

Riverwood Community Development District

September 20, 2022

AGENDA PACKAGE

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

September 13, 2022

Board of Supervisors
Riverwood
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Riverwood Community Development District will be held Tuesday, September 20, 2022, at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida 33953. Following is the advance agenda.

- 1. Call to Order and Roll Call**
- 2. Approval of the September 20, 2022 Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Approval of Consent Agenda**
 - A. Approval of the Minutes of August 16, 2022 Meeting
 - B. Acceptance of the Financial Report and Check Registers as of August 2022
- 5. On-Site Manager's Report**
 - A. MRI Proposal for Stormwater Repairs in Eagle Trace
 - B. Pool Heater Replacement Proposals
- 6. Monthly Client Report**
- 7. Safety and Access Control Supervisor Report**
- 8. Manager's Report**
 - A. Follow Up Items
- 9. Engineer's Report**
 - A. Fee Modification Letter
- 10. Attorney's Report**
- 11. Old Business**
- 12. New Business**
 - A. Evatech Mower Discussion
 - B. GIS Information
 - i. Passarella & Associates Inc.
 - ii. F/L GIS Solutions
 - iii. Florida Technical Consultants

Riverwood CDD
September 13, 2022
Page 2

13. Other Committee Reports

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

14. Supervisor Comments

15. Audience Comments

16. Adjournment

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

Sincerely,

Justin Faircloth

Justin Faircloth
District Manager

Second Order of Business

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

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

District Staff

Justin Faircloth, District Manager
Scott Rudacille, District Attorney

Regular Meeting Agenda Tuesday, September 20, 2022 at 2:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the September 20, 2022 Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Approval of Consent Agenda**
 - A. Approval of the Minutes of August 16, 2022 Meeting
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District Office:

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

Meeting Location:

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

13. Other Committee Reports

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

14. Supervisor Comments

15. Audience Comments

16. Adjournment

The next scheduled meeting is scheduled to be held Tuesday, October 18, 2022 at 2:00 p.m.

District Office:

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

Meeting Location:

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

Fourth Order of Business

4A

MINUTES OF MEETING RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwood Community Development District was held on Tuesday, August 16, 2022 at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

Donald Myhrberg
Dolly Syrek
Dennis Knaub
Gregg Gipp

Vice Chairman
Treasurer/Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Justin Faircloth
Scott Rudacille
John Mercer
Mitch Gilbert
Ron Lesinski
Members of the Public

District Manager
District Counsel
On-Site Manager
Manager, Florida Utility Solutions
Access Control Supervisor

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the August 16, 2022 Agenda

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 19, 2022 Meeting

- Mr. Faircloth noted a change to be made to the July 19, 2022 minutes, on lines 99-100. The phrase “as presented” should be changed to “with the notation that the July 4, 2023 Beach Club Meeting would be cancelled.”

On MOTION by Mr. Knaub, seconded by Ms. Syrek, with all in favor, the August 16, 2022 Agenda was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Mr. Cameron Key of Eagle Trace inquired about a campus visitor rule that was put in place.
- Mrs. Jackie Myhrberg had concerns about rule violation penalties.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda (Continued)

- A. **Approval of the Minutes of July 19, 2022 meeting**
- B. **Acceptance of the Financial Report and Check Registers as of July 2022**

On MOTION by Mr. Knaub, seconded by Mr. Gipp, with all in favor, the Consent Agenda was approved.

FIFTH ORDER OF BUSINESS

On-Site Manager's Report

- Mr. Mercer reported Blackrock was finished with this year's paving contract.
- Mr. Mercer stated the robotic mower sustained some shipping damage, he will contact the office in Tampa to determine what can be done.
- Proude Street's fence permit was rejected. More information was sent to the County and now awaiting approval.
- Mr. Mercer thanked Mr. Rudacille for contacting FPL and noted they repaired the damaged equipment.
- Mr. Faircloth recommended Mr. Mercer speak with the insurance agent as there may be a rebate for anything he does regarding safety or trip hazards. If Mr. Mercer can total the costs and respond to the personnel who emailed him, they may reimburse the District for some expenses.

SIXTH ORDER OF BUSINESS

Monthly Client Report

- Mr. Gilbert presented his report for discussion.
- All Wastewater Plant requirements were met this month.
- A discussion ensued regarding Proude Street items.

