

**Riverwood Community
Development District**

FEBRUARY 15, 2022

AGENDA PACKAGE

Riverwood Community Development District
Inframark, Infrastructure Management Services

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

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

February 8, 2022

Board of Supervisors
Riverwood Community
Development District

Dear Board Members:

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

1. Call to Order and Roll Call
2. Approval of the February 15, 2022 Agenda
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
 - A. Approval of the Minutes of January 18, 2022 Meeting
 - B. Acceptance of the Financial Statements and Check Registers, January 2022
5. On-Site Manager's Report
 - A. Proude St. Lot Fence
 - B. Pool House Roof Replacement
 - C. Pool Lighting Project
 - D. Pool Shower Change Order
6. Monthly Client Report
7. Safety and Access Control Supervisor Report
8. Manager's Report
 - A. Follow Up Items
9. Attorney's Report
 - A. Grand Vista Updates
10. Old Business
 - A. Bridge Watermain Crossing/DMK Update
 - B. Utility Billing Updates
 - i. Lions Pride
 - ii. Vizcaya Lakes
11. New Business
 - A. Acceptance of Dolly Syrek Resignation and Declaration of Seat 1 Vacant
 - B. FY2022 Auditor Selection Process Discussion

- i. Appointment of Chairperson
 - C. Utility Billing Process Discussion
 - i. Application for Residential or Commercial Service
 - ii. Disconnection for Residential or Commercial Service
 - iii. Delinquency Letters
- 12. Other Committee Reports
 - A. Beach Club Committee: Mr. Spillane
 - i. New Membership Total
 - ii. Summer Membership
 - iii. Transfer of Membership
 - B. Campus Committee: Ms. Syrek
 - C. Dog Park Committee: Mr. Knaub
 - D. Environmental Committee: Mr. Myhrberg
 - i. 2021 Year End Report
 - E. Finance Committee: Ms. Syrek
 - F. Safety & Access Control Committee: Mr. Knaub
 - G. Sewer Committee: Mr. Gipp
 - H. Strategic Planning Committee: Mr. Myhrberg
 - I. Water/Utility Committee: Mr. Spillane
- 13. Supervisor Comments
- 14. Audience Comments
- 15. Adjournment

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

Sincerely,

Justin Faircloth

Justin Faircloth, District Manager

Fourth Order of Business

4A

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverwood Community Development District held on Tuesday, January 18, 2022 at 2:00 p.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Michael Spillane	Chairperson
Donald Myhrberg	Vice Chairperson
Dolly Syrek	Treasurer/Assistant Secretary
Dennis Knaub	Assistant Secretary
Gregg Gipp	Assistant Secretary

Also present

Justin Faircloth	District Manager
Scott Rudacille	District Attorney
John Mercer	On-Site Manager
Several Residents	

The following is a summary of the minutes and actions taken at the January 18, 2022 meeting of the Riverwood CDD.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the January 18, 2022 Agenda

On MOTION by Mr. Knaub seconded by Ms. Syrek with all in favor the agenda was approved as presented. 5-0

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Audience comments were received regarding the Beach Club proposed changes.

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

42 ○ Mr. Faircloth noted that line 12 of the 12/21/21 draft minutes should be changed to Donald
43 Myhrberg instead of Richard Knaub and that line 14 should be changed to Dennis Knaub instead
44 of Donald Myhrberg.

45 **A. Approval of the Minutes of December 21, 2021 Meeting**

46 **B. Acceptance of Financial Statements and Check Registers, December 2021**

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48 On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in
49 favor the Consent Agenda was approved as amended. 5-0

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51 **FIFTH ORDER OF BUSINESS** **On-Site Manager’s Report**

52 **A. Project Updates**

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54 On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in
55 favor a proposal from H & Y fence presented by Mr. Mercer in the
56 amount of \$1,778.53 to make repairs to the tennis court fencing was
57 approved. 5-0

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59 On MOTION by Mr. Knaub seconded by Ms. Syrek with all in favor
60 a proposal from Anthony C. Leonard Roofing to make repairs to the
61 pool roof in the amount of \$5,098 was approved. 5-0

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63 ○ Mr. Mercer commented on the delays in getting deposit checks. Mr. Faircloth asked Mr.
64 Mercer to let him know of any issues and he would assist in checks getting overnighted if
65 necessary.

66 ○ Mr. Mercer indicated the administration building painting had been completed along with
67 the exterior pool shower project. Mr. Mercer also provided an update on the Proud Street
68 fencing project noting he was awaiting a proposal.

69 ○ Mr. Mercer also discussed the proposed sidewalk along Rivermarsh Drive and requested
70 the Boards’ input. Mr. Spillane requested Mr. Mercer to continue to think about the project
71 and has agreed to discuss this project further with him.

72 **SIXTH ORDER OF BUSINESS** **Monthly Client Report**

73 ○ The Board declined to review the report as it was sent to them by Mr. Griffin just prior to
74 the meeting.

75 ○ Mr. Myhrberg agreed to send a copy of the latest monthly report to Florida Utility Solutions
76 so they could see what has been provided in the past.

77

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

- 80 ○ Mr. Knaub indicated Mr. Lesinki was not feeling well and was unable to be present for the
- 81 meeting. Mr. Knaub commented on the number of vehicles coming through the gatehouse,
- 82 hiring of employees, planned repairs and barcode issues.

83
84 **EIGHTH ORDER OF BUSINESS** **Manager’s Report**

85 **A. Discussion of MuniBilling Late Fee Waiver Discussion**

- 86 ○ Mr. Faircloth discussed the waiver of late fees for those who can show they have paid their
- 87 accounts on time but are having issues with their payments being credited by MuniBilling.
- 88 The Board agreed to continue this practice as it a MuniBilling banking issue.

89 **B. Follow-up Items**

- 90 ○ Mr. Faircloth discussed the need to transfer the emails from Mr. Martone’s email account
- 91 to the records accounts at a cost of \$100 from the provider. The Board was in agreement to
- 92 have this completed.
- 93 ○ Mr. Faircloth worked with Mr. Knaub to send a letter to an employee regarding job
- 94 abandonment and with Mr. Spillane on the blower delay with Pero Engineering delaying
- 95 productions from the committed 12/17/21 date to the new date of 2/25/22.
- 96 ○ Mr. Faircloth discussed concerns from Vizcaya Lakes on the bills they have received from
- 97 MuniBilling.
- 98 ○ Mr. Rudacille noted Vizcaya Lakes is now requesting the District push back the billing
- 99 change date from 2/1/22 to 5/1/22. On Board consensus it was agreed to push the date back.

100

<p>101 On MOTION by Ms. Syrek seconded by Mr. Myhrberg with all in</p> <p>102 favor the Finance Committee to review the outstanding balances for</p> <p>103 Vizcaya Lakes and determine the correct fees. If Vizcaya Lakes pays</p> <p>104 all balances within 31 days the District will waive late fees, however,</p> <p>105 if Vizcaya Lakes does not pay within the 31-day period then the fees</p> <p>106 will be assessed and continue until the balances are paid in full.</p> <p>107 Motion was approved. 5-0</p>
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109 **NINTH ORDER OF BUSINESS** **Attorney’s Report**

- 110 ○ Mr. Rudacille updated the Board on communication from Grand Vista.
- 111 ○ Mr. Spillane inquired about the transfer of the parcel from Centex.
- 112 ○ Mr. Faircloth noted Mr. Rudacille will need to file the necessary paperwork with the
- 113 County to ensure the parcel transferred to the CDD is exempt from property taxes.

- 114 ○ Mr. Faircloth inquired about the RFP threshold requirement for the meter change out
- 115 program. Mr. Rudacille believes the threshold was increased to \$400,000.
- 116 ○ Mr. Faircloth also asked about the status of filing suit or placing liens on any parcels. Mr.
- 117 Rudacille provided an update and noted he is reviewing. Ms. Syrek committed to working
- 118 with Mr. Rudacille on this issue.

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120 **TENTH ORDER OF BUSINESS**

Old Business

121 **A. Blower Install Discussion**

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123 On MOTION by Mr. Gipp seconded by Mr. Myhrberg with all in
124 favor a proposal Estimate 2494 from Florida Utility Solutions in the
125 amount of \$49,218.10 was approved.

- 126
- 127 ○ Mr. Gipp noted if the blower items come in from Pero Engineering then the proposal from
- 128 Florida Utility Solutions will be reduced.
- 129 ○ The Board agreed they did not wish to cancel the order with Pero Engineering.

