

Riverwood Community Development District

APRIL 19, 2022

AGENDA PACKAGE

Riverwood Community Development District
Inframark, Infrastructure Management Services

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

April 12, 2022

Board of Supervisors
Riverwood Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors will be held on Tuesday April 19, 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 April 19, 2022 Agenda
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
 - A. Approval of the Minutes of March 15, 2022 Meeting
 - B. Approval of the Minutes of April 5, 2022 Special Meeting
 - C. Acceptance of the Financial Statements and Check Registers, March 2022
5. On-Site Manager's Report
 - A. Proude St. Fence Proposal
 - B. Tennis Court Lighting Proposal
6. Monthly Client Report
7. Safety and Access Control Supervisor Report
8. Manager's Report
 - A. Follow Up Items
 - B. Discussion of the Preliminary Fiscal Year 2023 Budget
9. Attorney's Report
10. Old Business
 - A. Rule Discussion
11. New Business
 - A. FY2022 Auditor Selection Process Discussion
 - i. Appointment of Chairperson
 - B. FUS Estimate 2548 – WWTP Clarifier #2
 - C. FUS Estimate 2549 – Aeration Basin Coating #1
 - D. FUS Estimate 2550– Lift Stations
 - E. Water Meter Purchase Discussion
 - F. Henderson Franklin March 25, 2022 Offer Letter Regarding DMK Associates, Inc.
12. Other Committee Reports

- A. Beach Club Committee: Mr. Spillane
 - B. Campus Committee:
 - C. Dog Park Committee: Mr. Knaub
 - D. Environmental Committee: Mr. Myhrberg
 - E. Finance Committee: 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 was held on Tuesday, March 15, 2022 at 2:00 p.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

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

Also present

David Wenck	District Manager
Mark Barnaby	District Attorney
John Mercer	On-Site Manager
Mitch Gilbert	Florida Utility Solutions
Ron Lesinski	Safety & Access Control
Several Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the March 15, 2022 Agenda

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- No audience comments were received.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Approval of the Minutes of February 15, 2022 Meeting
- B. Acceptance of Financial Statements and Check Registers, February 2022

C. Guest, Well & Pump Service, Inc Invoice

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

FIFTH ORDER OF BUSINESS**On-Site Manager's Report****A. Trex 44 Robotic Mower Proposal**

- Mr. Mercer stated there was a demonstration of a robotic mower and provided discussion on this item. Funds for this item will come out of the operating budget as it is a new item.

On MOTION by Mr. Myhrberg seconded by Mr. Knaub with all in favor the Trex 44 Robotic Mower proposal in the amount of \$27,500 was approved. 4-0

B. Tennis Court Lighting Proposals

- Mr. Mercer mentioned one of the tennis lights came down and he brought this to the Campus Committee and was requested to obtain three quotes for this item. Further discussion ensued on this matter.
- The pool service gate was replaced because the Florida Health Department cited the gate was not self-closing. They have since moved the large sliding gate which is about three feet wide and moved it to the area near the RV expansion project.
- Mr. Mercer also discussed the lot clearing and submittal of an application for a permit from Charlotte County. Mr. Mercer agreed with Frank, the RCA Manager, to accept milling for the road project. He was uncertain whether approval was required for this or is it enough to know that it is going to be done. Further discussion ensued on this matter.
- There was an onsite meeting with Johnson Engineering regarding the Rivermarsh sidewalks. The scope of work document was created, some revisions made, and Johnson Engineering will be coming back with a new one.
- They have continued the power washing and grinding of the sidewalks and the sidewalk hazards. He installed the new light in the dog park which lights up half of the dog park.

SIXTH ORDER OF BUSINESS**Monthly Client Report**

- Mr. Gilbert presented the monthly client report. He informed the Board the wastewater plant has all met all the DEP requirements. The reuse pump station was missing some parts

on the back wash mechanism and is being repaired today. It should be completed and back online today.

- Mr. Gilbert reviewed the report with the Board.
- Mr. Spillane questioned whether the chlorine level coming in from the County was acceptable or not. Further discussion ensued on the matter.

SEVENTH ORDER OF BUSINESS

Safety and Access Control Supervisor Report

- Mr. Lesinski provided an overview of his report on the following:
 - They had 64,900 vehicles through their gates for the month of February. This is their highest total since 2017. The gates are all working well.
 - Received applicants for the Assistant. Dave and himself will be selecting candidates for interviews.
 - The cameras have been doing their jobs.
 - New cameras upgraded have been catching the vendors breaking/damaging the gates and they have been going after them for the replacement and/or repair costs.
 - Officer Frank Ducey will be retiring in April from Riverwood. He has been with the District for 11 years.

EIGHTH ORDER OF BUSINESS

Manager's Report

A. Follow-up Items

- Mr. Wenck stated the Board had an opportunity to look at the changes to the rules. He asked if there were any additional changes or revisions that they need to make.
- Mr. Spillane stated he was uncertain if everyone had a chance to look at the changes as they have been changing and making changes ad hoc by different people, but he finally got the list he wanted of the pages which need to be changed. He pointed out one thing that was changed back was the fee to \$150 for the Beach Club. The Beach Club Committee felt it was necessary because there are some fixed costs.
- Mr. Spillane noted the public rule hearing will be in May.
- Mr. Knaub discussed permitting a placard or barcode for use to enter the gate for owners who decide to use a rental car. They have added a \$25 fee for failure to return the plaque/barcode which is consistent with the loss fee charged for losing an ID badge.

- When someone brings in a rental car, they show Mr. Lesinski this and he issues the activity dates for the barcode which matches with the date you must turn it in so there is no loss of security to do it all over again.
- Mr. Knaub had a question and indicated the pool hours were amended because of the lights to 6:00 a.m. to 10:00 p.m. and this based on lighting being available since Mr. Mercer confirmed the requirements from the County. He suggested adding an additional line which states if lighting is available, it will be open from 6:00 a.m. to 10:00 p.m. or periods after sunrise or before dusk.
- Mr. Spillane stated under the water rates, he indicated they have a standby fee and he thought they had discussed eliminating the standby fee so this will be removed. They also talked about a new impact fee, but they will drop C. and D. and section A2 under the sewer rules as they are not going to collect an impact fee because they are not allowed to collect an impact fee. They have their connection fee at \$2,500 and he thinks they are covered, but most importantly they have to ensure they collect fees when people connect.
- Mr. Barnaby stated they have the notice prepared and he will double check against what the verbiage is.

NINTH ORDER OF BUSINESS**Attorney's Report****A. Revised Dedication Agreement with Grand Vista**

- Mr. Barnaby indicated they have the revised dedication agreement for Grand Vista. He has it signed by the Grand Vista Riverwood Condominium Association, Inc. assuming it is okay, this does not have the roundabout turn area into the agreement, and this will now become the Districts' responsibility if they approve this agreement.
- It was confirmed the landscaping was not part of the agreement.
- Further discussion ensued on this matter.

On MOTION by Mr. Myhrberg seconded by Mr. Knaub with all in favor the revised Dedication Agreement with Grand Vista was approved. 4-0

- Mr. Barnaby informed the Board they sent out the letter to DMK relating to the bridge issues and repairs which stated they have 30 days to respond. The letter sent was dated February 15, 2022 and they have a couple more days to respond.

- They have two delinquent accounts which they are pursuing, one is with Ms. Raphael's estate and Mr. Delugo. He had the documents so it can be filed for the Chair to sign.
- The legislature was trying to change their sovereign caps and try to move it up to 1 million dollars from \$200,000 which is not good for us. However, this did not pass the legislature.

TENTH ORDER OF BUSINESS**Old Business****A. Lion Pride Update**

- Mr. Gipp stated the County services the Villas which are on the side street they are hooked up to service the condos. There are 12 units present and there will be a total of 42. He had conversation with the new owner, and they did send out a new invoice to him based on the conversation they had.
- Mr. Myhrberg stated Debbie was running most of the work for that invoice, but there were concerns about who was the real owner and this was cleared up. She provided a two-page overview of what they had to do to get signed up for Munibilling and then the third page was the actual invoice which they decided to have rather than Muni send out because there were some special situations as Muni has not done connection fees, so they indicated they will send the invoice check payable to the CDD office. This is where they stand right now waiting to see if they will pay and next month will be business as usual through Munibilling for the monthly billing.
- Mr. Gipp continued on with the update on Lions Pride.

ELEVENTH ORDER OF BUSINESS**New Business****A. Consideration and Appointment to the Vacant Seat 1****i. Dolly Syrek****ii. Dr. Cameron McKee****iii. Robert Daniels****iv. Al Heyman**

- Mr. Spillane indicated there are four candidates who have expressed interest in serving on the CDD to fill the current vacancy, Dolly Syrek, Cameron McKee, Al Heyman and Bob Daniels.
- Mr. Knaub requested to have Ms. Syrek appointed to the Board.

On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor to appoint Dolly Syrek to seat 1 on the Riverwood Community Development District Board of Supervisors was approved. 4-0

- Mr. Spillane being a notary for the State of Florida administered the Oath of Office to Dolly Syrek.

B. Consideration of Resolution 2022-03, Designation of Officers

On MOTION by Mr. Gipp seconded by Mr. Myhrberg with all in favor Resolution 2022-03 Designation of Officers, keeping all the officers the same but making Dolly Syrek the Treasurer was adopted. 5-0

C. FY2022 Auditor Selection Process Discussion

i. Appointment of Chairperson

- Item not discussed.

