168	\$ -	\$ 41,889
Accrued Expenses	3,000	-	-	-	-	-	71,421	-	-	74,421
Sales Tax Payable	11	-	14	-	-	-	-	-	-	25
Deposits	-	-	-	-	-	-	191,547	-	-	191,547
Loan Due to General Fund	-	-	-	-	188,933	-	-	-	-	188,933
Due To Other Funds	15,010	-	-	-	-	8,635	-	-	-	23,645
Total Current Liabilities	40,392	558	259	-	188,933	8,635	271,515	10,168	-	520,460
Total Liabilities	40,392	558	259	-	188,933	8,635	271,515	10,168	-	520,460
Fund Balances / Net Position										
Restricted for:										
Debt Service	-	-	-	-	-	465,134	-	-	-	465,134
Assigned to:										
Operating Reserves	550,000	-	-	-	-	-	-	-	-	550,000
Reserves - Activity Center	-	352,302	-	-	-	-	-	-	-	352,302
Reserves - Settlement	-	250,145	-	-	-	-	-	-	-	250,145
Reserves - Ponds	-	205,975	-	-	-	-	-	-	-	205,975
Reserves - Roadways	-	794,441	-	-	-	-	-	-	-	794,441
Reserves - RV Park	-	61,118	-	-	-	-	-	-	-	61,118
Reserves - Beach Club	-	-	-	68,322	-	-	-	-	-	136,644
Unassigned:	224,424	-	46,573	-	(188,933)	-	-	-	-	82,064
Net Investment in capital assets	-	-	-	-	-	-	7,331,184	-	-	7,331,184
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,046,782	-	1,046,782
Reserves - Water System	-	-	-	-	-	-	-	502,981	-	502,981
Reserves - Irrigation System	-	-	-	-	-	-	-	121,517	-	121,517
Unrestricted/Unreserved	-	-	-	-	-	-	314,290	-	-	314,290
Total Fund Balances / Net Position	774,424	1,663,981	46,573	68,322	(188,933)	465,134	7,645,474	1,911,947	-	12,318,600
Total Liabilities & Fund Balances / Net Position	\$ 814,816	\$ 1,664,539	\$ 46,832	\$ 68,322	\$ -	\$ 473,769	\$ 7,916,989	\$ 1,922,115	\$ -	\$ 12,907,382

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	\$ 1,351,848
Special Assmnts- Discounts	-	-	-	-	-	-	n/a	(54,075)
Dog Park Revenue	60	167	(107)	60	167	(107)	-64.0%	2,000
Other Miscellaneous Revenues	100	8	92	100	8	92	1094.7%	100
Interest - Investments	158	183	(25)	158	183	(25)	-13.7%	2,199
Total Revenue / Other Sources	318	358	(40)	318	358	(40)	-11.2%	1,302,072

Expenditures

Administration

P/R-Board of Supervisors	181	225	44	181	225	44	19.6%	2,696
Payroll-Salaries	2,853	3,830	977	2,853	3,830	977	25.5%	45,957
ProfServ-Engineering	-	542	542	-	542	542	n/a	6,500
ProfServ-Mgmt Consulting	6,548	6,508	(40)	6,548	6,508	(40)	-0.6%	78,094
ProfServ-Legal Services	-	3,333	3,333	-	3,333	3,333	n/a	40,000
ProfServ-Trustee Fees	-	-	-	-	-	-	n/a	3,717
Auditing Services	-	-	-	-	-	-	n/a	2,200
Communications-Other	52	250	198	52	250	198	79.0%	3,000
Insurance	20,276	20,712	436	20,276	20,712	436	2.1%	20,712
Misc-Non Ad Valorem Taxes	-	-	-	-	-	-	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	298	167	(131)	298	167	(131)	-78.8%	2,000
Office Expense	98	1,001	902	98	1,001	902	90.2%	12,007
Misc-Credit Card Fees	3	103	100	3	103	100	97.4%	1,232
Total Administration	30,310	36,944	6,634	30,310	36,944	6,634	18.0%	249,915