130
131 **B. FUS Estimate #2494 WWTP Bar Screen Repair**

132
133 On MOTION by Mr. Gipp seconded by Mr. Myhrberg with all in
134 favor Estimate 2494 from Florida Utility Solutions in the amount of
135 \$69,195 was approved. 5-0

136
137 **C. Bridge Watermain Crossing**

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139 On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in
140 favor change order #3 for the bridge watermain crossing project in
141 the amount of \$33,095.63 was approved.

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- 143 ○ The Board requested Mr. Rudacille send a demand letter to DMK to recoup the cost of the
- 144 change order.

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146 **ELEVENTH ORDER OF BUSINESS**

New Business

147 **A. Beach Club Discussion**

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149 On MOTION by Mr. Myhrberg seconded by Ms. Syrek with all in
150 favor to initiate the process to amend the rules allowing the Beach
151 Club membership to increase to 377 was approved. 5-0

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On MOTION by Mr. Myhrberg seconded by Mr. Knaub, with all opposed the motion to eliminate the transferal of the Beach Club membership with the sale of a resident’s home was declined. 0-5

- o The Beach Club Committee will meet to discuss additional options and provide recommendations to the Board to consider.

B. FY2022 Auditor Selection Process Discussion

- i. Appointment of Committee Members/Setting of Meeting Dates**
- ii. Establishment of RFP Evaluation Criteria**
- iii. Authorization to Proceed with RFP**

On MOTION by Ms. Syrek seconded by Mr. Knaub with all in favor Ms. Syrek and the Finance Committee to serve as the Audit Selection Committee with Ms. Syrek serving as the Chair of the Committee was approved. 5-0

- o Ms. Syrek requested all Finance Committee Meetings remaining in 2022 be advertised as the Audit Selection Committee meetings.

C. Florida Utility Solutions Contract Discussion

On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor the operations contract with Florida Utility Solutions was approved as presented. 5-0

TWELFTH ORDER OF BUSINESS **Other Committee Reports**

A. Beach Club Committee: Mr. Spillane

- o Mr. Spillane provided an update to the Board.

B. Campus Committee: Ms. Syrek

- o Ms. Syrek noted the next meeting will be in March.

C. Dog Park Committee: Mr. Knaub

- o Mr. Knaub commented that the Committee met and will continue working with the on-site manager for possible changes and will send those recommendations to the Finance Committee for review to ensure there is sufficient funds for any of the planned work.

D. Environmental Committee: Mr. Myhrberg

- o Mr. Myhrberg discussed the stormwater needs analysis report which Mr. Myhrberg developed with the help of Mr. Mercer.

On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor the stormwater needs analysis report developed by Mr. Myhrberg and Mr. Mercer to be sent to the County was approved. 5-0

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- Mr. Spillane inquired about the template for the wastewater needs analysis report and requested Mr. Faircloth research if the template has been published by the State.

E. Finance Committee: Ms. Syrek

- Comments were received on items with Vizcaya Lakes. Mr. Knaub thanked the Committee for their excellent work.

F. Safety & Access Control Committee: Mr. Knaub

- Mr. Knaub commented on developing an ad for a new position, power outages and concerns.
- Mr. Mercer inquired about the possibility of holding exit interviews for any employees leaving the District.

G. Sewer Committee: Mr. Spillane

- Mr. Gipp commented on the west clarifier which had been repaired by Florida Utility Solutions at a greatly reduced cost compared to previous proposals. He noted Florida Utility Solutions would begin strategic planning starting in February.

H. Strategic Planning Committee: Mr. Myhrberg

- Mr. Myhrberg commented on the plan for roadway paving.

I. Water/Utility Committee: Mr. Spillane

- Mr. Spillane provided an update on the water line project.

THIRTEENTH ORDER OF BUSINESS Supervisor Comments

- Mr. Spillane discussed the upcoming Joint Town Hall Meeting between the RCA and RCDD and noted it had been moved from 2/10/22 to 3/10/22 to be held at the Activity Center at 3:00 p.m.
- It was noted by Mr. Rudacille the Town Hall Meeting should be advertised as a CDD meeting.
- Mr. Knaub discussed the vendor list. The Board decided not to have the list added to the website at the present time.
- Mr. Myhrberg discussed a request for an RV Park refund. The Board decided not to approve the refund request.

- 229 ○ Ms. Syrek commented on the recent water leak and noted the Campus Committee is
- 230 looking to replace the carpet in the activity center.

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232 **FOURTEENTH ORDER OF BUSINESS Audience Comments**

- 233 ○ A resident commented on the Rivermarsh Drive sidewalk.

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235 **FIFTEENTH ORDER OF BUSINESS Adjournment**

- 236 ○ There being no further business to come before the Board,

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On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor the meeting adjourned at 4:39 p.m. 5-0
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Secretary

Chairperson

4B

Riverwood Community Development District

Financial Statements

(unaudited)

January 31, 2022

Prepared by



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Riverwood Community Development District

Financial Statements

Balance Sheet
January 31, 2022

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Assets										
Current Assets										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,212,564	\$ 2,212,564
Equity in Pooled Cash	1,432,237	1,843,746	168,237	70,558	(23,645)	-	117,649	2,237,616	(5,846,398)	-
Accounts Receivable	-	-	428	-	-	-	199,703	-	-	200,131
Accounts Receivable > 120	-	-	-	-	-	-	58,815	-	-	58,815
Accounts Receivable - Doubtful Acc	-	-	-	-	-	-	23,763	-	-	23,763
Allow -Doubtful Accounts	-	-	-	-	-	-	(48,640)	-	-	(48,640)
Loan Due from Beach Fund	188,933	-	-	-	-	-	-	-	-	188,933
Due From Other Funds	-	-	-	-	23,645	-	-	-	-	23,645
Inventory:										
Mat'ls/Supplies	4,420	-	-	-	-	-	-	-	-	4,420
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,643,323	3,643,323
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	821,153	-	-	-	821,153
Total Current Assets	1,625,590	1,843,746	168,665	70,558	-	952,455	351,290	2,237,616	9,489	7,259,409
Noncurrent Assets										
Fixed Assets										
Land	-	-	-	-	-	-	343,998	-	-	343,998
Buildings	-	-	-	-	-	-	1,413,584	-	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(794,536)	-	-	(794,536)
Infrastructure	-	-	-	-	-	-	10,349,795	-	-	10,349,795
Accum Depr - Infrastructure	-	-	-	-	-	-	(3,833,973)	-	-	(3,833,973)
Equipment and Furniture	-	-	-	-	-	-	10,477	-	-	10,477
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(8,527)	-	-	(8,527)
Total Noncurrent Assets	-	-	-	-	-	-	7,480,818	-	-	7,480,818
Total Assets	\$ 1,625,590	\$ 1,843,746	\$ 168,665	\$ 70,558	\$ -	\$ 952,455	\$ 7,832,108	\$ 2,237,616	\$ 9,489	\$ 14,740,227

Riverwood Community Development District

Financial Statements

Balance Sheet
January 31, 2022

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Liabilities										
Current Liabilities										
Accounts Payable	\$ 1,349	\$ 551	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,935
Accrued Expenses	13,048	-	145	-	-	-	40,353	-	9,489	63,035
Retainage Payable	-	-	-	-	-	-	-	38,091	-	38,091
Sales Tax Payable	78	350	291	-	-	-	-	-	-	719
Deposits	-	-	-	-	-	-	194,823	-	-	194,823
Loan Due to General Fund	-	-	-	-	188,933	-	-	-	-	188,933
Due To Other Funds	15,010	-	-	-	-	8,635	-	-	-	23,645
Total Current Liabilities	29,485	901	471	-	188,933	8,635	235,176	38,091	9,489	511,181
Total Liabilities	29,485	901	471	-	188,933	8,635	235,176	38,091	9,489	511,181
Fund Balances / Net Position										
Restricted for:										
Debt Service	-	-	-	-	-	943,820	-	-	-	943,820
Assigned to:										
Operating Reserves	550,000	-	-	-	-	-	-	-	-	550,000
Reserves - Activity Center	-	406,064	-	-	-	-	-	-	-	406,064
Reserves - Settlement	-	250,314	-	-	-	-	-	-	-	250,314
Reserves - Ponds	-	258,615	-	-	-	-	-	-	-	258,615
Reserves - Roadways	-	822,511	-	-	-	-	-	-	-	822,511
Reserves - RV Park	-	105,341	-	-	-	-	-	-	-	105,341
Reserves - Beach Club	-	-	-	70,558	-	-	-	-	-	141,116
Unassigned:	1,046,105	-	168,194	-	(188,933)	-	-	-	-	1,025,366
Net Investment in capital assets	-	-	-	-	-	-	7,480,817	-	-	7,480,817
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,133,734	-	1,133,734
Reserves - Water System	-	-	-	-	-	-	-	691,023	-	691,023
Reserves - Irrigation System	-	-	-	-	-	-	-	134,101	-	134,101
Unrestricted/Unreserved	-	-	-	-	-	-	116,115	-	-	116,115
Total Fund Balances / Net Position	1,596,105	1,842,845	168,194	70,558	(188,933)	943,820	7,596,932	2,199,525	-	14,158,488
Total Liabilities & Fund Balances / Net Position	\$ 1,625,590	\$ 1,843,746	\$ 168,665	\$ 70,558	\$ -	\$ 952,455	\$ 7,832,108	\$ 2,237,616	\$ 9,489	\$ 14,740,227