D. Resolution 2022-04, Confirming the District's Use of the Charlotte County Supervisor of Elections

- Mr. Spillane informed those who do not know, the Board is elected by the public in the November election and in order to run as a candidate for the CDD you have to register with the County Supervisor of Elections. They will have to register by June, last year it was by June 23rd and maybe it is the same time this year, but they have nothing to do with the election and just wait to see who comes.

On MOTION by Mrs. Syrek seconded by Mr. Myhrberg with all in favor Resolution 2022-04 Confirming the District's Use of the Charlotte County Supervisor of Elections was adopted. 5-0

TWELFTH ORDER OF BUSINESS

Other Committee Reports

A. Beach Club Committee: Mr. Spillane

- Mr. Spillane stated the only request was the summer membership fee remain at \$150. All of the other changes to the rules are in accordance with what the Beach Club asked for last month which is memberships and transfer of membership which will be effective June 1, 2022.

B. Campus Committee

- Mr. Spillane indicated the Campus Committee met and as Mr. Mercer pointed out one of the things, they requested was to change the tennis court light and just light two courts if it is feasible and economical.

- The Committee also emphasized what they asked for once before, to have a roving attendant around the facility. The Committee understands the staffing problems the District has but would like the Districts' consideration in getting a part-timer patrolling the campus in the afternoon if it is possible.

C. Dog Park Committee: Mr. Knaub

- Mr. Knaub stated with the new rule changes they will be completely transitioned towards the dog park as a community amenity. With the next rules update, the \$20 annual fee is expunged from the record and there will be no more requirement for this. There will be no list since everyone in the community is able to use the dog park as an amenity and anyone will be able to go there with their pet.
- A request was made, and Mr. Knaub passed it on to Mr. Myhrberg and Ms. Syrek as requested to have everything ready for the May budget presentation and they are requesting \$10,000 in next year's 2023 funds be a consideration. There is no designation on this except there are several things they are working on along with Mr. Mercer.

D. Environmental Committee: Mr. Myhrberg

- Mr. Myhrberg indicated nothing major other than one email that they received from the new Charlotte County water quality asking for permission to come in at three sites within Riverwood to take water quality samples once a month.
- He will notify his RCA counter parts about this just in case they are interested.

E. Finance Committee: Mr. Myhrberg

- Mr. Myhrberg stated they are starting the budget process and they are going to reduce the cost which goes to the RCA so they will see this drawn out of the Districts' budget.
- The report was presented and following discussed:
 - Increases in payroll for security as \$12/hour is not sustainable.
 - Each committee will provide their changes to the Supervisor by the next finance committee meeting so all things can be resolved by the next Board meeting.
 - Billing.
 - 1,543 active accounts and 5,540 individual billing records and a lot of inactive accounts.
 - Suggesting writing off \$62,000 for over 72 accounts and removal of several others.
 - 12 accounts 90 days past due so a new collection letter was sent.

- Further discussion ensued on the financial report items.
- Discussion was had requesting waiving of fees, Mr. Spillane stated no fees will be waived.
- They have agreed to do a monthly call with Munibilling and it will be done prior to the Finance meeting.
- As it relates to collections, it was suggested they reach out to the County for help.
- Several rule changes have been submitted, one being for continuous billing.

On MOTION by Mr. Myhrberg seconded by Mr. Spillane with all in favor writing off \$62,000 for over 72 accounts for utilities as they feel they are uncollectable was approved. 5-0

F. Safety & Access Control Committee: Mr. Knaub

- Mr. Knaub stated based on what occurred at the last months' meeting for underpayment of the access control employees, his goal is to get to \$15 an hour to comply with the State law.
- He went back to the drawing board, and they currently pay their employees between \$14 and \$15 an hour with no benefits. Mr. Knaub presented a proposal to increase the rate by \$1 an hour effective April 1, 2022 and then another \$1 on July 1, 2022 and by October they will be into Fiscal Year 2023.
- At their current rate, they spend \$26,168 per quarter to pay for the hourly staffing, 7 days a week. The cost of increase will be from \$26,168 to \$30,576 for the quarter beginning April 1, 2022. The cost will then increase to \$32,552 for the quarter ending September 30, 2022. He reviewed their expense budget and the increases he is asking for are within budget.
- They are considering hiring someone who is salaried versus hourly.
- Further discussion ensued on this matter.
- Mr. Knaub has a proposal to increase the pay for the hourly employees of the gatehouse from \$1 an hour starting April 1, 2022 and another \$1 an hour on July 1, 2022.

On MOTION by Mr. Knaub, seconded by Mr. Myhrberg with all in favor to increase each hourly gatehouse person by \$1 an hour starting April 1, 2022 and another \$1 an hour July 1, 2022 was approved. 5-0

- 279 ○ After much discussion, the above motion was amended as follows:
280

281 On MOTION by Mr. Knaub, seconded by Mr. Myhrberg with all in
282 favor to increase each hourly gatehouse person by \$2 an hour starting
283 April 1, 2022 was approved as amended. 5-0

- 284
285 ○ Mr. Knaub stated they recommended they do the \$25 cost replacement for rental car
286 placards that get lost. They have had difficulty in the past in getting good response from
287 the vendor in the camera and access control area and that is American Wireless. He was
288 directed to send a letter which he did to the owner who responded. He wanted to make
289 sure if they are going to use him as their primary source, he expected a little better service.
290 He indicated he will see how well it goes in the future.
291 ○ He is still looking at license plates for entry/access control. They will continue to explore
292 this as they are learning more about the vendor.
293 ○ The committee had a lot of discussion on speeding and safety violations and bike riders
294 have been noted as being the worse violators as people continually walking on the streets
295 and not the sidewalks. Bike riders will weave around cars as they come in the main gate.
296 ○ Discussion ensued regarding road safety.
297 ○ The budget request from the Safety & Access Control Committee is \$25,000 for stuff not
298 covered in the reserves and they will consider increasing this but will have continual
299 discussions about the fact access control continues to open the building before it gets busy.

300 **G. Sewer Committee: Mr. Gipp**

- 301 ○ Mr. Gipp stated Mr. Gilbert provided a good update of where they are. They will be starting
302 the water control system replacement probably the first week of April and they do have a
303 complete report of lift stations and they are working with strategic planning.

304 **H. Strategic Planning Committee: Mr. Myhrberg**

- 305 ○ Mr. Myhrberg stated because of the agreement with Grand Vista they will modify the roads
306 plan. It should not be a major change and it has been looked at and they have an idea on
307 what it will take. They are currently in the middle of the RV park extension.
308 ○ The reserve funds to update which will take up next months' meeting as they have some
309 unexpected costs moving up in the general fund like the tennis court lighting and they have
310 a bunch of identified costs on the utility side for a lot of the sewer repair and the potential
311 for water meters.
312

I. Water/Utility Committee: Mr. Spillane

- Mr. Spillane indicated the waterline construction has been completed. The line was treated last Friday and disinfected and follow-up tests today. Assuming the tests pass, the next item DMK has to approve is the as-built drawings and submit them to the State.
- DMK has not approved the last payment bill to the engineer, and he will forward this to Mr. Faircloth to take care of.
- The Water Committee received a lot of things from the Finance Committee which they are supposed to be taking care of. Discussion was had regarding replacement of 100 meters which are not working. These meters cost \$300 to put in place, it is \$212 for installation and about \$80 for the meter. If they replace all the meters, it will be \$340,000. They had a presentation on the remote read meters. Mr. Spillane asked what the Board wished to do. Do they wish to continue with the meter, or change 100 now or change the entire system to remote read or mix some of them up? Further discussion ensued on the meters.

On MOTION by Mr. Spillane, seconded by Mr. Myhrberg with all in favor to endorse the replacement of the entire system to ARM meters subject to specific quotes was approved. 5-0

- Mr. Spillane stated the Finance Committee would like them to come up with ways they can collect revenue from outside sources. Further discussion ensued.
- Discussion was had regarding Mr. Tapley's bill.

On MOTION by Mr. Spillane, seconded by Mr. Gipp with all in favor to revise Mr. Tapley's bill from \$647.81 to \$58.62 for the month of December was approved. 5-0

- It was pointed out to Mr. Spillane by one of the finance members that they do not have deposits from everyone in Riverwood.

On MOTION by Mr. Spillane, seconded by Mrs. Syrek with all in favor authorizing Munibill to include on everyone's bill who does not have a deposit with the District \$300 next month for the water service was approved. 5-0

- Mrs. Syrek stated a blast notice can be sent out stating to be aware of the District does not have a deposit on file for them, they will see a deposit charge on their next bill.
- The above motion was withdrawn. The Board will ask Mr. Faircloth to obtain a list of all residents who have not paid a deposit on their water bill.

THIRTEENTH ORDER OF BUSINESS**Supervisor Comments**

- Mr. Knaub indicated in discussion in their neighborhood meeting he informed them of the plan which has been going on for three years to put the waterline in. A comment was made by one of the neighbors indicating one of his plastic pipes broke. There was concern that the older home with the plastic piping may not hold up with the PSI increase.
- Mr. Myhrberg apologized for the focus on utilities but explained there was a lot of clean-up which had not been done in the past.

FOURTEENTH ORDER OF BUSINESS**Audience Comments**

- No audience comments were received.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

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

On MOTION by Mr. Knaub seconded by Mrs. Syrek with all in favor the meeting adjourned. 5-0

Assistant Secretary

Chairperson

4B

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Riverwood Community Development District held on Tuesday, April 5, 2022 at 2:00 p.m. at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

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

Also present

Justin Faircloth	District Manager
Several Residents	

The following is a summary of the minutes and actions taken at the April 5, 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 April 22, 2022 Agenda

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

THIRD ORDER OF BUSINESS

Discussion of Rivermarsh Dr. Pathway

- Mr. Spillane indicated they will be discussing the proposed Rivermarsh walkway. The Board voted at the last meeting to obtain proposals from the consulting engineer with a design possibility of the sidewalk along Rivermarsh Drive.
- Mr. Silverstein introduced himself and made a presentation on the pathway options and the goals they wished to accomplish. He went through the alternatives that have been offered to them which are feasible for the sidewalk and what the next steps will be. Resident commented and asked a variety of questions for which responses were provided.