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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-Gatehouse	12,925	15,736	2,811	12,925	15,736	2,811	17.9%	188,835
Contracts-Preserve Maintenance	-	6,383	6,383	-	6,383	6,383	n/a	76,600
Contracts-Lakes	1,500	1,833	333	1,500	1,833	333	18.2%	22,000
ProfServ-Consultants	-	1,250	1,250	-	1,250	1,250	n/a	15,000
Electricity - General	232	200	(32)	232	200	(32)	-15.9%	2,400
Utility - Water & Sewer	128	167	39	128	167	39	23.5%	2,000
R&M-Gate	(65)	2,083	2,149	(65)	2,083	2,149	103.1%	25,000
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	865	5,000	4,135	865	5,000	4,135	82.7%	60,000
R&M-Road Scaping	69	833	764	69	833	764	91.7%	10,000
R&M-Roads,Signage,Striping	5,040	917	(4,123)	5,040	917	(4,123)	-449.8%	11,000
R&M-Gatehouse/Security	2,169	2,083	(86)	2,169	2,083	(86)	-4.1%	25,000
Op Supplies - Gatehouse	604	1,250	646	604	1,250	646	51.7%	15,000
R&M-Lakes,Bank Erosion,Planting	-	417	417	-	417	417	n/a	5,000
Misc-Contingency	23	917	894	23	917	894	97.5%	11,000
Total Environmental Services	23,488	41,153	17,665	23,488	41,153	17,665	42.9%	493,835
Activity Center Campus								
P/R-Board of Supervisors	135	167	32	135	167	32	19.2%	2,000
Payroll-Salaries	2,436	3,413	977	2,436	3,413	977	28.6%	40,957
Payroll-Maintenance	1,447	3,545	2,099	1,447	3,545	2,099	59.2%	42,543
Payroll-Tennis Court Maint.	1,783	1,950	167	1,783	1,950	167	8.6%	23,399
Electricity - General	3,219	4,222	1,003	3,219	4,222	1,003	23.8%	50,666
Utility - Water & Sewer	1,047	1,333	286	1,047	1,333	286	21.5%	16,000
Insurance - Property	31,427	32,103	676	31,427	32,103	676	2.1%	32,103
R&M-Pools	5,223	250	(4,973)	5,223	250	(4,973)	-1989.3%	3,000
R&M-Tennis Courts	721	1,833	1,112	721	1,833	1,112	60.7%	22,000
R&M-Fitness Equipment	-	417	417	-	417	417	n/a	5,000
Activity Ctr Cleaning- Inside Areas	2,150	3,333	1,183	2,150	3,333	1,183	35.5%	40,000
Pool Daily Maintenance	1,698	1,667	(32)	1,698	1,667	(32)	-1.9%	20,000
R&M-Croquet Turf Maintenance	1,500	1,500	-	1,500	1,500	-	0.0%	18,000
R&M-Activity Campus Buildings	2,796	1,667	(1,130)	2,796	1,667	(1,130)	-67.8%	20,000
Misc-Special Projects	-	5,471	5,471	-	5,471	5,471	n/a	65,654
Tools and Equipment	-	1,250	1,250	-	1,250	1,250	n/a	15,000
Operating Supplies	3,221	167	(3,054)	3,221	167	(3,054)	-1833.0%	2,000
Total Activity Center Campus	58,804	64,288	5,484	58,804	64,288	5,484	8.5%	418,322
Total Expenditures	112,601	142,385	29,784	112,601	142,385	29,784	20.9%	1,162,072

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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 - Roadways	10,833	10,833	0	10,833	10,833	0	0.0%	130,000
Reserve - Ponds	833	833	0	833	833	0	0.0%	10,000
Total Transfers Out	11,667	11,667	0	11,667	11,667	0	0.0%	140,000
Total Expenditures & Transfers	124,268	154,052	29,784	124,268	154,052	29,784	19.3%	1,302,072
Net Surplus (Deficit)	<u>\$ (123,950)</u>	<u>\$ (153,693)</u>	<u>\$ 29,743</u>	(123,950)	(153,693)	29,743		-
Fund balance as of Oct 01, 2021				898,372	898,372	-		898,372
Fund Balance as of Oct 31, 2021				<u>\$ 774,423</u>	<u>\$ 744,679</u>	<u>\$ 29,743</u>		<u>\$ 898,372</u>

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	-	1,542	(1,542)	-	1,542	(1,542)	-100.0%	18,500
Transfer In - Roadways	10,833	10,833	(0)	10,833	10,833	(0)	0.0%	130,000
Transfer In - Ponds	833	833	(0)	833	833	(0)	0.0%	10,000
Interest - Investments	330	-	330	330	-	330	n/a	-
Total Revenue / Other Sources	11,997	13,208	(1,211)	11,997	13,208	(1,211)	-9.2%	158,500
Expenditures								
Activity Center Campus								
Materials & Supplies	685	-	(685)	685	-	(685)	n/a	-
Total Activity Center Campus	685	-	(685)	685	-	(685)	n/a	-
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	-	1,542	1,542	-	1,542	1,542	100.0%	18,500
Materials & Supplies	546	-	(546)	546	-	(546)	n/a	-
Fuel, Gasoline and Oil	12	-	(12)	12	-	(12)	n/a	-
Total RV Park	558	1,542	984	558	1,542	984	63.8%	18,500
Ponds								
Reserve - Ponds	-	833	833	-	833	833	100.0%	10,000
Total Ponds	-	833	833	-	833	833	100.0%	10,000
Total Expenditures	1,243	13,208	11,966	1,243	13,208	11,966	90.6%	158,500
Net Surplus (Deficit)	\$ 10,754	\$ -	\$ 10,754	10,754	-	10,754		-
Fund balance as of Oct 01, 2021				1,653,227	1,653,227	-		1,653,227
Fund Balance as of Oct 31, 2021				\$ 1,663,981	\$ 1,653,227	\$ 10,754		\$ 1,653,227

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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.
Ponds Reserve	\$205,102	\$833	\$40	\$0	\$205,975
Activity Center Campus Reserve	\$352,919	\$0	\$68	\$685	\$352,302
Roadways Reserve	\$783,445	\$10,833	\$163	\$0	\$794,441
Construction Settlement Reserve	\$250,097	\$0	\$48	\$0	\$250,145
RV Park Reserve	\$61,664	\$0	\$12	\$558	\$61,118
Total	\$1,653,227	\$11,667	\$330	\$1,243	\$1,663,981