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ 201,825	\$ 241,127	\$ (39,302)	\$ 1,233,489	\$ 1,179,925	\$ 53,564	4.5%	\$ 1,351,848
Special Assmnts- Discounts	(5,937)	(9,645)	3,708	(46,411)	(47,197)	786	-1.7%	(54,075)
Dog Park Revenue	220	167	53	1,780	667	1,113	167.0%	2,000
Non-Resident Members	825	-	825	11,625	-	11,625	0.0%	-
Other Miscellaneous Revenues	75	8	67	175	33	142	425.4%	100
Interest - Investments	237	183	54	807	733	74	10.1%	2,199
Total Revenue / Other Sources	197,245	231,840	(34,595)	1,201,466	1,134,161	67,305	5.9%	1,302,072

Expenditures

Administration

P/R-Board of Supervisors	181	225	44	686	899	212	23.6%	2,696
Payroll-Salaries	2,796	3,830	1,034	11,243	15,319	4,076	26.6%	45,957
ProfServ-Engineering	-	542	542	-	2,167	2,167	n/a	6,500
ProfServ-Mgmt Consulting	6,508	6,508	-	26,072	26,031	(40)	-0.2%	78,094
ProfServ-Legal Services	2,716	3,333	617	7,517	13,333	5,817	43.6%	40,000
ProfServ-Trustee Fees	-	-	-	-	3,717	3,717	n/a	3,717
Auditing Services	-	-	-	-	1,100	1,100	n/a	2,200
Communications-Other	93	250	157	244	1,000	756	75.6%	3,000
Insurance	-	-	-	20,276	20,712	436	2.1%	20,712
Misc-Non Ad Valorem Taxes	-	-	-	-	2,500	2,500	n/a	2,500
Misc-Assessment Collection Cost	3,918	4,638	720	23,742	22,693	(1,049)	-4.6%	26,000
Website Hosting/Email services	-	275	275	1,656	1,100	(556)	-50.5%	3,300
Janitorial /Office supplies	202	167	(35)	803	667	(136)	-20.4%	2,000
Office Expense	744	1,001	257	1,812	4,002	2,190	54.7%	12,007
Misc-Credit Card Fees	33	103	70	315	411	96	23.4%	1,232
Total Administration	17,191	20,870	3,680	94,365	115,651	21,285	18.4%	249,915

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% 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	15,595	15,736	141	52,289	62,945	10,656	16.9%	188,835
Contracts-Preserve Maintenance	-	6,383	6,383	-	25,533	25,533	n/a	76,600
Contracts-Lakes	-	1,833	1,833	5,550	7,333	1,783	24.3%	22,000
ProfServ-Consultants	1,050	1,250	200	3,000	5,000	2,000	40.0%	15,000
Electricity - General	193	200	7	834	800	(34)	-4.3%	2,400
Utility - Water & Sewer	131	167	36	457	667	210	31.5%	2,000
R&M-Gate	1,162	2,083	922	1,590	8,333	6,744	80.9%	25,000
R&M-Sidewalks	-	833	833	-	3,333	3,333	n/a	10,000
R&M-Storm Drain Cleaning	-	1,250	1,250	-	5,000	5,000	n/a	15,000
R&M-Preserves	150	5,000	4,850	2,006	20,000	17,994	90.0%	60,000
R&M-Road Scaping	85	833	749	276	3,333	3,057	91.7%	10,000
R&M-Roads,Signage,Striping	5	917	911	84	3,667	3,583	97.7%	11,000
R&M-Gatehouse/Security	-	2,083	2,083	3,474	8,333	4,859	58.3%	25,000
Op Supplies - Gatehouse	1,273	1,250	(23)	1,978	5,000	3,022	60.4%	15,000
R&M-Lakes,Bank Erosion,Planting	2	417	415	6	1,667	1,661	99.6%	5,000
Misc-Contingency	23	917	894	46	3,667	3,621	98.7%	11,000
Total Environmental Services	19,668	41,153	21,485	71,590	164,612	93,022	56.5%	493,835
Activity Center Campus								
P/R-Board of Supervisors	135	167	32	512	667	155	23.2%	2,000
Payroll-Salaries	2,379	3,413	1,034	9,742	13,652	3,910	28.6%	40,957
Payroll-Maintenance	1,464	3,545	2,081	5,608	14,181	8,573	60.5%	42,543
Payroll-Tennis Court Maint.	1,604	1,950	346	6,703	7,800	1,097	14.1%	23,399
Electricity - General	4,012	4,222	210	14,514	16,889	2,374	14.1%	50,666
Utility - Water & Sewer	1,074	1,333	259	3,802	5,333	1,532	28.7%	16,000
Insurance - Property	-	-	-	31,427	32,103	676	2.1%	32,103
R&M-Pools	2,161	250	(1,911)	6,982	1,000	(5,982)	-598.2%	3,000
R&M-Tennis Courts	889	1,833	944	1,611	7,333	5,723	78.0%	22,000
R&M-Fitness Equipment	205	417	212	415	1,667	1,252	75.1%	5,000
Activity Ctr Cleaning- Inside Areas	2,150	3,333	1,183	9,156	13,333	4,178	31.3%	40,000
Pool Daily Maintenance	1,698	1,667	(31)	6,793	6,667	(126)	-1.9%	20,000
R&M-Croquet Turf Maintenance	1,500	1,500	-	6,000	6,000	-	0.0%	18,000
R&M-Activity Campus Buildings	6,973	1,667	(5,307)	13,101	6,667	(6,435)	-96.5%	20,000
Misc-Special Projects	5,930	5,471	(459)	5,930	21,885	15,955	72.9%	65,654
Tools and Equipment	261	1,250	989	1,655	5,000	3,345	66.9%	15,000
Operating Supplies	(803)	167	969	2,471	667	(1,804)	-270.7%	2,000
Total Activity Center Campus	31,633	32,185	551	126,422	160,843	34,421	21.4%	418,322
Total Expenditures	68,492	94,208	25,716	292,377	441,105	148,728	33.7%	1,162,072

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% 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	-	43,333	43,333	0	0.0%	130,000
Reserve - Ponds	833	833	-	3,333	3,333	0	0.0%	10,000
Total Transfers Out	11,667	11,667	-	46,667	46,667	0	0.0%	140,000
Total Expenditures & Transfers	80,159	105,875	25,716	339,044	487,772	148,728	30.5%	1,302,072
Net Surplus (Deficit)	<u>\$ 117,086</u>	<u>\$ 125,966</u>	<u>\$ (8,880)</u>	862,422	646,389	216,033		-
Fund balance as of Oct 01, 2021				733,681	733,681	-		733,681
Fund Balance as of Jan 31, 2022				<u>\$ 1,596,104</u>	<u>\$ 1,380,071</u>	<u>\$ 216,033</u>		<u>\$ 733,681</u>