SEVENTH ORDER OF BUSINESS

**Safety and Access Control
Supervisor's Report**

Mr. Lesinski presented the report to the Board.

- Resident incoming gate barcode reading was struck by lightning and the surge protector was replaced.

EIGHTH ORDER OF BUSINESS

Manager's Report

A. Follow Up Items

- Mr. Faircloth noted he received an email from Mr. Spillane stating he wanted to attend the Florida Rural Water Association Conference with the hope of finding another vendor for the chlorinator. Mr. Spillane's total expenditure was \$584.65.

<p>On MOTION by Mr. Knaub, seconded by Ms. Syrek, with all in favor, reimbursement to Mr. Spillane in the amount of \$584.65 for expenses related to attendance of the annual Florida Rural Water Association Conference, was approved.</p>

- Mr. Faircloth inquired about how rule changes are to be communicated to MuniBilling. Ms. Syrek stated she would notify MuniBilling with the recent changes and copy Mr. Faircloth.

NINTH ORDER OF BUSINESS

Attorney's Report

- Mr. Rudacille noted he investigated installing audio at the guardhouse and that he did not have any concerns in doing so.
- Mr. Rudacille stated he reached out to the Water Management District to see if they had historical records regarding their utilities. Their attorney stated he does not think there is any relationship between the two entities, but will investigate it further.
- Mr. Faircloth inquired about the status of the Harborside Service Agreement. Mr. Faircloth emailed the agreement to Ms. Syrek for follow up with Harborside.
- Mr. Faircloth stated Ms. Syrek had some concerns about the insurance carrier. Ms. Syrek noted she was not provided a satisfactory answer.

TENTH ORDER OF BUSINESS

Public Hearing Presentation of Adoption of the FY 2023 Budget

- Mr. Knaub presented a power point regarding the Fiscal Year 2023 Budget. The Board opened the public hearings to consider the two resolutions. Being no public comments, the public hearings were closed.

A. Consideration of Resolution 2022-07, Adopting the FY 2023 Budget

On MOTION by Mr. Knaub, seconded by Ms. Syrek, with all in favor, Resolution 2022-07, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, and Referencing the Maintenance and Benefit Special Assessments to be Levied by the District for Said Fiscal Year, was adopted.

B. Consideration of Resolution 2022-08, Levying Assessments

On MOTION by Mr. Knaub, seconded by Ms. Syrek, with all in favor, Resolution 2022-08, Levying and Imposing Non-Ad Valorem Maintenance and Benefit Special Assessments for the District for Fiscal Year 2023, was adopted.

ELEVENTH ORDER OF BUSINESS Old Business

There being no old business, the next order of business followed.

TWELFTH ORDER OF BUSINESS New Business

There being no new business, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS Other Committee Reports

A. Beach Club Committee: Mr. Spillane

There being report, the next item followed.

B. Campus Committee Meeting: Ms. Syrek

C. Dog Park Committee: Mr. Knaub

D. Environmental Committee: Mr. Myhrberg

There were no meetings of the above Committees.

E. Finance Committee

- There was no meeting.
- Ms. Syrek noted the RFPs are almost complete for the attorney and auditor.
- The credit card credit limit was increased to from \$12,000 to \$20,000. Ms. Syrek noted the credit card limit is still \$12,000, but the remaining \$8,000 is reserved for her approval only.

- Ms. Syrek stated she received five invoices from FP&L for meters which did not match up with any of the District's meters. Some of those meters belong to the RCA. FP&L will be instructed to bill the RCA and not the CDD.
 - There were lines running to the islands, coming from homes in Eagle Trace. Residents were reimbursed because their water bill was reflective of watering common areas. The RCA does landscape and fills the lighting for each sign. Further discussion ensued on this topic.
 - Mr. Faircloth noted the fraudulent payment from Inframark has been refunded.
- F. RV Park Committee Report: Mr. Myhrberg**
- No meeting was held, but Mr. Myhrberg provided updates to the RV Park expansion project.
- G. Safety & Access Control Committee: Mr. Knaub**
- Mr. Knaub reported not having a quorum at last meeting but reviewed the camera proposal. He reported a few changes such as adding cameras with audio in the RCA office along with the CDD office.
 - Mr. Knaub requested \$25,000 for camera upgrades.