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	\$ -	\$ 12,333	\$ (12,333)	\$ -	\$ 12,333	\$ (12,333)	-100.0%	\$ 148,000
Initiation Fees	200	208	(8)	200	208	(8)	-4.0%	2,500
Amenities Revenue	-	133	(133)	-	133	(133)	-100.0%	1,600
Other Miscellaneous Revenues	1	-	1	1	-	1	n/a	-
Interest - Investments	12	-	12	12	-	12	n/a	-
Total Revenue / Other Sources	213	12,675	(12,462)	213	12,675	(12,462)	-98.3%	152,100

Expenditures

Beach Club Operations

Payroll-Maintenance	416	417	0	416	417	0	0.1%	5,000
Payroll-Attendants	4,588	4,805	217	4,588	4,805	217	4.5%	57,657
ProfServ-Mgmt Consulting	423	417	(6)	423	417	(6)	-1.5%	5,000
Auditing Services	-	92	92	-	92	92	100.0%	1,100
Contracts-On-Site Maintenance	-	83	83	-	83	83	100.0%	1,000
Contracts-Landscape	-	250	250	-	250	250	100.0%	3,000
Communication - Telephone	198	208	10	198	208	10	5.0%	2,500
Utility - General	58	75	17	58	75	17	22.9%	900
Utility - Refuse Removal	71	75	4	71	75	4	6.0%	900
Utility - Water & Sewer	60	150	90	60	150	90	60.3%	1,800
Insurance	17,230	17,495	265	17,230	17,495	265	1.5%	17,495
R&M-Buildings	181	167	(15)	181	167	(15)	-8.7%	2,000
R&M-Equipment	187	250	63	187	250	63	25.2%	3,000
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	750
Misc-Contingency	106	459	353	106	459	353	77.0%	5,505
Credit Card Fees	5	349	344	5	349	344	98.5%	4,189
Office Supplies	-	17	17	-	17	17	100.0%	200
Op Supplies - General	-	83	83	-	83	83	100.0%	1,000
Total Beach Club Operations	23,523	25,833	2,310	23,523	25,833	2,310	8.9%	118,296

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	23,441
Interest Expense	-	-	-	-	-	-	n/a	1,417
Total Debt Service	-	-	-	-	-	-	n/a	24,858
Total Expenditures	23,523	25,833	2,310	23,523	25,833	2,310	8.9%	143,154
Transfer Out								
Reserve - Beach Club	746	746	-	746	746	-	0.0%	8,946
Total Transfer Out	746	746	-	746	746	-	0.0%	8,946
Total Expenditures & Transfer	24,268	26,578	2,310	24,268	26,578	2,310	8.7%	152,100
Net Surplus (Deficit)	<u>\$ (24,055)</u>	<u>\$ (13,903)</u>	<u>\$ (10,152)</u>	(24,055)	(13,903)	(10,152)		-
Fund balance as of Oct 01, 2021				70,628	70,628	-		70,628
Fund Balance as of Oct 31, 2021				<u>\$ 46,573</u>	<u>\$ 56,725</u>	<u>\$ (10,152)</u>		<u>\$ 70,628</u>

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	\$ 746	\$ 746	\$ -	\$ 746	\$ 746	\$ -	0.0%	\$ 8,946
Total Revenue / Other Sources	746	746	-	746	746	-	0.0%	8,946
Expenditures								
Reserve - Beach Club	-	746	746	-	746	746	100.0%	8,946
Total Expenditures	-	746	746	-	746	746	0.0%	8,946
Net Surplus (Deficit)	<u>\$ 746</u>	<u>\$ -</u>	<u>\$ 746</u>	746	-	746		-
Fund balance as of Oct 01, 2021				67,576	67,576	-		67,576
Fund Balance as of Oct 31, 2021				<u>\$ 68,322</u>	<u>\$ 67,576</u>	<u>\$ 746</u>		<u>\$ 67,576</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$67,576	\$746	\$0	\$0	\$68,322
Total	\$67,576	\$746	\$0	\$0	\$68,322

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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, 2021				(188,933)	(188,933)	-		(188,933)
Fund Balance as of Oct 31, 2021				\$ (188,933)	\$ (188,933)	\$ -		\$ (188,933)

Riverwood Community Development District

Financial Statements

Series 2018 Debt Service Fund (Valley National Bank)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	(27,937)
Interest - Investments	2	42	(39)	2	42	(39)	-94.5%	500
Total Revenue / Other Sources	2	42	(39)	2	42	(39)	-94.5%	670,975
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	-	-	-	-	-	-	n/a	13,967
Principal Debt Retirement	-	-	-	-	-	-	n/a	424,000
Interest Expense	-	-	-	-	-	-	n/a	239,958
Total Debt Service	-	-	-	-	-	-	n/a	677,925
Total Expenditures	-	-	-	-	-	-	n/a	677,925
Net Surplus (Deficit)	<u>\$ 2</u>	<u>\$ 42</u>	<u>\$ (39)</u>	<u>2</u>	<u>42</u>	<u>(39)</u>		<u>(6,950)</u>
Fund balance as of Oct 01, 2021				465,132	465,132	-		465,132
Fund Balance as of Oct 31, 2021				<u>\$ 465,134</u>	<u>\$ 465,173</u>	<u>\$ (39)</u>		<u>\$ 458,182</u>