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
RV Parking Lot Revenue	5,000	1,542	3,458	55,400	6,167	49,233	798.4%	18,500
Transfer In - Roadways	10,833	10,833	-	43,333	43,333	(0)	0.0%	130,000
Transfer In - Ponds	833	833	-	3,333	3,333	(0)	0.0%	10,000
Interest - Investments	414	-	414	1,462	-	1,462	n/a	-
Total Revenue / Other Sources	17,080	13,208	3,872	103,529	52,833	50,695	96.0%	158,500
Expenditures								
Activity Center Campus								
Materials & Supplies	-	-	-	685	-	(685)	n/a	-
R&M-Fitness Equipment	-	-	-	225	-	(225)	n/a	-
R&M-Pools	12,265	-	(12,265)	17,678	-	(17,678)	n/a	-
R&M-Roads, Signage, Striping	-	-	-	535	-	(535)	n/a	-
R&M-Gatehouse/Security	-	-	-	9,782	-	(9,782)	n/a	-
R&M-Activity Center	-	-	-	834	-	(834)	n/a	-
Total Activity Center Campus	12,265	-	(12,265)	29,737	-	(29,737)	n/a	-
Roadways								
Reserve - Roadways	-	10,833	10,833	-	43,333	43,333	100.0%	130,000
R&M - Roads	-	-	-	4,974	-	(4,974)	n/a	-
Total Roadways	-	10,833	10,833	4,974	43,333	38,359	88.5%	130,000
RV Park								
Reserve - RV Park	-	1,542	1,542	-	6,167	6,167	100.0%	18,500
Materials & Supplies	551	-	(551)	2,079	-	(2,079)	n/a	-
Capital Projects	-	-	-	8,500	-	(8,500)	n/a	-
Postage and Freight	-	-	-	30	-	(30)	n/a	-
Fuel, Gasoline and Oil	6	-	(6)	32	-	(32)	n/a	-
Credit Card Fees	73	-	(73)	1,136	-	(1,136)	n/a	-
Total RV Park	630	1,542	911	11,777	6,167	(5,610)	-91.0%	18,500
Ponds								
Reserve - Ponds	-	833	833	-	3,333	3,333	100.0%	10,000
Total Ponds	-	833	833	-	3,333	3,333	100.0%	10,000
Total Expenditures	12,895	13,208	313	46,488	52,833	6,345	12.0%	158,500
Net Surplus (Deficit)	\$ 4,185	\$ -	\$ 4,185	57,041	-	57,041		-
Fund balance as of Oct 01, 2021				1,785,804	1,785,804	-		1,785,804
Fund Balance as of Jan 31, 2022				\$ 1,842,845	\$ 1,785,804	\$ 57,041		\$ 1,785,804

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% Yr Complete)

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

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Ponds Reserve	\$255,102	\$3,333	\$179	\$0	\$258,615
Activity Center Campus Reserve	\$435,495	\$0	\$306	\$29,737	\$406,064
Roadways Reserve	\$783,445	\$43,333	\$707	\$4,974	\$822,511
Construction Settlement Reserve	\$250,097	\$0	\$217	\$0	\$250,314
RV Park Reserve	\$61,665	\$55,400	\$53	\$11,777	\$105,341
Total	\$1,785,804	\$102,067	\$1,462	\$46,488	\$1,842,845

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Membership Dues	\$ 3,603	\$ 12,333	\$ (8,731)	\$ 148,400	\$ 49,333	\$ 99,067	200.8%	\$ 148,000
Initiation Fees	450	208	242	1,300	833	467	56.0%	2,500
Amenities Revenue	-	133	(133)	-	533	(533)	-100.0%	1,600
Other Miscellaneous Revenues	129	-	129	210	-	210	n/a	-
Interest - Investments	17	-	17	59	-	59	n/a	-
Total Revenue / Other Sources	4,199	12,675	(8,476)	149,969	50,700	99,269	195.8%	152,100

Expenditures

Beach Club Operations

Payroll-Maintenance	417	417	0	1,500	1,667	167	10.0%	5,000
Payroll-Attendants	5,874	4,805	(1,069)	18,526	19,219	693	3.6%	57,657
ProfServ-Mgmt Consulting	417	417	-	1,673	1,667	(6)	-0.4%	5,000
Auditing Services	-	92	92	-	367	367	100.0%	1,100
Contracts-On-Site Maintenance	-	83	83	-	333	333	100.0%	1,000
Contracts-Landscape	-	250	250	-	1,000	1,000	100.0%	3,000
Communication - Telephone	136	208	73	730	833	104	12.4%	2,500
Utility - General	55	75	20	229	300	71	23.6%	900
Utility - Refuse Removal	71	75	4	282	300	18	6.0%	900
Utility - Water & Sewer	85	150	65	338	600	262	43.7%	1,800
Insurance	-	-	-	17,230	17,495	265	1.5%	17,495
R&M-Buildings	765	167	(598)	1,942	667	(1,276)	-191.4%	2,000
R&M-Equipment	168	250	82	355	1,000	645	64.5%	3,000
Preventative Maint-Security Systems	-	146	146	-	583	583	100.0%	1,750
Misc-Special Projects	-	250	250	-	1,000	1,000	100.0%	3,000
Misc-Web Hosting	-	46	46	-	183	183	100.0%	550
Misc-Taxes	-	-	-	756	750	(6)	-0.8%	750
Misc-Contingency	96	459	362	225	1,835	1,610	87.7%	5,505
Credit Card Fees	89	349	260	3,684	1,396	(2,287)	-163.8%	4,189
Office Supplies	-	17	17	-	67	67	100.0%	200
Op Supplies - General	21	83	62	139	333	194	58.2%	1,000
Total Beach Club Operations	8,194	8,338	144	47,610	51,595	3,985	7.7%	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 January 31, 2022

(33.33% 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	8,194	8,338	144	47,610	51,595	3,985	7.7%	143,154
Transfer Out								
Reserve - Beach Club	746	746	-	2,982	2,982	-	0.0%	8,946
Total Transfer Out	746	746	-	2,982	2,982	-	0.0%	8,946
Total Expenditures & Transfer	8,939	9,083	144	50,592	54,577	3,985	7.3%	152,100
Net Surplus (Deficit)	<u>\$ (4,740)</u>	<u>\$ 3,592</u>	<u>\$ (8,332)</u>	99,377	(3,877)	103,254		-
Fund balance as of Oct 01, 2021				68,817	68,817	-		68,817
Fund Balance as of Jan 31, 2022				<u>\$ 168,194</u>	<u>\$ 64,940</u>	<u>\$ 103,254</u>		<u>\$ 68,817</u>

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Transfer in - Beach Club	\$ 746	\$ 746	\$ -	\$ 2,982	\$ 2,982	\$ -	0.0%	\$ 8,946
Total Revenue / Other Sources	746	746	-	2,982	2,982	-	0.0%	8,946
Expenditures								
Reserve - Beach Club	-	746	746	-	2,982	2,982	100.0%	8,946
Total Expenditures	-	746	746	-	2,982	2,982	0.0%	8,946
Net Surplus (Deficit)	<u>\$ 746</u>	<u>\$ -</u>	<u>\$ 746</u>	2,982	-	2,982		-
Fund balance as of Oct 01, 2021				67,576	67,576	-		67,576
Fund Balance as of Jan 31, 2022				<u>\$ 70,558</u>	<u>\$ 67,576</u>	<u>\$ 2,982</u>		<u>\$ 67,576</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$67,576	\$2,982	\$0	\$0	\$70,558
Total	\$67,576	\$2,982	\$0	\$0	\$70,558

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Total Revenue / Other Sources	-	-	-	-	-	-	n/a	-
Expenditures								
Total Expenditures	-	-	-	-	-	-	n/a	-
Net Surplus (Deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	-	-	-		-
Fund balance as of Oct 01, 2021				(188,933)	(188,933)	-		(188,933)
Fund Balance as of Jan 31, 2022				<u>\$ (188,933)</u>	<u>\$ (188,933)</u>	<u>\$ -</u>		<u>\$ (188,933)</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 January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ 81,952	\$ 124,575	\$ (42,623)	\$ 634,980	\$ 609,591	\$ 25,389	4.2%	\$ 698,412
Special Assmnts- Discounts	(2,411)	(4,983)	2,572	(24,107)	(24,383)	276	-1.1%	(27,937)
Interest - Investments	3	42	(39)	12	167	(155)	-93.1%	500
Total Revenue / Other Sources	79,545	119,634	(40,089)	610,884	585,375	25,510	4.4%	670,975
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	1,591	2,491	900	12,217	12,191	(26)	-0.2%	13,967
Principal Debt Retirement	-	-	-	-	-	-	n/a	424,000
Interest Expense	-	-	-	119,979	119,979	0	0.0%	239,958
Total Debt Service	1,591	2,491	900	132,196	132,170	(26)	0.0%	677,925
Total Expenditures	1,591	2,491	900	132,196	132,170	(26)	0.0%	677,925
Net Surplus (Deficit)	<u>\$ 77,954</u>	<u>\$ 117,143</u>	<u>\$ (39,189)</u>	478,688	453,205	25,483		(6,950)
Fund balance as of Oct 01, 2021				465,132	465,132	-		465,132
Fund Balance as of Jan 31, 2022				<u>\$ 943,820</u>	<u>\$ 918,336</u>	<u>\$ 25,483</u>		<u>\$ 458,182</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 January 31, 2022

(33.33% Yr Complete)