FOURTH ORDER OF BUSINESS

Supervisor Comments

- No supervisor comments were received.

FIFTH ORDER OF BUSINESS

Audience Comments

- Resident comments were received on the Rivermarsh Drive pathway options.

SIXTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Knaub seconded by Mr. Myhrberg with all in favor the meeting adjourned at 2:26 pm. 4-0

Assistant Secretary

Chairperson

4C

Riverwood Community Development District

Financial Statements *(unaudited)*

March 31, 2022

Prepared by



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Riverwood Community Development District**Financial Statements****Balance Sheet**
March 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,337,506	\$ 2,337,506
Equity in Pooled Cash	1,328,509	1,853,665	156,633	72,049	-	8,510	260,082	2,302,667	(5,982,115)	-
Accounts Receivable	-	-	428	-	-	-	183,142	-	-	183,570
Accounts Receivable > 120	-	-	-	-	-	-	11,397	-	-	11,397
Loan Due from Beach Fund	188,933	-	-	-	-	-	-	-	-	188,933
Due From Other Funds	8,635	-	-	-	-	-	-	-	-	8,635
Inventory:										
Mat'ls/Supplies	4,420	-	-	-	-	-	-	-	-	4,420
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,644,609	3,644,609
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	840,427	-	-	-	840,427
Prepaid Items	-	-	71	-	-	-	-	-	-	71
Total Current Assets	1,530,497	1,853,665	157,132	72,049	-	980,239	454,621	2,302,667	-	7,350,870
Noncurrent Assets										
Fixed Assets										
Land	-	-	-	-	-	-	343,998	-	-	343,998
Buildings	-	-	-	-	-	-	1,413,584	-	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(794,536)	-	-	(794,536)
Infrastructure	-	-	-	-	-	-	10,349,795	-	-	10,349,795
Accum Depr - Infrastructure	-	-	-	-	-	-	(3,833,973)	-	-	(3,833,973)
Equipment and Furniture	-	-	-	-	-	-	37,977	-	-	37,977
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(8,527)	-	-	(8,527)
Total Noncurrent Assets	-	-	-	-	-	-	7,508,318	-	-	7,508,318
Total Assets	\$ 1,530,497	\$ 1,853,665	\$ 157,132	\$ 72,049	\$ -	\$ 980,239	\$ 7,962,939	\$ 2,302,667	\$ -	\$ 14,859,188

Riverwood Community Development District**Financial Statements****Balance Sheet**
March 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	\$ 16,710	\$ 5,800	\$ 529	\$ -	\$ -	\$ -	\$ 8,296	\$ 160,395	\$ -	\$ 191,730
Accrued Expenses	3,700	-	60	-	-	-	74,829	-	-	78,589
Retainage Payable	-	-	-	-	-	-	-	38,091	-	38,091
Sales Tax Payable	7	94	116	-	-	-	-	-	-	217
Deposits	-	-	-	-	-	-	197,921	-	-	197,921
Loan Due to General Fund	-	-	-	-	188,933	-	-	-	-	188,933
Due To Other Funds	-	-	-	-	-	8,635	-	-	-	8,635
Total Current Liabilities	20,417	5,894	705	-	188,933	8,635	281,046	198,486	-	704,116
Total Liabilities	20,417	5,894	705	-	188,933	8,635	281,046	198,486	-	704,116
Fund Balances / Net Position										
Restricted for:										
Debt Service	-	-	-	-	-	971,604	-	-	-	971,604
Assigned to:										
Operating Reserves	550,000	-	-	-	-	-	-	-	-	550,000
Reserves - Activity Center	-	390,509	-	-	-	-	-	-	-	390,509
Reserves - Settlement	-	250,425	-	-	-	-	-	-	-	250,425
Reserves - Ponds	-	260,397	-	-	-	-	-	-	-	260,397
Reserves - Roadways	-	844,548	-	-	-	-	-	-	-	844,548
Reserves - RV Park	-	101,892	-	-	-	-	-	-	-	101,892
Reserves - Beach Club	-	-	-	72,049	-	-	-	-	-	144,098
Unassigned:	960,080	-	156,427	-	(188,933)	-	-	-	-	927,574
Net Investment in capital assets	-	-	-	-	-	-	7,508,317	-	-	7,508,317
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,185,917	-	1,185,917
Reserves - Water System	-	-	-	-	-	-	-	535,100	-	535,100
Reserves - Irrigation System	-	-	-	-	-	-	-	142,497	-	142,497
Unrestricted/Unreserved	-	-	-	-	-	-	173,576	-	-	173,576
Total Fund Balances / Net Position	1,510,080	1,847,771	156,427	72,049	(188,933)	971,604	7,681,893	2,104,181	-	14,083,023
Total Liabilities & Fund Balances / Net Position	\$ 1,530,497	\$ 1,853,665	\$ 157,132	\$ 72,049	\$ -	\$ 980,239	\$ 7,962,939	\$ 2,302,667	\$ -	\$ 14,859,188

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2022

(50% 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	\$ 16,360	\$ 19,685	\$ (3,325)	\$ 1,287,256	\$ 1,280,608	\$ 6,648	0.5%	\$ 1,351,848
Special Assmnts- Discounts	(160)	(787)	627	(47,305)	(51,224)	3,919	-7.7%	(54,075)
Dog Park Revenue	80	167	(87)	1,940	1,000	940	94.0%	2,000
Non-Resident Members	-	-	-	11,625	-	11,625	0.0%	-
Other Miscellaneous Revenues	25	8	17	409	50	359	717.8%	100
Interest - Investments	218	183	35	1,243	1,100	144	13.1%	2,199
Total Revenue / Other Sources	16,523	19,256	(2,733)	1,255,169	1,231,534	23,635	1.9%	1,302,072

Expenditures

Administration

P/R-Board of Supervisors	181	225	44	1,012	1,348	336	25.0%	2,696
Payroll-Salaries	5,271	3,830	(1,441)	19,554	22,979	3,424	14.9%	45,957
ProfServ-Engineering	-	542	542	-	3,250	3,250	n/a	6,500
ProfServ-Mgmt Consulting	6,508	6,508	-	39,128	39,047	(81)	-0.2%	78,094
ProfServ-Legal Services	3,474	3,333	(141)	14,283	20,000	5,717	28.6%	40,000
ProfServ-Trustee Fees	-	-	-	-	3,717	3,717	n/a	3,717
Auditing Services	1,209	-	(1,209)	1,209	1,100	(109)	-9.9%	2,200
Postage and Freight	422	-	(422)	422	-	(422)	0.0%	-
Communications-Other	93	250	157	517	1,500	983	65.5%	3,000
Insurance	-	-	-	20,276	20,712	436	2.1%	20,712
R&M-General	47	-	(47)	47	-	(47)	0.0%	-
Printing and Binding	11	-	(11)	11	-	(11)	0.0%	-
Misc-Non Ad Valorem Taxes	-	-	-	97	2,500	2,403	96.1%	2,500
Misc-Assessment Collection Cost	324	379	55	24,799	24,630	(169)	-0.7%	26,000
Website Hosting/Email services	-	275	275	1,656	1,650	(6)	-0.4%	3,300
Janitorial /Office supplies	-	167	167	509	1,000	491	49.1%	2,000
Office Expense	737	1,001	264	2,878	6,004	3,125	52.1%	12,007
Misc-Credit Card Fees	4	103	99	323	616	293	47.6%	1,232
Total Administration	18,280	16,611	(1,668)	126,720	150,052	23,332	15.5%	249,915