Enterprise Fund - Breakdown by Utility Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2021

(8.33% 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	\$ 30,332	\$ 110,485	\$ 19,793	\$ 160,609	\$ 157,601	\$ 3,008	1.9%	\$ 1,891,216
Usage Charges for Services	12,946	-	-	12,946	16,715	(3,768)	-22.5%	200,576
Standby Fees	-	872	-	872	-	872	0.0%	-
Meter Fees	-	-	-	-	83	(83)	-100.0%	1,000
Water Quality Surcharge	6,415	-	-	6,415	6,345	70	1.1%	76,140
Backflow Fees	5,250	-	-	5,250	2,042	3,208	157.1%	24,500
Other Miscellaneous Revenues	134	613	-	747	817	(69)	-8.5%	9,800
Interest - Investments	24	44	10	78	946	(868)	-91.8%	11,355
Total Revenue / Other Sources	55,101	112,014	19,802	186,918	184,549	2,369	1.3%	2,214,587
Expenses								
Administration	8,949	48,133	4,103	61,185	68,090	6,905	10.1%	211,084
Utility Services	38,527	41,697	5,101	85,326	134,875	49,549	36.7%	1,618,503
Transfers Out	2,083	25,833	4,167	32,083	32,083	0	0.0%	385,000
Total Expenses	49,560	115,664	13,371	178,594	235,049	56,455	24.0%	2,214,587
Net Profit (Loss)	<u>\$ 5,541</u>	<u>\$ (3,650)</u>	<u>\$ 6,432</u>	8,324	(50,500)	58,823		-
Net Position as of Oct 01, 2021				7,637,149	7,637,149	-		7,637,149
Net Position as of Oct 31, 2021				<u>\$ 7,645,472</u>	<u>\$ 7,586,649</u>	<u>\$ 58,823</u>		<u>\$ 7,637,149</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2021

(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	\$ 30,332	\$ 29,851	\$ 480	\$ 30,332	\$ 29,851	\$ 480	1.6%	\$ 358,216
Water-Usage	12,946	16,715	(3,768)	12,946	16,715	(3,768)	-22.5%	200,576
Water Quality Surcharge	6,415	6,345	70	6,415	6,345	70	1.1%	76,140
Backflow Fees	5,250	2,042	3,208	5,250	2,042	3,208	157.1%	24,500
Other Miscellaneous Revenues	134	150	(16)	134	150	(16)	-10.3%	1,800
Interest - Investments	24	130	(106)	24	130	(106)	-81.7%	1,555
Total Revenue / Other Sources	55,101	55,232	(131)	55,101	55,232	(131)	-0.2%	662,787
Administration								
P/R-Board of Supervisors	185	229	44	185	229	44	19.2%	2,745
Payroll-Project Manager	1,083	1,083	0	1,083	1,083	0	0.0%	13,000
ProfServ-Engineering	-	417	417	-	417	417	100.0%	5,000
ProfServ-Legal Services	-	567	567	-	567	567	100.0%	6,800
ProfServ-Mgmt Consulting	446	443	(3)	446	443	(3)	-0.6%	5,315
Auditing Services	-	-	-	-	-	-	n/a	1,870
Postage and Freight	-	26	26	-	26	26	100.0%	306
Insurance - General Liability	7,235	7,391	156	7,235	7,391	156	2.1%	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	8,949	10,311	1,362	8,949	10,311	1,362	13.2%	44,303
Utility Services								
Contracts-Other Services	4,875	4,827	(48)	4,875	4,827	(48)	-1.0%	57,924
Utility - Base Rate	11,544	13,382	1,838	11,544	13,382	1,838	13.7%	160,589
Utility - Water-Usage	22,000	23,094	1,094	22,000	23,094	1,094	4.7%	277,123
Utility-CCU Admin Fee	9	5	(4)	9	5	(4)	-90.7%	54
R&M-General	-	4,583	4,583	-	4,583	4,583	100.0%	55,000
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	100	1,020	920	100	1,020	920	90.2%	12,235
Total Utility Services	38,527	49,457	10,930	38,527	49,457	10,930	22.1%	593,484
Total Expenses	47,477	59,768	12,292	47,477	59,768	12,292	20.6%	637,787

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2021

(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	2,083	2,083	0	2,083	2,083	0	0.0%	25,000
Total Transfers Out	2,083	2,083	0	2,083	2,083	0	0.0%	25,000
Total Expenses & Transfers	49,560	61,852	12,292	49,560	61,852	12,292	19.9%	662,787
Net Profit (Loss)	<u>\$ 5,541</u>	<u>\$ (6,619)</u>	<u>\$ 12,161</u>	<u>\$ 5,541</u>	<u>\$ (6,619)</u>	<u>\$ 12,161</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 October 31, 2021