Description	Utility Services			Total	Total	Variance Fav (Unfav)	% Variance	Adopted Budget
	Water	Sewer	Irrigation	YTD Actuals	YTD Budget			
Revenue / Other Sources								
Base Charges for Services	\$ 120,468	\$ 437,500	\$ 79,227	\$ 637,196	\$ 630,405	\$ 6,790	1.1%	\$ 1,891,216
Usage Charges for Services	75,503	-	-	75,503	66,859	8,644	12.9%	200,576
Standby Fees	-	2,347	-	2,347	-	2,347	0.0%	-
Meter Fees	-	-	-	-	333	(333)	-100.0%	1,000
Water Quality Surcharge	25,550	-	-	25,550	25,380	170	0.7%	76,140
Backflow Fees	7,410	-	-	7,410	8,167	(757)	-9.3%	24,500
Other Miscellaneous Revenues	891	4,587	-	5,478	3,267	2,211	67.7%	9,800
Interest - Investments	101	189	42	333	3,785	(3,452)	-91.2%	11,355
Total Revenue / Other Sources	229,923	444,623	79,270	753,816	738,196	15,620	2.1%	2,214,587
Expenses								
Administration	13,612	65,286	6,277	85,174	108,839	23,664	21.7%	211,084
Utility Services	152,716	234,735	34,344	421,795	539,501	117,706	21.8%	1,618,503
Transfers Out	8,333	103,333	16,667	128,333	128,333	0	0.0%	385,000
Total Expenses	174,661	403,354	57,288	635,303	776,673	141,370	18.2%	2,214,587
Net Profit (Loss)	<u>\$ 55,262</u>	<u>\$ 41,269</u>	<u>\$ 21,982</u>	118,513	(38,477)	156,990		-
Net Position as of Oct 01, 2021				7,478,419	7,478,419	-		7,478,419
Net Position as of Jan 31, 2022				<u>\$ 7,596,932</u>	<u>\$ 7,439,942</u>	<u>\$ 156,990</u>		<u>\$ 7,478,419</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Water Services**Statement of Revenues, Expenses and Changes in Net Position**

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Water-Base Rate	\$ 30,022	\$ 29,851	\$ 171	\$ 120,468	\$ 119,405	\$ 1,063	0.9%	\$ 358,216
Water-Usage	24,203	16,715	7,488	75,503	66,859	8,644	12.9%	200,576
Water Quality Surcharge	6,375	6,345	30	25,550	25,380	170	0.7%	76,140
Backflow Fees	-	2,042	(2,042)	7,410	8,167	(757)	-9.3%	24,500
Other Miscellaneous Revenues	160	150	10	891	600	291	48.5%	1,800
Interest - Investments	28	130	(101)	101	518	(417)	-80.4%	1,555
Total Revenue / Other Sources	60,788	55,232	5,556	229,923	220,929	8,994	4.1%	662,787
Administration								
P/R-Board of Supervisors	185	229	44	702	915	213	23.2%	2,745
Payroll-Project Manager	1,083	1,083	0	3,900	4,333	434	10.0%	13,000
ProfServ-Engineering	-	417	417	-	1,667	1,667	100.0%	5,000
ProfServ-Legal Services	-	567	567	-	2,267	2,267	100.0%	6,800
ProfServ-Mgmt Consulting	443	443	-	1,774	1,772	(3)	-0.2%	5,315
Auditing Services	-	-	-	-	935	935	100.0%	1,870
Postage and Freight	-	26	26	-	102	102	100.0%	306
Insurance - General Liability	-	-	-	7,235	7,391	156	2.1%	7,391
Printing and Binding	-	28	28	-	113	113	100.0%	340
Legal Advertising	-	40	40	-	162	162	100.0%	485
Miscellaneous Services	-	79	79	-	316	316	100.0%	949
Office Supplies	-	9	9	-	34	34	100.0%	102
Total Administration	1,711	2,920	1,209	13,612	20,007	6,395	32.0%	44,303
Utility Services								
Contracts-Other Services	5,198	4,827	(371)	19,791	19,308	(483)	-2.5%	57,924
Utility - Base Rate	11,544	13,382	1,838	46,176	53,530	7,354	13.7%	160,589
Utility - Water-Usage	23,183	23,094	(89)	86,531	92,374	5,844	6.3%	277,123
Utility-CCU Admin Fee	9	5	(4)	34	18	(16)	-90.7%	54
R&M-General	85	4,583	4,499	85	18,333	18,249	99.5%	55,000
Misc-Licenses & Permits	-	25	25	-	100	100	100.0%	300
Back Flow Preventors	-	2,522	2,522	-	10,086	10,086	100.0%	30,259
Misc-Contingency	-	1,020	1,020	100	4,078	3,978	97.5%	12,235
Total Utility Services	40,018	49,457	9,439	152,716	197,828	45,112	22.8%	593,484
Total Expenses	41,729	52,377	10,648	166,328	217,835	51,507	23.6%	637,787

Enterprise Fund - Water Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2022

(33.33% 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	-	8,333	8,333	0	0.0%	25,000
Total Transfers Out	2,083	2,083	-	8,333	8,333	0	0.0%	25,000
Total Expenses & Transfers	43,812	54,460	10,648	174,661	226,168	51,507	22.8%	662,787
Net Profit (Loss)	<u>\$ 16,976</u>	<u>\$ 772</u>	<u>\$ 16,204</u>	<u>\$ 55,262</u>	<u>\$ (5,239)</u>	<u>\$ 60,501</u>		<u>\$ -</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Sewer Revenue	\$ 109,032	\$ 107,917	\$ 1,115	\$ 437,500	\$ 431,667	\$ 5,833	1.4%	\$ 1,295,000
Standby Fees	761	-	761	2,347	-	2,347	n/a	-
Other Miscellaneous Revenues	1,255	667	588	4,587	2,667	1,920	72.0%	8,000
Interest - Investments	53	817	(764)	189	3,267	(3,078)	-94.2%	9,800
Total Revenue / Other Sources	111,101	109,400	1,701	444,623	437,600	7,023	1.6%	1,312,800
Expenses								
Administration								
P/R-Board of Supervisors	467	579	111	1,777	2,314	538	23.2%	6,943
Payroll-Project Manager	1,583	1,583	0	5,700	6,333	634	10.0%	19,000
ProfServ-Engineering	-	1,667	1,667	-	6,667	6,667	100.0%	20,000
ProfServ-Legal Services	3,006	1,467	(1,539)	5,904	5,867	(37)	-0.6%	17,600
ProfServ-Mgmt Consulting	1,931	1,931	-	7,737	7,725	(12)	-0.2%	23,175
Auditing Services	-	-	-	-	2,365	2,365	100.0%	4,730
Postage and Freight	30	65	35	90	258	168	65.1%	775
Insurance	-	-	-	44,078	45,026	948	2.1%	45,026
Printing and Binding	-	72	72	-	287	287	100.0%	860
Legal Advertising	-	0	0	-	1	1	100.0%	3
Miscellaneous Services	-	200	200	-	800	800	100.0%	2,399
Office Supplies	-	25	25	-	100	100	100.0%	300
Total Administration	7,017	7,588	571	65,286	77,743	12,457	16.0%	140,811
Utility Services								
Electricity - General	4,528	4,750	222	16,652	19,000	2,348	12.4%	57,000
Utility - Water & Sewer	317	292	(26)	1,262	1,167	(95)	-8.2%	3,500
Communication - Telephone	435	542	107	1,733	2,167	433	20.0%	6,500
Contracts-Other Services	29,704	30,076	371	119,412	120,303	891	0.7%	360,908
R&M-Sludge Hauling	7,500	6,385	(1,115)	18,001	25,540	7,539	29.5%	76,620
Maintenance - Security Systems	-	146	146	-	583	583	100.0%	1,750
R&M-General	54,288	16,667	(37,622)	61,940	66,667	4,726	7.1%	200,000
Misc-Licenses & Permits	-	12	12	45	47	2	3.5%	140
Misc-Bad Debt	-	292	292	-	1,167	1,167	100.0%	3,500
Misc-Contingency	184	10,339	10,155	951	41,357	40,406	97.7%	124,071
Op Supplies - Chemicals	3,908	2,333	(1,575)	14,739	9,333	(5,405)	-57.9%	28,000
Total Utility Services	100,865	71,832	(29,032)	234,735	287,330	52,594	18.3%	861,989
Total Expenses	107,882	79,420	(28,462)	300,021	365,072	65,052	17.8%	1,002,800

Riverwood Community Development District

Financial Statements

Enterprise Fund - Sewer Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2022

(33.33% 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	-	103,333	103,333	0	0.0%	310,000
Total Transfers Out	25,833	25,833	-	103,333	103,333	0	0.0%	310,000
Total Expenses & Transfers	133,716	105,254	(28,462)	403,354	468,406	65,052	13.9%	1,312,800
Net Profit (Loss)	<u>\$ (22,615)</u>	<u>\$ 4,146</u>	<u>\$ (26,761)</u>	<u>\$ 41,269</u>	<u>\$ (30,806)</u>	<u>\$ 72,075</u>		<u>\$ -</u>