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

For the Period Ending March 31, 2022

(50% 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	19,167	15,736	(3,431)	84,487	94,418	9,930	10.5%	188,835
Contracts-Preserve Maintenance	-	6,383	6,383	-	38,300	38,300	n/a	76,600
Contracts-Lakes	1,850	1,833	(17)	9,250	11,000	1,750	15.9%	22,000
ProfServ-Consultants	-	1,250	1,250	3,450	7,500	4,050	54.0%	15,000
Electricity - General	240	200	(40)	1,314	1,200	(114)	-9.5%	2,400
Utility - Water & Sewer	270	167	(103)	869	1,000	131	13.1%	2,000
R&M-Gate	3,132	2,083	(1,049)	7,677	12,500	4,823	38.6%	25,000
R&M-Sidewalks	-	833	833	-	5,000	5,000	n/a	10,000
R&M-Storm Drain Cleaning	-	1,250	1,250	974	7,500	6,526	87.0%	15,000
R&M-Preserves	1,412	5,000	3,588	3,176	30,000	26,824	89.4%	60,000
R&M-Road Scaping	53	833	780	383	5,000	4,617	92.3%	10,000
R&M-Roads,Signage,Striping	4	917	912	93	5,500	5,407	98.3%	11,000
R&M-Gatehouse/Security	3,754	2,083	(1,671)	7,228	12,500	5,272	42.2%	25,000
Op Supplies - Gatehouse	408	1,250	842	3,197	7,500	4,303	57.4%	15,000
R&M-Lakes,Bank Erosion,Planting	1,011	417	(594)	1,018	2,500	1,482	59.3%	5,000
Misc-Contingency	-	917	917	46	5,500	5,454	99.2%	11,000
Total Environmental Services	31,303	41,153	9,850	123,162	246,918	123,755	50.1%	493,835
Activity Center Campus								
P/R-Board of Supervisors	135	167	32	754	1,000	246	24.6%	2,000
Payroll-Salaries	4,854	3,413	(1,441)	17,221	20,479	3,257	15.9%	40,957
Payroll-Maintenance	2,196	3,545	1,349	9,268	21,272	12,004	56.4%	42,543
Payroll-Tennis Court Maint.	2,196	1,950	(246)	10,363	11,699	1,337	11.4%	23,399
Electricity - General	5,094	4,222	(872)	24,530	25,333	802	3.2%	50,666
Utility - Water & Sewer	2,299	1,333	(966)	7,281	8,000	719	9.0%	16,000
Insurance - Property	-	-	-	31,427	32,103	676	2.1%	32,103
R&M-Pools	(4,477)	250	4,727	2,075	1,500	(575)	-38.3%	3,000
R&M-Tennis Courts	-	1,833	1,833	2,701	11,000	8,299	75.4%	22,000
R&M-Fitness Equipment	300	417	116	1,105	2,500	1,395	55.8%	5,000
Activity Ctr Cleaning- Inside Areas	-	3,333	3,333	6,543	20,000	13,457	67.3%	40,000
Pool Daily Maintenance	-	1,667	1,667	5,095	10,000	4,905	49.1%	20,000
R&M-Croquet Turf Maintenance	-	1,500	1,500	4,500	9,000	4,500	50.0%	18,000
R&M-Activity Campus Buildings	2,278	1,667	(612)	14,288	10,000	(4,288)	-42.9%	20,000
Misc-Special Projects	306	5,471	5,165	10,666	32,827	22,161	67.5%	65,654
Tools and Equipment	2,125	1,250	(875)	4,054	7,500	3,446	45.9%	15,000
Operating Supplies	1,385	167	(1,219)	4,356	1,000	(3,356)	-335.6%	2,000
Total Activity Center Campus	18,691	32,185	13,494	156,226	225,212	68,986	30.6%	418,322
Total Expenditures	68,273	89,949	21,676	406,109	622,182	216,073	34.7%	1,162,072

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

For the Period Ending March 31, 2022

(50% 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	-	65,000	65,000	0	0.0%	130,000
Reserve - Ponds	833	833	-	5,000	5,000	0	0.0%	10,000
Total Transfers Out	11,667	11,667	-	70,000	70,000	0	0.0%	140,000
Total Expenditures & Transfers	79,940	101,616	21,676	476,109	692,182	216,073	31.2%	1,302,072
Net Surplus (Deficit)	\$ (63,416)	\$ (82,359)	\$ 18,943	779,060	539,352	239,708		-
Fund balance as of Oct 01, 2021				731,018	731,018	-		731,018
Fund Balance as of Mar 31, 2022				\$ 1,510,078	\$ 1,270,370	\$ 239,708		\$ 731,018

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

For the Period Ending March 31, 2022

(50% 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	1,250	1,542	(292)	57,750	9,250	48,500	524.3%	18,500
Transfer In - Roadways	10,833	10,833	-	65,000	65,000	(0)	0.0%	130,000
Transfer In - Ponds	833	833	-	5,000	5,000	(0)	0.0%	10,000
Other Miscellaneous Revenues	2	-	2	11	-	11	n/a	-
Interest - Investments	425	-	425	2,280	-	2,280	n/a	-
Total Revenue / Other Sources	13,343	13,208	135	130,040	79,250	50,790	64.1%	158,500
Expenditures								
Activity Center Campus								
R&M-Fitness Equipment	-	-	-	225	-	(225)	n/a	-
R&M-Pools	5,098	-	(5,098)	28,109	-	(28,109)	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	-	-	-	6,134	-	(6,134)	n/a	-
Total Activity Center Campus	5,098	-	(5,098)	44,784	-	(44,784)	n/a	-
Roadways								
Reserve - Roadways	-	10,833	10,833	-	65,000	65,000	100.0%	130,000
R&M - Roads	-	-	-	4,974	-	(4,974)	n/a	-
Total Roadways	-	10,833	10,833	4,974	65,000	60,026	92.3%	130,000
RV Park								
Reserve - RV Park	-	1,542	1,542	-	9,250	9,250	100.0%	18,500
Materials & Supplies	-	-	-	2,079	-	(2,079)	n/a	-
Capital Projects	5,800	-	(5,800)	14,300	-	(14,300)	n/a	-
Postage and Freight	-	-	-	30	-	(30)	n/a	-
Fuel, Gasoline and Oil	5	-	(5)	42	-	(42)	n/a	-
Credit Card Fees	34	-	(34)	1,179	-	(1,179)	n/a	-
Total RV Park	5,839	1,542	(4,297)	17,630	9,250	(8,380)	-90.6%	18,500
Ponds								
Reserve - Ponds	-	833	833	-	5,000	5,000	100.0%	10,000
Total Ponds	-	833	833	-	5,000	5,000	100.0%	10,000
Total Expenditures	10,937	13,208	2,271	67,389	79,250	11,861	15.0%	158,500
Net Surplus (Deficit)	\$ 2,406	\$ -	\$ 2,406	62,652	-	62,652		-
Fund balance as of Oct 01, 2021				1,785,119	1,785,119	-		1,785,119
Fund Balance as of Mar 31, 2022				\$ 1,847,771	\$ 1,785,119	\$ 62,652		\$ 1,785,119

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

For the Period Ending March 31, 2022

(50% 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	\$5,000	\$294	\$0	\$260,396
Activity Center Campus Reserve	\$434,810	\$0	\$482	\$44,784	\$390,508
Roadways Reserve	\$783,445	\$65,000	\$1,076	\$4,974	\$844,547
Construction Settlement Reserve	\$250,097	\$0	\$327	\$0	\$250,424
RV Park Reserve	\$61,665	\$57,755	\$100	\$17,630	\$101,890
Total	\$1,785,119	\$127,761	\$2,280	\$67,389	\$1,847,771

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

For the Period Ending March 31, 2022

(50% 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	\$ 367	\$ 12,333	\$ (11,967)	\$ 152,066	\$ 74,000	\$ 78,066	105.5%	\$ 148,000
Initiation Fees	1,000	208	792	3,100	1,250	1,850	148.0%	2,500
Amenities Revenue	396	133	263	594	800	(206)	-25.8%	1,600
Other Miscellaneous Revenues	7	-	7	126	-	126	n/a	-
Interest - Investments	36	-	36	110	-	110	n/a	-
Total Revenue / Other Sources	1,806	12,675	(10,869)	155,996	76,050	79,946	105.1%	152,100

Expenditures**Beach Club Operations**

Payroll-Maintenance	417	417	-1	2,335	2,500	165	6.6%	5,000
Payroll-Attendants	6,968	4,805	(2,163)	30,306	28,829	(1,478)	-5.1%	57,657
ProfServ-Mgmt Consulting	417	417	-	2,512	2,500	(12)	-0.5%	5,000
Auditing Services	60	92	31	60	550	490	89.0%	1,100
Contracts-On-Site Maintenance	-	83	83	-	500	500	100.0%	1,000
Contracts-Landscape	-	250	250	-	1,500	1,500	100.0%	3,000
Communication - Telephone	196	208	12	930	1,250	320	25.6%	2,500
Utility - General	67	75	8	363	450	87	19.3%	900
Utility - Refuse Removal	71	75	4	423	450	27	6.0%	900
Utility - Water & Sewer	100	150	50	493	900	407	45.2%	1,800
Insurance	-	-	-	17,230	17,495	265	1.5%	17,495
R&M-Buildings	-	167	167	1,946	1,000	(946)	-94.6%	2,000
R&M-Equipment	-	250	250	1,169	1,500	331	22.1%	3,000
Preventative Maint-Security Systems	-	146	146	534	875	341	39.0%	1,750
Misc-Special Projects	-	250	250	-	1,500	1,500	100.0%	3,000
Misc-Web Hosting	-	46	46	-	275	275	100.0%	550
Misc-Taxes	-	-	-	756	750	(6)	-0.8%	750
Misc-Contingency	31	459	428	256	2,753	2,496	90.7%	5,505
Credit Card Fees	33	349	316	3,828	2,095	(1,733)	-82.8%	4,189
Office Supplies	-	17	17	-	100	100	100.0%	200
Op Supplies - General	203	83	(120)	407	500	93	18.6%	1,000
Total Beach Club Operations	8,563	8,338	(225)	63,550	68,271	4,720	6.9%	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 March 31, 2022

(50% 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	8,563	8,338	(225)	63,550	68,271	4,720	6.9%	143,154
Transfer Out								
Reserve - Beach Club	746	746	-	4,473	4,473	-	0.0%	8,946
Total Transfer Out	746	746	-	4,473	4,473	-	0.0%	8,946
Total Expenditures & Transfer	9,308	9,083	(225)	68,023	72,744	4,720	6.5%	152,100
Net Surplus (Deficit)	<u>\$ (7,503)</u>	<u>\$ 3,592</u>	<u>\$ (11,095)</u>	87,973	3,307	84,666		-
Fund balance as of Oct 01, 2021				68,453	68,453	-		68,453
Fund Balance as of Mar 31, 2022				<u>\$ 156,426</u>	<u>\$ 71,760</u>	<u>\$ 84,666</u>		<u>\$ 68,453</u>