(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	\$ 110,485	\$ 107,917	\$ 2,568	\$ 110,485	\$ 107,917	\$ 2,568	2.4%	\$ 1,295,000
Standby Fees	872	-	872	872	-	872	n/a	-
Other Miscellaneous Revenues	613	667	(54)	613	667	(54)	-8.1%	8,000
Interest - Investments	44	817	(772)	44	817	(772)	-94.6%	9,800
Total Revenue / Other Sources	112,014	109,400	2,614	112,014	109,400	2,614	2.4%	1,312,800
Expenses								
<u>Administration</u>								
P/R-Board of Supervisors	468	579	111	468	579	111	19.2%	6,943
Payroll-Project Manager	1,583	1,583	0	1,583	1,583	0	0.0%	19,000
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	1,943	1,931	(12)	1,943	1,931	(12)	-0.6%	23,175
Auditing Services	-	-	-	-	-	-	n/a	4,730
Postage and Freight	61	65	4	61	65	4	6.1%	775
Insurance	44,078	45,026	948	44,078	45,026	948	2.1%	45,026
Printing and Binding	-	72	72	-	72	72	100.0%	860
Legal Advertising	-	0	0	-	0	0	100.0%	3
Miscellaneous Services	-	200	200	-	200	200	100.0%	2,399
Office Supplies	-	25	25	-	25	25	100.0%	300
Total Administration	48,133	52,614	4,481	48,133	52,614	4,481	8.5%	140,811
<u>Utility Services</u>								
Electricity - General	3,935	4,750	815	3,935	4,750	815	17.2%	57,000
Utility - Water & Sewer	322	292	(31)	322	292	(31)	-10.6%	3,500
Communication - Telephone	611	542	(70)	611	542	(70)	-12.9%	6,500
Contracts-Other Services	29,641	30,076	435	29,641	30,076	435	1.4%	360,908
R&M-Sludge Hauling	2,106	6,385	4,279	2,106	6,385	4,279	67.0%	76,620
Maintenance - Security Systems	-	146	146	-	146	146	100.0%	1,750
R&M-General	-	16,667	16,667	-	16,667	16,667	100.0%	200,000
Misc-Licenses & Permits	45	12	(33)	45	12	(33)	-286.9%	140
Misc-Bad Debt	-	292	292	-	292	292	100.0%	3,500
Misc-Contingency	399	10,339	9,940	399	10,339	9,940	96.1%	124,071
Op Supplies - Chemicals	4,637	2,333	(2,304)	4,637	2,333	(2,304)	-98.7%	28,000
Total Utility Services	41,697	71,832	30,135	41,697	71,832	30,135	42.0%	861,989
Total Expenses	89,830	124,446	34,616	89,830	124,446	34,616	27.8%	1,002,800

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2021

(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	115,664	150,280	34,616	115,664	150,280	34,616	23.0%	1,312,800
Net Profit (Loss)	<u>\$ (3,650)</u>	<u>\$ (40,880)</u>	<u>\$ 37,230</u>	<u>\$ (3,650)</u>	<u>\$ (40,880)</u>	<u>\$ 37,230</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 October 31, 2021

(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	\$ 19,793	\$ 19,833	\$ (41)	\$ 19,793	\$ 19,833	\$ (41)	-0.2%	\$ 238,000
Meter Fees	-	83	(83)	-	83	(83)	-100.0%	1,000
Interest - Investments	10	-	10	10	-	10	n/a	-
Total Revenue / Other Sources	19,802	19,917	(114)	19,802	19,917	(114)	-0.6%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	109	135	26	109	135	26	19.2%	1,616
Payroll-Project Manager	500	500	-	500	500	-	0.0%	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	191	190	(1)	191	190	(1)	-0.6%	2,278
Auditing Services	-	-	-	-	-	-	n/a	1,100
Postage and Freight	-	15	15	-	15	15	100.0%	180
Insurance	3,303	3,374	71	3,303	3,374	71	2.1%	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	4,103	5,165	1,062	4,103	5,165	1,062	20.6%	25,970
Utility Services								
Electricity - General	1,749	2,500	751	1,749	2,500	751	30.1%	30,000
Contracts-Other Services	2,353	2,228	(125)	2,353	2,228	(125)	-5.6%	26,734
Utility - Water-Usage	1,000	3,667	2,667	1,000	3,667	2,667	72.7%	44,000
R&M-General	-	4,167	4,167	-	4,167	4,167	100.0%	50,000
Misc-Contingency	-	358	358	-	358	358	100.0%	4,296
Op Supplies - Chemicals	-	667	667	-	667	667	100.0%	8,000
Total Utility Services	5,101	13,586	8,484	5,101	13,586	8,484	62.5%	163,030
Total Expenses	9,204	18,751	9,547	9,204	18,751	9,547	50.9%	189,000

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending October 31, 2021

(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	4,167	4,167	(0)	4,167	4,167	(0)	0.0%	50,000
Total Transfers Out	4,167	4,167	(0)	4,167	4,167	(0)	0.0%	50,000
Total Expenses & Transfers	13,371	22,918	9,547	13,371	22,918	9,547	41.7%	239,000
Net Profit (Loss)	<u>\$ 6,432</u>	<u>\$ (3,001)</u>	<u>\$ 9,433</u>	<u>\$ 6,432</u>	<u>\$ (3,001)</u>	<u>\$ 9,433</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 October 31, 2021