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Irrigation-Base Rate	\$ 19,819	\$ 19,833	\$ (15)	\$ 79,227	\$ 79,333	\$ (106)	-0.1%	\$ 238,000
Meter Fees	-	83	(83)	-	333	(333)	-100.0%	1,000
Interest - Investments	12	-	12	42	-	42	n/a	-
Total Revenue / Other Sources	19,830	19,917	(86)	79,270	79,667	(397)	-0.5%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	109	135	26	414	539	125	23.2%	1,616
Payroll-Project Manager	500	500	-	1,800	2,000	200	10.0%	6,000
ProfServ-Engineering	-	443	443	-	1,773	1,773	100.0%	5,320
ProfServ-Legal Services	-	417	417	-	1,667	1,667	100.0%	5,000
ProfServ-Mgmt Consulting	190	190	-	761	759	(1)	-0.2%	2,278
Auditing Services	-	-	-	-	550	550	100.0%	1,100
Postage and Freight	-	15	15	-	60	60	100.0%	180
Insurance	-	-	-	3,303	3,374	71	2.1%	3,374
Printing and Binding	-	17	17	-	67	67	100.0%	200
Legal Advertising	-	24	24	-	95	95	100.0%	285
Miscellaneous Services	-	46	46	-	186	186	100.0%	557
Office Supplies	-	5	5	-	20	20	100.0%	60
Total Administration	799	1,791	993	6,277	11,089	4,812	43.4%	25,970
Utility Services								
Electricity - General	1,686	2,500	814	7,078	10,000	2,922	29.2%	30,000
Contracts-Other Services	2,228	2,228	-	9,320	8,911	(408)	-4.6%	26,734
Utility - Water-Usage	2,047	3,667	1,620	8,839	14,667	5,828	39.7%	44,000
R&M-General	8,237	4,167	(4,070)	9,107	16,667	7,560	45.4%	50,000
Misc-Contingency	-	358	358	-	1,432	1,432	100.0%	4,296
Op Supplies - Chemicals	-	667	667	-	2,667	2,667	100.0%	8,000
Total Utility Services	14,197	13,586	(611)	34,344	54,343	19,999	36.8%	163,030
Total Expenses	14,996	15,377	381	40,621	65,433	24,812	37.9%	189,000

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2022

(33.33% 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	16,667	16,667	-	0.0%	50,000
Total Transfers Out	4,167	4,167	0	16,667	16,667	-	0.0%	50,000
Total Expenses & Transfers	19,163	19,544	381	57,288	82,099	24,812	30.2%	239,000
Net Profit (Loss)	\$ 668	\$ 373	\$ 295	\$ 21,982	\$ (2,432)	\$ 24,415		\$ -

Riverwood Community Development District

Financial Statements

Enterprise Fund - Reserves

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending January 31, 2022

(33.33% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Transfer In - Water Services	\$ 2,083	\$ 2,083	\$ -	\$ 8,333	\$ 8,333	\$ (0)	0.0%	\$ 25,000
Transfer In - Sewer Services	25,833	25,833	-	103,333	103,333	(0)	0.0%	310,000
Transfer In - Irrigation Services	4,167	4,167	(0)	16,667	16,667	-	0.0%	50,000
Interest - Investments	420	-	420	1,501	-	1,501	n/a	-
Total Revenue / Other Sources	32,504	32,083	420	129,834	128,333	1,501	1.2%	385,000
Expenses								
Water Services								
Capital Projects	-	-	-	55,458	-	(55,458)	n/a	-
Reserve - Water System	-	2,083	2,083	-	8,333	8,333	100.0%	25,000
Total Water Services	-	2,083	2,083	55,458	8,333	(47,125)	-565.5%	25,000
Sewer Services								
Capital Projects	-	-	-	20,972	-	(20,972)	n/a	-
Reserve - Sewer System	-	25,833	25,833	-	103,333	103,333	100.0%	310,000
Total Sewer Services	-	25,833	25,833	20,972	103,333	82,362	79.7%	310,000
Irrigation Services								
Reserves - Irrigation System	-	4,167	4,167	-	16,667	16,667	100.0%	50,000
Total Irrigation Services	-	4,167	4,167	-	16,667	16,667	100.0%	50,000
Total Expenses	-	32,083	32,083	76,430	128,333	51,904	40.4%	385,000
Net Profit (Loss)	\$ 32,504	\$ -	\$ 32,504	53,404	-	53,404		-
Net Position as of Oct 01, 2021				2,146,121	2,146,121	-		2,146,121
Net Position as of Jan 31, 2022				\$ 2,199,525	\$ 2,146,121	\$ 53,404		\$ 2,146,121

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$737,676	\$8,333	\$472	\$55,458	\$691,023
Sewer Services Reserve	\$1,050,451	\$103,333	\$921	\$20,972	\$1,133,733
Irrigation Services Reserve	\$117,327	\$16,667	\$107	\$0	\$134,101
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$2,146,121	\$128,333	\$1,501	\$76,430	\$2,199,525

Riverwood Community Development District

Financial Statements

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

(33.33% 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	\$ 4,091	\$ 5,333	\$ 1,243	23.3%	\$ 16,000
Allocated to GF (Activity Ctr)	(135)	(167)	(32)	(512)	(667)	(155)	23.2%	(2,000)
Allocated to Water	(185)	(229)	(44)	(702)	(915)	(213)	23.2%	(2,745)
Allocated to Sewer	(467)	(579)	(111)	(1,777)	(2,314)	(538)	23.2%	(6,943)
Allocated to Irrigation	(109)	(135)	(26)	(414)	(539)	(125)	23.2%	(1,616)
Balance in General Fund (Admin)	181	225	44	686	899	212	23.6%	2,696
Total Payroll - Salaries	\$ 33,295	\$ 36,862	\$ 3,567	\$ 117,012	\$ 147,449	\$ 30,438	20.6%	\$ 442,348
Allocated to GF (Activity Ctr Salaries)	(2,379)	(3,413)	(1,034)	(9,742)	(13,652)	(3,910)	28.6%	(40,957)
Allocated to GF (Activity Ctr Maint.)	(1,464)	(3,545)	(2,081)	(5,608)	(14,181)	(8,573)	60.5%	(42,543)
Allocated to GF (Activity Ctr Tennis)	(1,604)	(1,950)	(346)	(6,703)	(7,800)	(1,097)	14.1%	(23,399)
Allocated to GF (Env. Srv. Gatehouse)	(15,595)	(15,736)	(141)	(52,289)	(62,945)	(10,656)	16.9%	(188,835)
Allocated J. Mercer to Water	(1,083)	(1,083)	(0)	(3,900)	(4,333)	(434)	10.0%	(13,000)
Allocated J. Mercer to Sewer	(1,583)	(1,583)	(0)	(5,700)	(6,333)	(634)	10.0%	(19,000)
Allocated J. Mercer to Irrigation	(500)	(500)	-	(1,800)	(2,000)	(200)	10.0%	(6,000)
Allocated to Beach Club- Maint.	(417)	(417)	0	(1,500)	(1,667)	(167)	10.0%	(5,000)
Allocated to Beach Club- Attendants	(5,874)	(4,805)	1,069	(18,526)	(19,219)	(693)	3.6%	(57,657)
Balance in General Fund (Admin)	2,796	3,830	1,034	11,243	15,319	4,076	26.6%	45,957
Total Inframark Contract	9,489	9,489	-	38,017	37,954	(63)	-0.2%	113,862
Allocated to Beach Club	(417)	(417)	-	(1,673)	(1,667)	6	-0.4%	(5,000)
Allocated to Water	(443)	(443)	-	(1,774)	(1,772)	3	-0.2%	(5,315)
Allocated to Sewer	(1,931)	(1,931)	-	(7,737)	(7,725)	12	-0.2%	(23,175)
Allocated to Irrigation	(190)	(190)	-	(761)	(759)	1	-0.2%	(2,278)
Balance in General Fund (Admin)	6,508	6,508	-	26,072	26,031	(40)	-0.2%	78,094
Total Insurance Expense	-	-	-	123,550	126,101	2,551	2.0%	126,101
Allocated to GF (Activity Ctr)	-	-	-	(31,427)	(32,103)	(676)	2.1%	(32,103)
Allocated to Beach Club	-	-	-	(17,230)	(17,495)	(265)	1.5%	(17,495)
Allocated to Water	-	-	-	(7,235)	(7,391)	(156)	2.1%	(7,391)
Allocated to Sewer	-	-	-	(44,078)	(45,026)	(948)	2.1%	(45,026)
Allocated to Irrigation	-	-	-	(3,303)	(3,374)	(71)	2.1%	(3,374)
Balance in General Fund (Admin)	-	-	-	20,276	20,712	436	2.1%	20,712