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

For the Period Ending March 31, 2022

(50% 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	\$ -	\$ 4,473	\$ 4,473	\$ -	0.0%	\$ 8,946
Total Revenue / Other Sources	746	746	-	4,473	4,473	-	0.0%	8,946
Expenditures								
Reserve - Beach Club	-	746	746	-	4,473	4,473	100.0%	8,946
Total Expenditures	-	746	746	-	4,473	4,473	0.0%	8,946
Net Surplus (Deficit)	<u>\$ 746</u>	<u>\$ -</u>	<u>\$ 746</u>	4,473	-	4,473		-
Fund balance as of Oct 01, 2021				67,576	67,576	-		67,576
Fund Balance as of Mar 31, 2022				<u>\$ 72,049</u>	<u>\$ 67,576</u>	<u>\$ 4,473</u>		<u>\$ 67,576</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$67,576	\$4,473	\$0	\$0	\$72,049
Total	\$67,576	\$4,473	\$0	\$0	\$72,049

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2022

(50% 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 Mar 31, 2022				\$ (188,933)	\$ (188,933)	\$ -		\$ (188,933)

Riverwood Community Development District**Financial Statements****Series 2018 Debt Service Fund (Valley National Bank)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 31, 2022

(50% 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	\$ 8,770	\$ 10,170	\$ (1,400)	\$ 663,802	\$ 661,607	\$ 2,195	0.3%	\$ 698,412	
Special Assmnts- Discounts	(86)	(407)	321	(24,586)	(26,464)	1,878	-7.1%	(27,937)	
Interest - Investments	4	42	(37)	20	250	(230)	-92.1%	500	
Total Revenue / Other Sources	8,688	9,805	(1,116)	639,235	635,393	3,842	0.6%	670,975	
Expenditures									
Debt Service									
Misc-Assessment Collection Cost	174	203	29	12,784	13,231	447	3.4%	13,967	
Principal Debt Retirement	-	-	-	-	-	-	n/a	424,000	
Interest Expense	-	-	-	119,979	119,979	0	0.0%	239,958	
Total Debt Service	174	203	29	132,763	133,210	447	0.3%	677,925	
Total Expenditures	174	203	29	132,763	133,210	447	0.3%	677,925	
Net Surplus (Deficit)	\$ 8,515	\$ 9,602	\$ (1,087)	506,472	502,183	4,289		(6,950)	
Fund balance as of Oct 01, 2021				465,132	465,132	-		465,132	
Fund Balance as of Mar 31, 2022				\$ 971,604	\$ 967,315	\$ 4,289		\$ 458,182	

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

For the Period Ending March 31, 2022

(50% Yr Complete)

Description	Utility Services			Total	Total	Variance	%	Adopted
	Water	Sewer	Irrigation	YTD Actuals	YTD Budget	Fav (Unfav)	Variance	Budget
Revenue / Other Sources								
Base Charges for Services	\$ 186,874	\$ 657,565	\$ 118,792	\$ 963,231	\$ 945,608	\$ 17,623	1.9%	\$ 1,891,216
Usage Charges for Services	124,476	-	-	124,476	100,288	24,188	24.1%	200,576
Standby Fees	-	4,219	-	4,219	-	4,219	0.0%	-
Meter Fees	-	-	-	-	500	(500)	-100.0%	1,000
Connection Fees - W/S	-	24,600	-	24,600	-	24,600	0.0%	-
Water Quality Surcharge	31,985	-	-	31,985	38,070	(6,085)	-16.0%	76,140
Backflow Fees	7,410	-	-	7,410	12,250	(4,840)	-39.5%	24,500
Other Miscellaneous Revenues	1,829	8,860	-	10,690	4,900	5,790	118.2%	9,800
Interest - Investments	117	217	49	383	5,678	(5,295)	-93.3%	11,355
Total Revenue / Other Sources	352,690	695,462	118,841	1,166,992	1,107,293	59,699	5.4%	2,214,587
Expenses								
Administration	18,042	82,321	8,458	108,821	133,437	24,617	18.4%	211,084
Utility Services	241,704	350,563	47,861	640,128	809,251	169,123	20.9%	1,618,503
Transfers Out	12,500	155,000	25,000	192,500	192,500	0	0.0%	385,000
Total Expenses	272,246	587,884	81,319	941,449	1,135,189	193,740	17.1%	2,214,587
Net Profit (Loss)	<u>\$ 80,444</u>	<u>\$ 107,578</u>	<u>\$ 37,522</u>	225,543	(27,895)	253,439		-
Net Position as of Oct 01, 2021				7,456,348	7,456,348	-		7,456,348
Net Position as of Mar 31, 2022				<u>\$ 7,681,891</u>	<u>\$ 7,428,453</u>	<u>\$ 253,439</u>		<u>\$ 7,456,348</u>

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

For the Period Ending March 31, 2022

(50% 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	\$ 36,408	\$ 29,851	\$ 6,557	\$ 186,874	\$ 179,108	\$ 7,766	4.3%	\$ 358,216
Water-Usage	26,943	16,715	10,229	124,476	100,288	24,188	24.1%	200,576
Water Quality Surcharge	60	6,345	(6,285)	31,985	38,070	(6,085)	-16.0%	76,140
Backflow Fees	-	2,042	(2,042)	7,410	12,250	(4,840)	-39.5%	24,500
Other Miscellaneous Revenues	821	150	671	1,829	900	929	103.2%	1,800
Interest - Investments	12	130	(117)	117	778	(661)	-85.0%	1,555
Total Revenue / Other Sources	64,245	55,232	9,013	352,690	331,394	21,296	6.4%	662,787
Administration								
P/R-Board of Supervisors	185	229	44	1,035	1,373	337	24.6%	2,745
Payroll-Project Manager	1,083	1,083	-	6,066	6,500	434	6.7%	13,000
ProfServ-Engineering	-	417	417	-	2,500	2,500	100.0%	5,000
ProfServ-Legal Services	-	567	567	-	3,400	3,400	100.0%	6,800
ProfServ-Mgmt Consulting	443	443	-	2,663	2,657	(6)	-0.2%	5,315
Auditing Services	1,027	-	(1,027)	1,027	935	(92)	-9.9%	1,870
Postage and Freight	15	26	11	15	153	138	90.4%	306
Insurance - General Liability	-	-	-	7,235	7,391	156	2.1%	7,391
Printing and Binding	-	28	28	-	170	170	100.0%	340
Legal Advertising	-	40	40	-	242	242	100.0%	485
Miscellaneous Services	-	79	79	-	475	475	100.0%	949
Office Supplies	-	9	9	-	51	51	100.0%	102
Total Administration	2,753	2,920	167	18,042	25,847	7,805	30.2%	44,303
Utility Services								
ProfServ-Utility Billing	805	-	(805)	982	-	(982)	n/a	-
Contracts-Other Services	8,964	4,827	(4,137)	28,754	28,962	208	0.7%	57,924
Utility - Base Rate	11,544	13,382	1,838	69,264	80,294	11,030	13.7%	160,589
Utility - Water-Usage	24,856	23,094	(1,762)	139,740	138,562	(1,178)	-0.9%	277,123
Utility-CCU Admin Fee	9	5	(4)	51	27	(24)	-90.7%	54
R&M-General	2,728	4,583	1,855	2,813	27,500	24,687	89.8%	55,000
Misc-Licenses & Permits	-	25	25	-	150	150	100.0%	300
Back Flow Preventors	-	2,522	2,522	-	15,130	15,130	100.0%	30,259
Misc-Contingency	-	1,020	1,020	100	6,118	6,018	98.4%	12,235
Total Utility Services	48,905	49,457	552	241,704	296,742	55,038	18.5%	593,484
Total Expenses	51,659	52,377	719	259,746	322,589	62,843	19.5%	637,787

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

For the Period Ending March 31, 2022

(50% 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	-	12,500	12,500	0	0.0%	25,000
Total Transfers Out	2,083	2,083	-	12,500	12,500	0	0.0%	25,000
Total Expenses & Transfers	53,742	54,460	719	272,246	335,089	62,843	18.8%	662,787
Net Profit (Loss)	<u>\$ 10,503</u>	<u>\$ 772</u>	<u>\$ 9,731</u>	<u>\$ 80,444</u>	<u>\$ (3,696)</u>	<u>\$ 84,139</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 March 31, 2022