(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	\$ 2,083	\$ 2,083	\$ (0)	\$ 2,083	\$ 2,083	\$ (0)	0.0%	\$ 25,000
Transfer In - Sewer Services	25,833	25,833	(0)	25,833	25,833	(0)	0.0%	310,000
Transfer In - Irrigation Services	4,167	4,167	0	4,167	4,167	0	0.0%	50,000
Interest - Investments	350	-	350	350	-	350	n/a	-
Total Revenue / Other Sources	32,434	32,083	350	32,434	32,083	350	1.1%	385,000
Expenses								
Water Services								
Reserve - Water System	-	2,083	2,083	-	2,083	2,083	100.0%	25,000
Total Water Services	-	2,083	2,083	-	2,083	2,083	100.0%	25,000
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	-	4,167	4,167	-	4,167	4,167	100.0%	50,000
Total Irrigation Services	-	4,167	4,167	-	4,167	4,167	100.0%	50,000
Total Expenses	-	32,083	32,083	-	32,083	32,083	100.0%	385,000
Net Profit (Loss)	<u>\$ 32,434</u>	<u>\$ -</u>	<u>\$ 32,434</u>	32,434	-	32,434		-
Net Position as of Oct 01, 2021				1,879,514	1,879,514	-		1,879,514
Net Position as of Oct 31, 2021				<u>\$ 1,911,948</u>	<u>\$ 1,879,514</u>	<u>\$ 32,434</u>		<u>\$ 1,879,514</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$500,767	\$2,083	\$131	\$0	\$502,981
Sewer Services Reserve	\$1,020,753	\$25,833	\$197	\$0	\$1,046,783
Irrigation Services Reserve	\$117,327	\$4,167	\$23	\$0	\$121,517
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$1,879,514	\$32,083	\$350	\$0	\$1,911,948

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2021

(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	\$ 1,333	\$ 257	\$ 1,077	\$ 1,333	\$ 257	19.3%	\$ 16,000
Allocated to GF (Activity Ctr)	(135)	(167)	(32)	(135)	(167)	(32)	19.2%	(2,000)
Allocated to Water	(185)	(229)	(44)	(185)	(229)	(44)	19.2%	(2,745)
Allocated to Sewer	(468)	(579)	(111)	(468)	(579)	(111)	19.2%	(6,943)
Allocated to Irrigation	(109)	(135)	(26)	(109)	(135)	(26)	19.2%	(1,616)
Balance in General Fund (Admin)	181	225	44	181	225	44	19.6%	2,696
Total Payroll - Salaries	\$ 29,615	\$ 36,862	\$ 7,247	\$ 29,615	\$ 36,862	\$ 7,247	19.7%	\$ 442,348
Allocated to GF (Activity Ctr Salaries)	(2,436)	(3,413)	(977)	(2,436)	(3,413)	(977)	28.6%	(40,957)
Allocated to GF (Activity Ctr Maint.)	(1,447)	(3,545)	(2,099)	(1,447)	(3,545)	(2,099)	59.2%	(42,543)
Allocated to GF (Activity Ctr Tennis)	(1,783)	(1,950)	(167)	(1,783)	(1,950)	(167)	8.6%	(23,399)
Allocated to GF (Env. Srv. Gatehouse)	(12,925)	(15,736)	(2,811)	(12,925)	(15,736)	(2,811)	17.9%	(188,835)
Allocated J. Mercer to Water	(1,083)	(1,083)	(0)	(1,083)	(1,083)	(0)	0.0%	(13,000)
Allocated J. Mercer to Sewer	(1,583)	(1,583)	(0)	(1,583)	(1,583)	(0)	0.0%	(19,000)
Allocated J. Mercer to Irrigation	(500)	(500)	-	(500)	(500)	-	0.0%	(6,000)
Allocated to Beach Club- Maint.	(416)	(417)	(0)	(416)	(417)	(0)	0.1%	(5,000)
Allocated to Beach Club- Attendants	(4,588)	(4,805)	(217)	(4,588)	(4,805)	(217)	4.5%	(57,657)
Balance in General Fund (Admin)	2,853	3,830	977	2,853	3,830	977	25.5%	45,957
Total Inframark Contract	9,551	9,489	(63)	9,551	9,489	(63)	-0.7%	113,862
Allocated to Beach Club	(423)	(417)	6	(423)	(417)	6	-1.5%	(5,000)
Allocated to Water	(446)	(443)	3	(446)	(443)	3	-0.6%	(5,315)
Allocated to Sewer	(1,943)	(1,931)	12	(1,943)	(1,931)	12	-0.6%	(23,175)
Allocated to Irrigation	(191)	(190)	1	(191)	(190)	1	-0.6%	(2,278)
Balance in General Fund (Admin)	6,548	6,508	(40)	6,548	6,508	(40)	-0.6%	78,094
Total Insurance Expense	123,550	126,101	2,551	123,550	126,101	2,551	2.0%	126,101
Allocated to GF (Activity Ctr)	(31,427)	(32,103)	(676)	(31,427)	(32,103)	(676)	2.1%	(32,103)
Allocated to Beach Club	(17,230)	(17,495)	(265)	(17,230)	(17,495)	(265)	1.5%	(17,495)
Allocated to Water	(7,235)	(7,391)	(156)	(7,235)	(7,391)	(156)	2.1%	(7,391)
Allocated to Sewer	(44,078)	(45,026)	(948)	(44,078)	(45,026)	(948)	2.1%	(45,026)
Allocated to Irrigation	(3,303)	(3,374)	(71)	(3,303)	(3,374)	(71)	2.1%	(3,374)
Balance in General Fund (Admin)	20,276	20,712	436	20,276	20,712	436	2.1%	20,712