Fifth Order of Business

5A

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



Date	Estimate #
1/18/2022	76978

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
LS		

DESCRIPTION	QTY	U/M	COST	TOTAL
FENCING AROUND LOT FOR LIFT STATION----JOB LOCATION: 2033 PROUDE ST---LOT 3 310' OF 6' TALL COMMERCIAL GRADE GALVANIZED CHAIN LINK FENCE - INCLUDES 1- 12' WIDE DOUBLE GATE				
2 1/2" X 9' SCHEDULE 40 TERMINAL POST	6		114.00	684.00
6' HIGH, 9 GAUGE CHAIN LINK FENCE INSTALLED ON 2-1/2" SCHEDULE 40 LINE POSTS WITH 1 5/8" SCHEDULE 40 TOP RAIL. INCLUDES 7 GAUGE COIL SPRING BOTTOM TENSION WIRE HOG RINGED 24" O.C.	298		21.00	6,258.00
6' X 12' COMMERCIAL GRADE GALVANIZED DOUBLE DRIVE GATE- WITH INDUSTRIAL DROP ROD AND 180 HINGES- 9 GAUGE FABRIC ON SCHEDULE 40 FRAMEWORK	1		1,402.64	1,402.64
6' COMM. C/L INSTALLATION. POSTS TO BE SET IN CONCRETE	310		8.00	2,480.00
COUNTY OF CHARLOTTE BUILDING PERMIT NOC	1		150.00	150.00
CONTRUCTION OF THE LIFT STATION WAS IN PROGRESS AT TIME OF ESTIMATE. FRONT AND SIDE LINES WILL NEED TO BE CLEARED OF VEGETAION AND DEBRIS PRIOR TO INSTALLATION				
1/2 DEPOSIT - BALANCE UPON COMPLETION	TOTAL			\$10,974.64

Upon Customer's execution of this proposal, this Estimate shall become an Agreement for H&Y Fence to perform the scope of work described above on a time-and-material basis in accordance with the paragraphs 1-15 of the Terms and Conditions set forth on the following page, which are fully incorporated herein by reference. Do no sign this Estimate without first reviewing the Terms and Conditions.

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

Ninth Order of Business

9A

Prepared by and Return to:
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205

-----space above this line for recording data-----

RIGHT-OF-WAY DEED

THIS INDENTURE made this ____ day of _____, 2022, **between Grand Vista at Riverwood Condominium Association, Inc.**, whose address is 18501 Murdock Cir. Ste 303, Port Charlotte, Florida 33948, hereinafter called the grantor, and the **Riverwood Community Development District**, whose address is 210 N. University Dr. Ste 702, Coral Springs, Florida 33071, hereinafter called the grantee.

WITNESSETH that the said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof acknowledged, has granted, bargained and sold to the said grantee, its successors in interest, for the purpose of a public right-of-way and/or roadway and other purposes incidental or related thereto, all right, title, interest, claim or demand of the grantor, in and to the following described land, situate, lying and being in Charlotte County, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

It is the intention of the said grantor hereto by this instrument to convey to the said grantee, and its successors in interest, the land herein described for use as a public right-of-way.

It is expressly provided that if and when said right-of-way shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first, its successors and assigns, and it or they shall have the right to immediately repossess the same.

IN WITNESS WHEREOF the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

**Grand Vista at Riverwood Condominium
Association, Inc.**

Witness Signature

By: _____

Printed Name

Printed Name: _____

Witness Signature

Title: _____

Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, the _____ of Grand Vista at Riverwood Condominium Association, Inc.,
 who is personally known to me,
 who has produced _____ as identification.

My Commission Expires:

Signature

Print Name: _____

NOTARY PUBLIC - STATE OF FLORIDA

Exhibit “A”

Legal Description (Right-of-Way Dedication):

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

**DEDICATION AGREEMENT
FOR GRAND VISTA COURT**

THIS DEDICATION AGREEMENT FOR GRAND VISTA COURT (the “Agreement”) is made as of this _____ day of _____, 2022, by and between the **Riverwood Community Development District**, whose address is 210 N. University Dr. Ste 702, Coral Springs, Florida 33071 (the “District”), and **Grand Vista at Riverwood Condominium Association, Inc.**, whose address is 18501 Murdock Cir. Ste 303, Port Charlotte, Florida 33948 (the “Association”). Herein, the District and the Association are collectively referred to as the “Parties.”

RECITALS

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

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

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

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

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein.
2. Closing. Closing shall occur within 180 days of execution of this Agreement at a date and time mutually agreed upon by the Parties. The Parties hereby agree that Blalock Walters, P.A. will serve as Closing Agent. The Closing Agent shall receive deposits, distribute funds and prepare and obtain the various closing documents needed to conduct the Closing. If Closing does not occur within 180 days of execution, this Agreement shall automatically terminate.
3. Dedication. At Closing, the Association shall convey to the District via right-of-way deed the Roadway, and shall convey via bill of sale all of the roadway and drainage infrastructure located within the Roadway. The District agrees to accept the right-of-way deed and bill of sale, subject to the satisfaction of the terms of this Agreement. The right-of-way deed shall be in the form attached hereto as Exhibit “B”.

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

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

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

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

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

[signature page to follow]

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

DISTRICT:

**RIVERWOOD COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant

By: _____
Mike Spillane, Chairperson

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

By: _____

Name: _____

Title: _____

Exhibit "A"

Grand Vista Court

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

Exhibit "B"
Form Right-of-way Deed

Tenth Order of Business

10B

**RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT
Disconnection for Residential or Commercial Service**

Property Owner Information (Provide Owner Name(s) below as found on Warranty Deed, and Attach Deed):

Full Name(s): _____ Date: _____
Last First M.I.

Last First M.I.

Service Address:

Number Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email _____

Mailing Address for Final Bill (Bills will always be sent in Owner Name above):

Name: _____ Date: _____
Last First M.I.

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email _____

Services:

(Riverwood CDD Office Use Only) Water: Irrigation Sewer:

For property sales, service disconnect date will reflect the date of Warranty Deed.
 For disconnects other than property sales, please send your completed form to the Riverwood CDD as provided below and indicate requested date _____ and explanation. Our offices will determine if the request can be accommodated per Riverwood Utilities Rules and Policies. Additional supporting documents may be requested.

Upon issuance of the final bill, please arrange to pay any amount outstanding promptly.

Signature: _____ Date: _____

Disconnect Requests - - Contact Riverwood CDD Mon – Fri 9AM-4PM on 941-979-8720. Completed form and Warranty Deed should be provided to riverwooddirector@gmail.com.

Billing Questions - Please feel free to contact MuniBilling at 1-877-398-2546 or riverwood@munibilling.com with any questions on your bill. Muni’s regular business hours are 8:00 am to 8:00 p.m. EST/EDT. Monday through Friday, except for all federal U.S holidays.



Riverwood Community Development District
PO Box 947733
Atlanta, GA 30394-7733

Acct #
Current Balance
Date

ACCOUNT PAST DUE NOTIFICATION

Our records indicate, as of the date of the last billing, we have not received your payment of \$ This amount is past due and includes a 1.5% late fee. Please make the corresponding payment by or before the next billing date, to avoid your service account being assessed an additional 1.5% late fee. If you do not bring your account current, you are also subject to shutoff or disconnection. This letter will serve as a final notice of payment delinquency.

You can use your account information listed above and your credit/debit card to pay online at <https://riverwoodcdd.secure.munibilling.com> , call customer support at 941-979-8720 or email riverwooddirector@gmail.com with any questions

Please disregard this notice if you have made your payment already. You can verify your balance by logging into your customer portal account at <https://riverwoodcdd.secure.munibilling.com>.

Regards,
Customer Support
Riverwood CDD



Riverwood Community Development District
PO Box 947733
Atlanta, GA 30394-7733

Acct #
Current Balance
Date

ACCOUNT PAST DUE NOTIFICATION

Our records indicate, as of the date of the last billing, we have not received your payment of \$ This amount is past due and includes a 1.5% late fee. Please make the corresponding payment by or before the next billing date, to avoid your service account being assessed an additional 1.5% late fee. If your account is overdue for 90 days, we will have our utility vendor shut off your water service. This letter will serve as a final notice of payment delinquency.