On MOTION by Mr. Knaub, seconded by Mr. Gipp, with all in favor, the proposal for \$25,000 for camera upgrades was approved.
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On MOTION by Mr. Knaub, seconded by Mr. Gipp, with all in favor, the proposal requesting Mr. Howard Hudson added to the Active Members of the Safety & Access Control Committee was approved.

- Ms. Syrek indicated she will be advertising for an additional Finance Committee member.
- H. Sewer Committee: Mr. Gipp**
- Mr. Gipp presented his report and commented the sludge dryer was on demo for the past two days. Mr. Gipp reviewed the increases in sludge hauling and the cost of the dryer.
- I. Strategic Planning Committee: Mr. Myhrberg**
- Mr. Myhrberg commented on utility billing, paving, drainage, and pool heating.

J. Water Utility Committee: Mr. Spillane

- Mr. Gipp reviewed an update from Mr. Spillane. The new line is now working, but DMK has yet to satisfy the County. Pressure and flow issues were discussed. The Committee is still investigating chlorinating options.

FOURTEENTH ORDER OF BUSINESS

Supervisor Comments

- Ms. Syrek noted that Ms. Debbie Cieri is no longer on the Finance Committee.
- Ms. Syrek requested the Board consider how to thank all committee members for the CDD.
- Mr. Rudacille noted that as long as they do not discuss CDD business it did not have to be advertised. The Board discussed doing something all at once during season when many people return.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

Hearing no comments from the audience, the next order of business followed.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Knaub, seconded by Ms. Syrek, with all in favor, the meeting was adjourned at 3:52 p.m.
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Michael Spillane
Chairman

4B

Riverwood Community Development District

Financial Statements *(unaudited)*

August 31, 2022

Prepared by



Table of Contents

	Report <u>Page #</u>
Balance Sheet	1 - 2
Revenues, Expenditures and Change in Fund Balances	
General Fund	3 - 5
General Fund - Reserves	6 - 7
Beach Club Fund (Operations)	8 - 9
Beach Club Fund - Reserves	10
Beach Club Fund (Loan)	11
Debt Service Fund	12
Revenues, Expenses and Change in Net Position	
Enterprise Fund (Breakdown by Services)	13
Water Services	14 - 15
Sewer Services	16 - 17
Irrigation Services	18 - 19
Reserve Fund	20
Shared Services Fund	21

Riverwood Community Development District**Financial Statements****Balance Sheet**
August 31, 2022

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Assets										
Current Assets										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,639,671	\$ 1,639,671
Equity in Pooled Cash	1,012,530	1,731,043	120,753	75,777	-	-	194,269	2,146,098	(5,280,469)	-
Accounts Receivable	-	-	428	-	-	-	182,771	-	-	183,199
Accounts Receivable > 120	-	-	-	-	-	-	93	-	-	93
Accounts Receivable - Other	185	-	-	-	-	-	-	-	-	185
Loan Due from Beach Fund	188,933	-	-	-	-	-	-	-	-	188,933
Inventory:										
Mat'l's/Supplies	4,420	-	-	-	-	-	-	-	-	4,420
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,650,286	3,650,286
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	329,970	-	-	-	329,970
Prepaid Items	2,394	-	1,689	-	-	-	-	-	-	4,083
Total Current Assets	1,208,462	1,731,043	122,870	75,777	-	461,272	377,133	2,146,098	9,488	6,132,142
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	\$ 1,208,462	\$ 1,731,043	\$ 122,870	\$ 75,777	\$ -	\$ 461,272	\$ 7,885,451	\$ 2,146,098	\$ 9,488	\$ 13,640,460