Sixth Order of Business



Riverwood CDD

October 2021 Monthly Client Report

November 11, 2021

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
Nothing Pending at this time		

Operations

- Compliance

- All Wastewater Plant requirements were met.

- All Water distribution requirements were met.

- Reuse Pump Station Status:

- Golf course reuse pump is operating. Irrigation station pump #1 to be installed around 11/16.

- Performance metrics:

- Wastewater Treatment Plant

- 2,491,833 gals. of Wastewater received

- Reuse Water

- 18,217,000 gals. of reuse invoiced from CCU 9/23/2021 – 10/22/2021 30 days

- Water Treatment

- 4,014,000 invoiced from CCU 9/23/21 – 10/22/2021 30 days
 - 4,464,000 Potable water metered at Reisley 9/23/21 – 10/22/2021 30 days
 - 2,624,000 Potable Water billed 9/18/2021 – 10/18/2021 31 days
 - 1,133,972 gals. Flushing 10/01/2021 – 10/31/2021 31 days
 - Unaccounted for water is 6.4%

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

Performance Metrics	Current Month	Previous Month
Wastewater treated	2,491,000	2,799,000
Sludge produced	48,000	48,000
Sludge disposed	48,000	48,000
Reclaimed water produced	2,008,000	2,345,000
Odor complaints	0	0
Reuse Water Consumption	Flat rate	Flat rate
Potable Water Consumption	4,014,000	3,383,000
Number of line breaks	0	0
Hydrants flushed	0	0
Valves exercised	0	0
Meters read	1134	1134
Meter re-reads	21	25
Bills produced, mailed	1542	1542
Revenue collected	\$186,357.82	\$180,112.92
Receivables (Ageing on 7/31/21)	\$275,540.99	\$267,971.66
Adjustments related to water distribution	\$488.04	\$988.52
Consumables	Current Month	Previous Month
Chlorine usage	1,687	2,450

Past Due Accounts

- Please see aging report

Maintenance & Repair

- 7 Backflows were tested in October.
- Corrective Maintenance:
 - Maintenance tech repaired 5 relatively small leaks.
 - Changed out chlorine meter that failed.
- Preventive Maintenance:
 - Inspected all pump stations weekly
 - Flushed water at sample locations
 - Monthly blower checks
 - Odor control weekly checks performed
 - Plant generator inspections completed

- Work Orders: Preventive maintenance performed
 - Opened in September – 138
 - Closed in September – 138

- Water Meters:
 - Number changed – 0
 - Meters raised – 0
 - Meters to be raised - 0
 - Number to be changed – 0
 - Zero Usage Total – 429 (previously 561)

- Irrigation meters: Now on flat rate

Health & Safety

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

Personnel

- Ben Griffin is the Regional Manager for the Riverwood area
- Robert Gosser and Roger Slora are the certified operators
- One full time technician is also assigned to Riverwood
- Renea McRoberts assists with CS&B

Community Involvement

- Visitors to the project/client
 - Ben Griffin – Regional Manager

Hydroguard Flushing Update

Location	# times Flushed	Gallons Flushed September	Gallons Flushed August
Club Drive	30	225,300	221,300
Creekside Lane	30	112,300	109,900
Scrub Jay Court	30	81,800	81,300
Preserve	30	65,200	69,200
North Marsh Drive	30	275,772	271,764
Silver Lakes Circle N&S	30	167,300	167,600
Mill Creek	3	206,300	202,400
Dead Ends (Fire Hydrants)	0	0	0
Sidewalk Cleaning (MS)		0	0
Total Flushed		1,133,972	1,123,464
Flushing Cost		\$4,683.42	\$4,640.06
Golf Course Reclaimed Water Usage		0	0

Date September	CL2 Required Range 0.6-4.0	PSI
1	1.8	62
2		
3		
4	1.9	62
5	1.8	58
6	2.1	60
7	1.9	58
8	1.5	68
9		
10		
11	2.0	60
12	1.9	70
13	1.9	60
14	1.8	66
15	1.8	62
16		
17		
18	1.6	62
19	1.8	56
20	1.6	56
21	2.3	46
22	1.8	52
23		
24		
25	1.6	58
26	1.5	56
27	1.8	70
28	2.0	58
29	1.8	62
30	1.8	62

Eleventh Order of Business

11B

November 3, 2021

Mr. Mike Spillane, Chairperson
Board of Supervisors
Riverwood Community Development District
4250 Riverwood Drive
Port Charlotte, FL. 33953

RE: Proposal from Grand Vista Relative to Ownership and Maintenance of Grand Vista Ct.