You can use your account information listed above and your credit/debit card to pay online at <https://riverwoodcdd.secure.munibilling.com> , call customer support at 941-979-8720 or email riverwooddirector@gmail.com with any questions

Please disregard this notice if you have made your payment already. You can verify your balance by logging into your customer portal account at <https://riverwoodcdd.secure.munibilling.com>.

Regards,
Customer Support
Riverwood CDD

Eleventh Order of Business

11A

From: lsyrek riverwoodcdd.org <lsyrek@riverwoodcdd.org>
Sent: Thursday, February 3, 2022 10:48 PM
To: mspillane riverwoodcdd.org <mspillane@riverwoodcdd.org>; dmyhrberg riverwoodcdd.org <dmyhrberg@riverwoodcdd.org>; Denny Knaub <dknaub@riverwoodcdd.org>
Subject: CDD Business

Dear Mike, Don and Denny,

What a ride the last 6 years have been. Back in the fall of 2014, after attending a presentation by Doug Campbell for the new campus, I decided that my career experiences would be very beneficial to this process so I joined the CDD with the express intent of applying my skills to help create a beautiful campus. I have accomplished my goal. When the opportunity arose to Supervise the financial area, I gave it my all and enjoyed every minute of doing so. It is with heavy heart that I tender my resignation effective immediately. I am finding it more and more difficult to balance my CDD responsibilities with my family responsibilities and my family's health is my top priority. I will be available to help on the transition.

Sincerely,
Dolly

Lucille Dolly Syrek
Supervisor/Treasurer
Riverwood Community Development District
lsyrek@riverwoodcdd.org

11C

From: dmyhrberg riverwoodcdd.org <dmyhrberg@riverwoodcdd.org>

Sent: Tuesday, February 1, 2022 8:20 AM

To: Ruth Mosca <ruthmosca@riverwoodfl.org>; susan.14455@gmail.com; Ed Singley <edsingley@riverwoodfl.org>; Gina Iacone <ginaiacone@riverwoodfl.org>; Lynn Nelson <lynnnelson@riverwoodfl.org>; riverwoodassistant@comcast.net; Riverwood HOA <riverwoodnewsletters@gmail.com>

Cc: Frank Anastasi <riverwoodmanager@comcast.net>; ggipp riverwoodcdd.org <ggipp@riverwoodcdd.org>; Isyrek riverwoodcdd.org <Isyrek@riverwoodcdd.org>; jmercer riverwoodcdd.org <jmercer@riverwoodcdd.org>; John Mercer <riverwooddirector@gmail.com>; mspillane riverwoodcdd.org <mspillane@riverwoodcdd.org>; Debbie Cieri <debbie.cieri@gmail.com>; Jackie Myhrberg <jackie.myhrberg@gmail.com>; Ted McDermott <tmcderm@comcast.net>; Gerry Townsend <cpagerry@aol.com>; Denny Knaub <dknaub@riverwoodcdd.org>; Faircloth, Justin <justin.faircloth@inframark.com>

Subject: Changes in the Utility Billing process

You are all aware that we have terminated our contract with Inframark Operations and on February 1st, will be working with Florida Utility Solutions. In the past, we have relied on the new resident to notify MuniBilling of a change in ownership and also Inframark to do final meter readings and report to Muni. As our Finance committee has dug deeper into our utility billing, we have found a number of situations where the billing changes have not been handled properly.

As a result, we are changing the process and intend on all ownership changes to be communicated to Muni through the CDD office. Attached is the new Utility service form that we want to use. We need to have the RCA office replace the previous form with this new version in your Newcomer's Package. We are also changing the initial service deposit from \$150 to \$300. The new form includes all this information. We intend for this form to take effect today, February 1st.

The residents will now be asked to submit the request form for utility service to the CDD office. Our office will provide information to Muni and will create the request for a final meter read to the vendor. Our office will also be using county records to identify ownership changes for our customers.

We appreciate your assistance in getting this process under control.

Don

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT Application for Residential or Commercial Service

Property Owner Information (Provide Owner Name(s) below as found on Warranty Deed, and Attach Deed):

Full Name(s): _____ Date: _____
Last First M.I.

Last First M.I.

Service Address:

Number Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email _____

Mailing Address Information (Bills will always be sent in Owner Name above, but may be addressed in care of):

In care of Name: _____ Date: _____
Last First M.I.

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email _____

Services:

(Riverwood CDD Office Use Only) Water: Irrigation Sewer:

Please provide us with the date when service is to be activated. _____. For property sales, service effective date is date of Warranty Deed. If different than date of Deed, attach certificate of occupancy from Charlotte County permits.

The following fees will be billed on your initial billing statement (rendered by our vendor, Munibilling Utility Billing Solutions):

- Service Deposit Charge of \$300.00,
- Connection fee of \$50.00

Signature: _____ Date: _____

Signature (Co-Applicant): _____ Date: _____

New Service Applications - - Contact Riverwood CDD Mon – Fri 9AM-4PM on 941-979-8720. Completed form and Deed / Cert of Occupancy attachments should be provided to riverwooddirector@gmail.com.

Billing Questions - Please feel free to contact MuniBilling at 1-877-398-2546 or riverwood@munibilling.com with any questions on your bill. Muni’s regular business hours are 8:00 am to 8:00 p.m. EST/EDT. Monday through Friday, except for all federal U.S holidays.

Twelfth Order of Business

12Di

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT
 ENVIRONMENTAL COMMITTEE
 2021 YEAR END REPORT

The Environmental Committee is an advisory committee of the Board of Supervisors. The committee is charged to make recommendations to the Board on matters concerning the environment, preserves, storm water conveyance, and pond and lake management. The committee advises residents of the regulations regarding the preserves abutting their properties.

- **Preserves:** In the past five years the RCDD has actively addressed the removal of exotic vegetation from the CDD preserves. RCDD owns 46 preserves and the last five years has been spent catching up to the costly catch-up maintenance. In 2021 preserves A, B, C, D, F, and northern portion of J2 have had some initial removal and kill-in-place of invasive plants completed. Preserves N and S are still producing Brazilian Pepper seedlings, spraying will continue. The invasive plants and non-native weeds are under control with regular maintenance in all preserves except for the following four. There are still preserves that require initial clearing - AA-5a, AA-5b, AA-5c, and part of J2. is required by the permits from the State and County to maintain levels at no more than 5% of exotic plants within the preserve area. The predominant exotic plants in Riverwood are Brazilian Peppers, Carrotwood and Melaleuca. RCDD also treat for nuisance plants and various grasses when they form a monoculture. All exotic plants are treated and/or removed. Florida State identified 'nuisance plants' are selectively thinned or removed. The work is often hampered by the weather and local wildlife preserve areas. After clearing the area can stabilize. Then, if indicated, the area is replanted with native vegetation. Typically, a wait of at least one growing season can allow natural migration of native species into the cleared areas. All cleared preserves are treated quarterly to inhibit the regrowth of unwanted vegetation.

- **Storm water conveyance:** The committee, along with the site manager and contractor, inspect most of the storm water facilities. Most of our stormwater management annual budget was spent on drain cleaning for parcel A and wash out sewer repair in Logans Point. Riverwood has a very well-designed storm water management system. It is designed to limit the rate of flow from the development into the Myakka River. This is accomplished with a majority of the RCDD ponds interconnected with a controlled-out flow from the last pond into the Myakka River. Controlling run-off rates decreases erosion and provides a measure of protection from storm surges. This past year we conducted a visual and camera inspection for some storm water sewer piping inlets and outlets.

Pond and lake management: The RCDD lakes and ponds contractors inspect monthly for algae, weeds, undesirable shoreline vegetation, and perform water quality testing when requested. The committee is also reviewing and advising resident requests for pond stabilization in accordance with the guidelines established by the Board of Supervisors. In addition, the Board approves the installation of Dredgesox for pond banks with erosion that threatens RCDD road and sidewalk structures.

SWFWMD Inspection Permits complete

- * Permit #6845.10 (Lake Shore Village)
- * Permit #6845.27 (Silver Lakes)
- * Permit #6845.20 (Osprey Landing)
- * Permit #6845.33 (Myakka Pt. South)

SWFWMD Inspections due for the following permits before 4/16/2024

- * Permit #6845.01 (Willow Glen / Riverwood Dr.)
- * Permit #6845.07 (Golf Course)?
- * Permit #6845.08 (Willow Glen)
- * Permit #6845.09 (Discovery Center)?
- * Permit #6845.17 (Bay Ridge)
- * Permit #6845.33 (Myakka Pt. South) RCA?

SWFWMD Inspections due for the following permits before 3/27/2024

- * Permit #6845.38 (Sawgrass Pt. North) RCA?
- * Permit #6845.40 (Sawgrass Pt. Basin North) RCA