(50% 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	\$ 111,380	\$ 107,917	\$ 3,463	\$ 657,565	\$ 647,500	\$ 10,065	1.6%	\$ 1,295,000
Standby Fees	1,110	-	1,110	4,219	-	4,219	n/a	-
Connection Fees - W/S	24,600	-	24,600	24,600	-	24,600	n/a	-
Other Miscellaneous Revenues	3,742	667	3,075	8,860	4,000	4,860	121.5%	8,000
Interest - Investments	23	817	(794)	217	4,900	(4,683)	-95.6%	9,800
Total Revenue / Other Sources	140,854	109,400	31,454	695,462	656,400	39,062	6.0%	1,312,800
Expenses								
Administration								
P/R-Board of Supervisors	468	579	111	2,618	3,472	853	24.6%	6,943
Payroll-Project Manager	1,583	1,583	-	8,866	9,500	634	6.7%	19,000
ProfServ-Engineering	-	1,667	1,667	-	10,000	10,000	100.0%	20,000
ProfServ-Legal Services	2,834	1,467	(1,367)	12,518	8,800	(3,718)	-42.3%	17,600
ProfServ-Mgmt Consulting	1,931	1,931	-	11,611	11,588	(24)	-0.2%	23,175
Auditing Services	2,599	-	(2,599)	2,599	2,365	(234)	-9.9%	4,730
Postage and Freight	-	65	65	30	388	358	92.4%	775
Insurance	-	-	-	44,078	45,026	948	2.1%	45,026
Printing and Binding	-	72	72	-	430	430	100.0%	860
Legal Advertising	-	0	0	-	2	2	100.0%	3
Miscellaneous Services	-	200	200	-	1,199	1,199	100.0%	2,399
Office Supplies	-	25	25	-	150	150	100.0%	300
Total Administration	9,415	7,588	(1,827)	82,321	92,918	10,598	11.4%	140,811
Utility Services								
ProfServ-Utility Billing	5,018	-	(5,018)	6,117	-	(6,117)	n/a	-
Electricity - General	5,164	4,750	(414)	27,071	28,500	1,429	5.0%	57,000
Utility - Water & Sewer	320	292	(28)	1,910	1,750	(160)	-9.1%	3,500
Communication - Telephone	256	542	286	2,604	3,250	646	19.9%	6,500
Contracts-Other Services	55,852	30,076	(25,776)	175,263	180,454	5,191	2.9%	360,908
R&M-Sludge Hauling	9,798	6,385	(3,413)	35,513	38,310	2,797	7.3%	76,620
Maintenance - Security Systems	-	146	146	-	875	875	100.0%	1,750
R&M-General	13,729	16,667	2,938	75,878	100,000	24,122	24.1%	200,000
Misc-Licenses & Permits	-	12	12	45	70	25	35.7%	140
Misc-Bad Debt	-	292	292	-	1,750	1,750	100.0%	3,500
Misc-Contingency	184	10,339	10,155	1,547	62,036	60,489	97.5%	124,071
Op Supplies - Chemicals	3,466	2,333	(1,133)	24,615	14,000	(10,615)	-75.8%	28,000
Total Utility Services	93,786	71,832	(21,953)	350,563	430,994	80,431	18.7%	861,989
Total Expenses	103,201	79,420	(23,780)	432,884	523,913	91,029	17.4%	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 March 31, 2022

(50% 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	-	155,000	155,000	0	0.0%	310,000
Total Transfers Out	25,833	25,833	-	155,000	155,000	0	0.0%	310,000
Total Expenses & Transfers	129,034	105,254	(23,780)	587,884	678,913	91,029	13.4%	1,312,800
Net Profit (Loss)	<u>\$ 11,820</u>	<u>\$ 4,146</u>	<u>\$ 7,674</u>	<u>\$ 107,578</u>	<u>\$ (22,513)</u>	<u>\$ 130,091</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 March 31, 2022

(50% 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	\$ 19,778	\$ 19,833	\$ (55)	\$ 118,792	\$ 119,000	\$ (208)	-0.2%	\$ 238,000
Meter Fees	-	83	(83)	-	500	(500)	-100.0%	1,000
Interest - Investments	5	-	5	49	-	49	n/a	-
Total Revenue / Other Sources	19,783	19,917	(133)	118,841	119,500	(659)	-0.6%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	109	135	26	609	808	199	24.6%	1,616
Payroll-Project Manager	500	500	-	2,800	3,000	200	6.7%	6,000
ProfServ-Engineering	-	443	443	-	2,660	2,660	100.0%	5,320
ProfServ-Legal Services	-	417	417	-	2,500	2,500	100.0%	5,000
ProfServ-Mgmt Consulting	190	190	-	1,141	1,139	(2)	-0.2%	2,278
Auditing Services	604	-	(604)	604	550	(54)	-9.9%	1,100
Postage and Freight	-	15	15	-	90	90	100.0%	180
Insurance	-	-	-	3,303	3,374	71	2.1%	3,374
Printing and Binding	-	17	17	-	100	100	100.0%	200
Legal Advertising	-	24	24	-	143	143	100.0%	285
Miscellaneous Services	-	46	46	-	278	278	100.0%	557
Office Supplies	-	5	5	-	30	30	100.0%	60
Total Administration	1,403	1,791	388	8,458	14,672	6,214	42.4%	25,970
Utility Services								
ProfServ-Utility Billing	372	-	(372)	453	-	(453)	n/a	-
Electricity - General	2,027	2,500	473	11,201	15,000	3,799	25.3%	30,000
Contracts-Other Services	4,137	2,228	(1,909)	13,457	13,367	(90)	-0.7%	26,734
Utility - Water-Usage	2,333	3,667	1,334	13,643	22,000	8,357	38.0%	44,000
R&M-General	-	4,167	4,167	9,107	25,000	15,893	63.6%	50,000
Misc-Contingency	-	358	358	-	2,148	2,148	100.0%	4,296
Op Supplies - Chemicals	-	667	667	-	4,000	4,000	100.0%	8,000
Total Utility Services	8,868	13,586	4,718	47,861	81,515	33,654	41.3%	163,030
Total Expenses	10,271	15,377	5,106	56,319	96,187	39,868	41.4%	189,000

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

For the Period Ending March 31, 2022

(50% 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	25,000	25,000	0	0.0%	50,000
Total Transfers Out	4,167	4,167	0	25,000	25,000	0	0.0%	50,000
Total Expenses & Transfers	14,438	19,544	5,106	81,319	121,187	39,868	32.9%	239,000
Net Profit (Loss)	<u>\$ 5,346</u>	<u>\$ 373</u>	<u>\$ 4,973</u>	<u>\$ 37,522</u>	<u>\$ (1,687)</u>	<u>\$ 39,209</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 March 31, 2022

(50% 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	\$ -	\$ 12,500	\$ 12,500	\$ (0)	0.0%	\$ 25,000
Transfer In - Sewer Services	25,833	25,833	-	155,000	155,000	(0)	0.0%	310,000
Transfer In - Irrigation Services	4,167	4,167	(0)	25,000	25,000	(0)	0.0%	50,000
Interest - Investments	463	-	463	2,385	-	2,385	n/a	-
Total Revenue / Other Sources	32,546	32,083	463	194,885	192,500	2,385	1.2%	385,000
Expenses								
Water Services								
Capital Projects	160,395	-	(160,395)	215,853	-	(215,853)	n/a	-
Reserve - Water System	-	2,083	2,083	-	12,500	12,500	100.0%	25,000
Total Water Services	160,395	2,083	(158,312)	215,853	12,500	(203,353)	-1626.8%	25,000
Sewer Services								
Capital Projects	-	-	-	20,972	-	(20,972)	n/a	-
Reserve - Sewer System	-	25,833	25,833	-	155,000	155,000	100.0%	310,000
Total Sewer Services	-	25,833	25,833	20,972	155,000	134,028	86.5%	310,000
Irrigation Services								
Reserves - Irrigation System	-	4,167	4,167	-	25,000	25,000	100.0%	50,000
Total Irrigation Services	-	4,167	4,167	-	25,000	25,000	100.0%	50,000
Total Expenses	160,395	32,083	(128,312)	236,825	192,500	(44,325)	-23.0%	385,000
Net Profit (Loss)	\$ (127,849)	\$ -	\$ (127,849)	(41,940)	-	(41,940)		-
Net Position as of Oct 01, 2021				2,146,121	2,146,121	-		2,146,121
Net Position as of Mar 31, 2022				\$ 2,104,181	\$ 2,146,121	\$ (41,940)		\$ 2,146,121

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$737,676	\$12,500	\$778	\$215,853	\$535,101
Sewer Services Reserve	\$1,050,451	\$155,000	\$1,438	\$20,972	\$1,185,917
Irrigation Services Reserve	\$117,327	\$25,000	\$169	\$0	\$142,497
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$2,146,121	\$192,500	\$2,385	\$236,825	\$2,104,181

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

For the Period Ending March 31, 2022

(50% 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	\$ 6,028	\$ 8,000	\$ 1,972	24.6%	\$ 16,000	
Allocated to GF (Activity Ctr)	(135)	(167)	(32)	(754)	(1,000)	(246)	24.6%	(2,000)	
Allocated to Water	(185)	(229)	(44)	(1,035)	(1,373)	(337)	24.6%	(2,745)	
Allocated to Sewer	(468)	(579)	(111)	(2,618)	(3,472)	(853)	24.6%	(6,943)	
Allocated to Irrigation	(109)	(135)	(26)	(609)	(808)	(199)	24.6%	(1,616)	
Balance in General Fund (Admin)	181	225	44	1,012	1,348	336	25.0%	2,696	
Total Payroll - Salaries	\$ 44,236	\$ 36,862	\$ (7,374)	\$ 191,267	\$ 221,174	\$ 29,907	13.5%	\$ 442,348	
Allocated to GF (Activity Ctr Salaries)	(4,854)	(3,413)	1,441	(17,221)	(20,479)	(3,257)	15.9%	(40,957)	
Allocated to GF (Activity Ctr Maint.)	(2,196)	(3,545)	(1,349)	(9,268)	(21,272)	(12,004)	56.4%	(42,543)	
Allocated to GF (Activity Ctr Tennis)	(2,196)	(1,950)	246	(10,363)	(11,699)	(1,337)	11.4%	(23,399)	
Allocated to GF (Env. Srv. Gatehouse)	(19,167)	(15,736)	3,431	(84,487)	(94,418)	(9,930)	10.5%	(188,835)	
Allocated J. Mercer to Water	(1,083)	(1,083)	-	(6,066)	(6,500)	(434)	6.7%	(13,000)	
Allocated J. Mercer to Sewer	(1,583)	(1,583)	-	(8,866)	(9,500)	(634)	6.7%	(19,000)	
Allocated J. Mercer to Irrigation	(500)	(500)	-	(2,800)	(3,000)	(200)	6.7%	(6,000)	
Allocated to Beach Club- Maint.	(417)	(417)	1	(2,335)	(2,500)	(165)	6.6%	(5,000)	
Allocated to Beach Club- Attendants	(6,968)	(4,805)	2,163	(30,306)	(28,829)	1,478	-5.1%	(57,657)	
Balance in General Fund (Admin)	5,271	3,830	(1,441)	19,554	22,979	3,424	14.9%	45,957	
Total Inframark Contract	9,489	9,489	-	57,056	56,931	(125)	-0.2%	113,862	
Allocated to Beach Club	(417)	(417)	-	(2,512)	(2,500)	12	-0.5%	(5,000)	
Allocated to Water	(443)	(443)	-	(2,663)	(2,657)	6	-0.2%	(5,315)	
Allocated to Sewer	(1,931)	(1,931)	-	(11,611)	(11,588)	24	-0.2%	(23,175)	
Allocated to Irrigation	(190)	(190)	-	(1,141)	(1,139)	2	-0.2%	(2,278)	
Balance in General Fund (Admin)	6,508	6,508	-	39,128	39,047	(81)	-0.2%	78,094	
Total Insurance Expense	-	-	-	123,550	126,101	2,551	2.0%	126,101	
Allocated to GF (Activity Ctr)	-	-	-	(31,427)	(32,103)	(676)	2.1%	(32,103)	
Allocated to Beach Club	-	-	-	(17,230)	(17,495)	(265)	1.5%	(17,495)	
Allocated to Water	-	-	-	(7,235)	(7,391)	(156)	2.1%	(7,391)	
Allocated to Sewer	-	-	-	(44,078)	(45,026)	(948)	2.1%	(45,026)	
Allocated to Irrigation	-	-	-	(3,303)	(3,374)	(71)	2.1%	(3,374)	
Balance in General Fund (Admin)	-	-	-	20,276	20,712	436	2.1%	20,712	