Dear Mike,

As you know we have had discussions about Grand Vista Ct. for some time now. This began a few years ago when we requested some repair work on our street and it was determined that neither the RCA nor the CDD owned Grand Vista Ct. It was subsequently determined that ownership still rested with Centex. We then had ownership transferred to Grand Vista in hopes that we could ultimately deed ownership to the CDD.

At this time the Board of Directors of the Grand Vista Condominium Association, on behalf of the 90 owners would like to submit the following proposal for consideration by the CDD. We have requested and received a bid from BlackRock Asphalt Company for repair of Grand Vista Ct. We chose BlackRock as it is our understanding that they have done and are doing other paving work in Riverwood.

We asked them to bid on the following work:

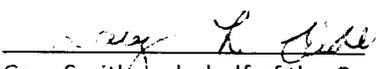
Mill and repave the two cul-de-sacs at each end of Grand Vista and seal the remainder of the street through the rest of the community. The quotation for this work is \$42,325.20

In discussing this work with Chris Hill at Black Rock, he indicated that in his opinion, a better solution was to mill and repave the entire street. The quotation for this work is \$56,267.87. We have attached the BlackRock proposal with the details of the work contemplated and Chris Hill's comments, to this letter.

We are proposing that the CDD and Grand Vista share in the cost of whichever application is preferred by the CDD with the proviso that once the work is completed, the CDD accept ownership of Grand Vista Ct. While we do not have a reserve account established for maintenance of the street, our association currently has \$30,000 in unallocated reserves which have not been designated to other projects that we could contribute to this project. We would propose to accomplish the property transfer via a quit claim deed. If this proposal is acceptable to the CDD, we would ask that you let us know as soon as possible as BlackRock has advised us that the pricing indicated above is only good for the remainder of 2021 and that they are anticipating significant price increases in 2022.

Please let me know if you have any questions or need any additional information. Otherwise, we await your response. Thank you in advance for your consideration.

Sincerely,


Gary Smith on behalf of the Grand Vista Board of Directors
Gary Smith, George Major, Lou Bonacorsi, Stan Morris, Gary Fulk

Estimate BRA3217 from BLACKROCK ASPHALT COMPANY, LLC

From: chill@blackrockasphaltco.com

To: lou@bti95.com

gsmythe51@yahoo.com; chill@blackrockasphaltco.com

Date: Monday, November 1, 2021, 09:32 AM EDT

Dear Lou Bonacors:

Please review the attached estimate- BRA3217. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,
BLACKROCK ASPHALT COMPANY, LLC

(813) 251-6455

www.blackrockasphaltco.com

 Est_BRA3217_from_BLACKROCK ASPHALT_COMPANY_LLC_11548.pdf

156.2kb



1401 W. SWANN AVENUE
TAMPA, FL 33606
Phone #(813) 251-6455

ESTIMATE

ATTN:
Riverwood Grand Vista
Lou Bonacorsi

Date
7/23/2021
Estimate #
BRA3217

Estimate Created By:	Project Name	Project Number		
Chris Hill	BRA3217-Riverwood Grand Vista			
Description	Qty	Unit Price	Total	U/M
Furnish and install Type ASPHALT to a compacted 1.25" depth	5,392	8.18551	44,136.27	SY
MILLING of existing asphalt to a 1.25" depth to include cleanup and hauling	5,392	1.8546	10,000.00	SY
BITUMINOUS TACK	5,392	0.39533	2,131.60	SY
OPTION A- ORANGE + GREEN= \$56,267.87				
Furnish and install Type ASPHALT to a compacted 1.25" depth	2,600	9.71769	25,266.00	SY
MILLING of existing asphalt to a 1.25" depth to include cleanup and hauling	2,600	3.55769	9,250.00	SY
BITUMINOUS TACK	2,600	0.40	1,040.00	SY
OPTION B- GREEN= \$35,556.00				
Furnish and install Type ASPHALT to a compacted 1.25" depth	2,792	9.44494	26,370.26	SY
MILLING of existing asphalt to a 1.25" depth to include cleanup and hauling	2,792	3.31304	9,250.00	SY
BITUMINOUS TACK	2,792	0.40	1,116.80	SY
OPTION C- ORANGE= \$36,737.06				
Seal Coat 2,792 SY with Gem Seal 2 Coat Spray Spray Application- ORANGE SECTION ONLY PER MAP (Do Not recommend due to the amount of polished rock on street. Will not last long term. This is only a short term option.)	1	6,769.20	6,769.20	EA
Blackrock Asphalt Co. Terms and Conditions (Attached) Must be signed in order to make this proposal valid		0.00	0.00	
Fuel Surcharge - Please confirm asphalt price prior to signing proposal.	1	0.00	0.00	LS

This Estimate is not valid without accepting attached Terms and Conditions. Please sign all documents and return via email. Thank you!

Accepted By: _____
Print Name & Title: _____

Total: \$135,330.13