Fifth Order of Business

5A

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



Agenda Page #46
Estimate

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		

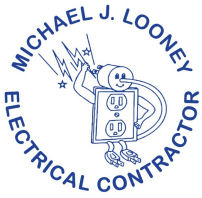
DESCRIPTION	QTY	U/M	COST	TOTAL
FENCING AROUND LOT FOR LIFT STATION----JOB LOCATION: 2033 PROUDE ST---LOT 3 310' OF 6' TALL COMMERCIAL GRADE GALVANIZED CHAIN LINK FENCE - INCLUDES 1- 12' WIDE DOUBLE GATE				
2 1/2" X 9' SCHEDULE 40 TERMINAL POST	6		114.00	684.00
6' HIGH, 9 GAUGE CHAIN LINK FENCE INSTALLED 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

5B



Michael J. Looney, Inc.

Riverwood CCD
4250 Riverwood Dr.
Port Charlotte, FL 33953

(239) 672-0698
RIVERWOODDIRECTOR@GMAIL.COM

ESTIMATE	Agenda Page #48
ESTIMATE DATE	#346
SCHEDULED DATE	Apr 06, 2022
	Tue Mar 22, 2022
	8:00am
TOTAL	\$76,458.22

CONTACT US

150 N. Indiana Avenue
Englewood, FL 34223

(941) 474-3104
service@looneyelectric.com

ESTIMATE

Services	qty	unit price	amount
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DISCLAMER

IN THE EVENT OF SIGNIFICANT DELAY OR PRICE INCREASE OF MATERIAL, OR EQUIPMENT DURING THE PERFORMANCE OF THE CONTRACT THROUGH NO FAULT OF THE CONTRACTOR, THE CONTRACT SUM, TIME OF COMPLETION OR CONTRACT REQUIREMENTS SHALL BE EQUITABLY ADJUSTED IN ACCORDANCE WITH THE PROCEDURES OF THE CONTRACT DOCUMENTS. A CHANGE IN PRICE OF AN ITEM OF MATERIAL OR EQUIPMENT WILL BE CONSIDERED SIGNIFICANT WHEN THE PRICE OF THE ITEMS INCREASES [10%] BETWEEN THE DATE OF THIS CONTRACT AND THE DATE OF INSTALLATION. THE AMOUNT OF INCREASE SHALL BE EQUIVALENT TO THAT OF THE ACTUAL MARKET CONDITIONS.

PROPOSAL TO PROVIDE MATERIALS AND LABOR TO ; AT TENNIS COURTS

- 1] REMOVE 16 POLES AND HEADS
- 2] REUSE EXISTING WIRING TO POLES
- 3] NEW DIRECT BURRIAL POLES WILL BE INSTALLED NEXT TO OLD POLE LOCATIONS [NO CEMENT BASE REMOVAL INCLUDED]
- 4] SUPPLY AND INSTALL 16 NEW 24' [20' OUT OF GROUND] FIBERGLASS DIRECT BURRIAL POLES
- 4] SUPPLY AND INSTALL 16 NEW BULLHORNS WITH 32 NEW LED HEADS
- 5] INSTALL 16 JUNCTION BOXES ON TOP OF OLD POLE BASES AND INSTALL PIPE AND WIRE TO NEW POLE LOCATION
- 6] WIRE 16 NEW POLES
- 7] LIFT RENTAL
- 8] HOLE AUGER RENTAL

NOTE; LOONEY ELECTRIC IS PLANNING TO REUSE THE OLD FEEDS, TIMERS AND PHOTOCELLS TO THE POLES, TROUBLESHOOTING OR REWIRING NEEDED WILL BE CHARGED EXTRA
LOONEY ELECTRIC IS NOT RESPONSABLE FOR ANY TENNIS COURT REPAIRS NEEDED

ADDITIONAL TECH HOURS	160.0	\$75.00	\$12,000.00
ADDITIONAL HOURS AFTER THE FIRST HOUR FOR TECH			

SERVICE CALL FIRST HOUR	1.0	\$95.00	\$95.00
FIRST HOUR FOR TECH			

HELPER	160.0	\$46.00	\$7,360.00
HELPER PER HOUR			

PERMIT FEE	1.0	\$150.00	\$150.00
PERMIT FEE			

Materials	qty	unit price	amount
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POLE AND FIXTURE PACKAGE	1.0	\$45,696.48	\$45,696.48
19' SCISSOR			
SHIPPING	1.0	\$2,000.00	\$2,000.00
LIFT RENTAL	1.0	\$1,400.00	\$1,400.00
HOLE AUGER RENTAL	1.0	\$3,000.00	\$3,000.00
PLYWOOD PT	5.0	\$100.00	\$500.00
E987R - PVC ENCL JCT J-BOX J BOX 6X6X4	16.0	\$39.81	\$636.96
3/4" PVC CONDUIT 80	10.0	\$3.57	\$35.70
3/4" PVC COUPLING	32.0	\$0.50	\$16.00
3/4" PVC 90 ELBOW	32.0	\$1.85	\$59.20
3/4" PVC MALE ADAPTER	48.0	\$0.61	\$29.28
3/4" PVC LB W/COVER	32.0	\$4.00	\$128.00
3/4" LOCKNUT	48.0	\$0.20	\$9.60
3/4 SS STRAP	64.0	\$2.70	\$172.80
TAPCON SCREWS	128.0	\$0.25	\$32.00
STAINLESS SMS 10x1"	66.0	\$0.20	\$13.20
#12 THHN CU STR	2200.0	\$0.42	\$924.00
ASSORTED	1.0	\$1,000.00	\$1,000.00
OLD POLES AND LIGHTS REMOVAL	1.0	\$1,200.00	\$1,200.00
		Subtotal	\$76,458.22
		Total	\$76,458.22

Sixth Order of Business

RIVERWOOD CDD

March Monthly Client Report

April 19, 2022



Florida Utility Solutions, Inc

Summary

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

Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost
Some lift station repairs		

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 filter backwash gear box bought and scheduled to be installed this week by Advanced Lift Station.

- **Performance metrics:**

Wastewater Treatment Plant

- 4.9 million gals. of wastewater received

Water Treatment

- 7.015 million gals of water metered at Reisley between 2/23-3/23/22
- 6.965 million gals of water billed from CCU between 2/23-3/23/22

Reuse

- Received from Charlotte County Utilities 12.088 million gals of reuse
- 3.3 million gals of reuse produced by Riverwood discharged into the pond

Performance Metrics	Current Month	Prior Month
Wastewater treated	4,891,000	4,887,000
Sludge produced and disposed	48,000	48,000
Reclaimed Water Produced (irrigation)	18,343,000	17,851,000
Odor Complaints	0	0
Number of line breaks	1	0
Hydrants flushed	19	0
Valves Exercised	0	0
Meters Read	1134	1134
Consumables	Current Month	Prior Month
Chlorine Usage - WWTP	2,865	2,720
Chlorine Usage – Irrigation	150	400

Maintenance and Repair

- No backflows were tested in February.
- Corrective Maintenance:
 - Maintenance tech repaired 2 relatively small leaks.
 - Pulled 2 surge tank pumps removed debris, reinstalled, and returned to normal operation.
 - Repaired leak on irrigation main line.
 - Replaced communication radio on lift station #13.
 - Started evaluation of all fire hydrants.

Preventive Maintenance

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

Water Meters

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

Health & Safety

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

Personnel

- Mitch Gilbert – Florida Utility Solutions - Manager
- Robert Gosser and Roger Slora – certified operators
- Florida Utility Solutions rotates service technician weekly at Riverwood
- Alana Faircloth – compliance and clerical/administrative

Community Involvement

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

Hydroguard Flushing Update

Location	# times Flushed	Gallons Flushed March	Gallons Flushed February
S. Silver Lakes CT	31	96,700	76,800
N.Silver Lake CT	31	206,300	161,200
Club Drive	31	274,000	276,300
Scrub Jay CT.	31	152,900	126,700
Creekside Lane	31	150,100	143,400
North Marsh Dr.	31	412,536	368,380
Mill Creek	31	362,500	289,500
Presrve Ct.	31	256,700	149,400
Total Flushed		1,911,736	1,591,680

DAYS	CCU Drinking Water Meter #0011845095		March 1, 2022		
	Meter Reading	Flow Mgd	Remote Cl2	Riesley Cl2	Riesley PSI
1	587350	0.258	2.8	3	64
2	587608	0.239	2.7	2.8	64
3	587847	0.295	2.6	2.9	62
4	588142	0.737	2.7	3	64
5		0	2.2		
6		0	1.9		
7	588879	0.255	2.7	3.2	64
8	589134	0.341	2.4	3	60
9	589475	0.195	2.6	3	62
10	589670	0.281	2.5	3.2	66
11	589951	0.829	2.6	3	58
12		0	1.4		
13		0	1.9		
14	590780	0.239	2	2.9	58
15	591019	0.232	2.2	3	62
16	591251	0.283	2.6	2.9	62
17	591534	0.219	2.6	3.1	64
18	591753	0.739	2.4	3	64
19		0	2.2		
20		0	2.3		62
21	592492	0.22	2.6	3.1	62
22	592712	0.246	2.9	3	62
23	592958	0.231	2.7	3.1	62
24	593189	0.319	2.3	2.9	62
25	593508	0.722	2.5	2.8	64
26		0	2.1		
27		0	2.4		
28	594230	0.271	2.5	3	64
29	594501	0.277	2.6	2.8	64
30	594778	0.258	2.8	3	64
31	595036	0.246	2.7	3	64
	AVERAGE	0.256	2.4	3.0	62.7
	TOTAL FLOW	7.932			
	MAX	0.829	2.9	3.2	66
	MIN	0	1.4	2.8	58

Eleventh Order of Business

11B



Florida Utility Solutions Inc.
 15275 Collier Blvd. Suite 201-268
 Naples, FL 34119
 (239) 513-0445
 billing@floridautilitysolutions.com

Estimate

ADDRESS

210 N University Drive
 Suite 702
 Coral springs, FL 33071

ESTIMATE # 2548

DATE 04/05/2022

EXPIRATION DATE 06/05/2022

LOCATION

WWTP Clarifier #2

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Labor	5	4,250.00	21,250.00
	Service crew to manually grind off all areas of rust on weirs, outer baffles, support bracing, inner baffle, rotating assembly, scraper flights, and supports. Prep areas with anti rust treatment, and coat all metal with coal tar epoxy. Replace clarifier drive motor, chain, and rebuild gear box.			
	Parts	1	2,910.00	2,910.00
	Rebuild of gear box, new chain, new drive motor, and electrical connections.			
	Parts	1	1,000.00	1,000.00
	Misc metal for repair of failed areas within steel components.			
	Labor	32	110.00	3,520.00
	Welder to cut away failed areas of steel, fabricate new replacement parts, and weld into place.			
	Labor	1	24,560.00	24,560.00
	Labor to clean clarifier, sand blast walls, coat with coal tar epoxy, and return to normal operation.			

Upon acceptance please sign and return.

Payment must be made in full within 30 days of invoice.

SUBTOTAL	53,240.00
TAX	0.00
TOTAL	\$53,240.00

Accepted By

Accepted Date

11C



Florida Utility Solutions Inc.
 15275 Collier Blvd. Suite 201-268
 Naples, FL 34119
 (239) 513-0445
 billing@floridautilitysolutions.com

Estimate

ADDRESS

210 N University Drive
 Suite 702
 Coral springs, FL 33071

ESTIMATE # 2549

DATE 04/05/2022

EXPIRATION DATE 06/05/2022

LOCATION

Aeration Basin Coating #1

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/05/2022	Labor Labor to pump out aeration tank and clean with vactor truck, remove rags and debris, remove diffusers, sand blast, coat with coal tar epoxy, re-install diffusers, and return plant to normal operation.	1	65,330.00	65,330.00

Upon acceptance please sign and return.

Payment must be made in full within 30 days of invoice.

SUBTOTAL	65,330.00
TAX	0.00
TOTAL	\$65,330.00

Accepted By

Accepted Date

11D



Florida Utility Solutions Inc.
 15275 Collier Blvd. Suite 201-268
 Naples, FL 34119
 (239) 513-0445
 billing@floridautilitysolutions.com

Estimate

ADDRESS

Justin Faircloth
 C/O Inframark
 210 N University Drive
 Suite 702
 Coral springs, FL 33071

ESTIMATE # 2550

DATE 04/05/2022

EXPIRATION DATE 06/05/2022

LOCATION

Lift Stations

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Labor Station #1 replace exhaust fan and alarm.	1	931.45	931.45
	Labor Station #2 Repair leaking 90 degree elbow on discharge pipe, replace vent cap, and hose bib.	1	3,803.30	3,803.30
	Labor Station #3 Replace vent cap and clean station with vactor truck.	1	1,630.10	1,630.10
	Labor Station #4 Replace door seal, ETM on pump #1, install drain line, Replace piping connecting station to valve vault, and clean station with vactor truck.	1	11,015.05	11,015.05
	Labor Station #5 Install new transducer bracket, alarm, replace piping held together by dresser coupling.	1	5,690.10	5,690.10
	Labor Station #6 Install new bypass cam-lock, drain in valve vault, clean with vactor truck, install new ETM on pump #1.	1	4,500.00	4,500.00
	Labor Station #7 Install pump lifting cables, repair control wiring, and install new VFD.	1	4,554.00	4,554.00
	Labor Station #8 Install pump lifting cables, clean with vactor truck, remove chemical feed system.	1	2,789.00	2,789.00
	Labor Station #9 Replace alarm, UPS, valve vault locking hasp, exhaust fan, and discharge	1	6,633.10	6,633.10

DATE	ACTIVITY	QTY	RATE	AMOUNT
	piping between wetwell and valve vault.			
	Labor	1	5,638.00	5,638.00
	Station #10 Clean with vector truck, Replace 90 degree elbows in wetwell, and UPS.			
	Labor	1	1,955.00	1,955.00
	Station #11 Clean with vector truck, replace door seal.			
	Labor	1	1,285.00	1,285.00
	Station #12 Clean with vector truck.			
	Labor	1	6,415.00	6,415.00
	Station #13 Replace alarm, clean with vector truck, replace piping between valve vault and wetwell.			
	Labor	1	1,000.00	1,000.00
	Station #14 Clean with vector truck.			
	Labor	1	3,750.00	3,750.00
	Station #15 Replace alarm, clean with vector truck, replace upper guide rail brackets, and bypass cam-lock.			
	Labor	1	4,115.00	4,115.00
	Station #16 Remove dirt and gravel from around lift station and haul away, clean with vector truck, remove roots from valve vault, and replace hasps on valve vault lid.			
	Labor	1	1,285.00	1,285.00
	Station #17 Clean with vector truck.			
	Labor	1	2,745.00	2,745.00
	Station #18 Clean with vector truck, and replace upper guide rail brackets.			
	Labor	1	1,745.00	1,745.00
	Station #19 Clean with vector truck, replace van stone flange.			
	Labor	1	5,150.00	5,150.00
	Station #20 Repair #1 broken discharge piping, and replace upper guid rail brackets.			

Upon acceptance please sign and return.

Payment must be made in full within 30 days of invoice.

SUBTOTAL	76,629.10
TAX	0.00
TOTAL	\$76,629.10

Accepted By

Accepted Date

11F

Reply to
Michael J. Corso
Board Certified in Civil Trial and Business Litigation Law
Direct Fax Number 239.344.1525
Direct Dial Number 239.344.1170
E-Mail: michael.corso@henlaw.com

March 25, 2022

Mr. Fred E. Moore, Esq.
Blalock Walters, P.A.
802 11th Street W.
Bradenton, Florida 34205-7734

Re: Riverwood Community Development District-Water System
Interconnect Upgrade

Dear Fred:

Please be advised that I have been retained to represent DMK Associates, Inc. in the dispute over the alleged failure of the bridge crossing for the water system interconnect upgrade, with which my client was involved with the design. As such, please direct all future correspondence to my office. We are in receipt of your demand letter dated February 15, 2022. Per your request, please find attached my client's insurance policy in compliance with Section 627.4137, Florida Statutes.

Regarding the allegations in your demand letter, my client denies any liability. However, in an effort to amicably resolve this matter without the need for litigation, my client is willing to make a reasonable counter offer.

Pursuant to your demand letter, you are seeking \$33,095.00 which is the cost of the change order for the bridge crossing redesign. However, considering my client prepared a redesign and has continued to conduct all post-design duties and inspections, we firmly maintain that we are not obligated to pay this entire sum. That being said, my client would agree to pay 2/3 of the change order amount, which equates to \$21,842.70, less their accounts receivable from your client.

Our client currently has three bills owed by your client outstanding that totals \$8,000.00, plus some additional unbilled time. As such, this amount would be deducted from the above offer. Considering the foregoing, this brings my client's offer to resolve this dispute to **\$12,000.00**.

Mr. Fred E. Moore, Esq.
March 25, 2022
Page 2

For your convenience, I have prepared a proposed Mutual Release for the parties to execute. If your client is agreeable to my client's counteroffer of \$12,000.00, please advise as such and have your client execute the attached Release.

If you have any questions, please do not hesitate to reach out to me, my associate John Marra, or my assistant Sherry Zellner. Thank you.

Sincerely,

/s/ Michael J. Corso

Michael J. Corso

MJC/