Riverwood Community Development District**Financial Statements****Balance Sheet**
August 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	\$ 5,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,785	\$ -	\$ 9,489	\$ 45,514
Accrued Expenses	3,700	-	140	-	-	-	82,166	-	-	86,006
Retainage Payable	-	-	-	-	-	-	-	38,091	-	38,091
Sales Tax Payable	4	38	33	-	-	-	-	-	-	75
Deposits	-	-	-	-	-	-	205,666	-	-	205,666
Loan Due to General Fund	-	-	-	-	188,933	-	-	-	-	188,933
Total Current Liabilities	8,944	38	173	-	188,933	-	318,617	38,091	9,489	564,284
Total Liabilities	8,944	38	173	-	188,933	-	318,617	38,091	9,489	564,284
Fund Balances / Net Position										
Nonspendable:										
Prepaid Items	2,394	-	-	-	-	-	-	-	-	2,394
Restricted for:										
Debt Service	-	-	-	-	-	461,272	-	-	-	461,272
Assigned to:										
Operating Reserves	550,000	-	-	-	-	-	-	-	-	550,000
Reserves - Activity Center	-	391,632	-	-	-	-	-	-	-	391,632
Reserves - Settlement	-	251,145	-	-	-	-	-	-	-	251,145
Reserves - Ponds	-	265,320	-	-	-	-	-	-	-	265,320
Reserves - Roadways	-	733,735	-	-	-	-	-	-	-	733,735
Reserves - RV Park	-	89,173	-	-	-	-	-	-	-	89,173
Reserves - Beach Club	-	-	-	75,777	-	-	-	-	-	151,554
Unassigned:	647,124	-	122,697	-	(188,933)	-	-	-	-	580,888
Net Investment in capital assets	-	-	-	-	-	-	7,508,317	-	-	7,508,317
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,278,274	-	1,278,274
Reserves - Water System	-	-	-	-	-	-	-	425,285	-	425,285
Reserves - Irrigation System	-	-	-	-	-	-	-	163,780	-	163,780
Unrestricted/Unreserved	-	-	-	-	-	-	58,517	-	(0)	58,517
Total Fund Balances / Net Position	1,199,518	1,731,005	122,697	75,777	(188,933)	461,272	7,566,834	2,108,007	(0)	13,000,399
Total Liabilities & Fund Balances / Net Position	\$ 1,208,462	\$ 1,731,043	\$ 122,870	\$ 75,777	\$ -	\$ 461,272	\$ 7,885,451	\$ 2,146,098	\$ 9,488	\$ 13,640,460

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2022

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ -	\$ -	\$ -	\$ 1,351,846	\$ 1,351,848	\$ (2)	0.0%	\$ 1,351,848
Special Assmnts- Discounts	-	-	-	(49,362)	(54,075)	4,713	-8.7%	(54,075)
Dog Park Revenue	-	167	(167)	2,000	1,833	167	9.1%	2,000
RV Parking Lot Revenue	-	-	-	(0)	-	(0)	0.0%	-
Non-Resident Members	-	-	-	11,625	-	11,625	0.0%	-
Other Miscellaneous Revenues	50	8	42	1,234	92	1,143	1246.5%	100
Interest - Investments	873	183	690	3,501	2,016	1,486	73.7%	2,199
Sale of General Capital Assets	(30,000)	-	(30,000)	-	-	-	n/a	-
Total Revenue / Other Sources	(29,076)	358	(29,435)	1,320,845	1,301,714	19,131	1.5%	1,302,072

Expenditures

Administration

P/R-Board of Supervisors	145	225	80	2,023	2,471	448	18.1%	2,696
Payroll-Salaries	3,112	3,830	718	34,695	42,127	7,433	17.6%	45,957
ProfServ-Engineering	-	542	542	-	5,958	5,958	n/a	6,500
ProfServ-Mgmt Consulting	6,323	6,508	185	71,482	71,586	104	0.1%	78,094
ProfServ-Legal Services	-	3,333	3,333	32,391	36,667	4,276	11.7%	40,000
ProfServ-Trustee Fees	-	-	-	3,717	3,717	(0)	0.0%	3,717
Auditing Services	-	-	-	3,956	2,200	(1,756)	-79.8%	2,200
Communications-Other	294	250	(44)	2,113	2,750	637	23.2%	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	-	-	-	26,050	26,000	(50)	-0.2%	26,000
Website Hosting/Email services	999	275	(724)	2,770	3,025	255	8.4%	3,300
Janitorial /Office supplies	-	167	167	519	1,833	1,314	71.7%	2,000
Office Expense	2,528	1,001	(1,527)	8,971	11,006	2,035	18.5%	12,007
Misc-Credit Card Fees	-	103	103	329	1,129	801	70.9%	1,232
Total Administration	13,400	16,232	2,832	209,291	233,683	24,392	10.4%	249,915

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2022

(91.67% 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	19,175	15,736	(3,439)	168,137	173,099	4,962	2.9%	188,835
Contracts-Preserve Maintenance	-	6,383	6,383	-	70,217	70,217	n/a	76,600
Contracts-Lakes	1,850	1,833	(17)	20,350	20,167	(183)	-0.9%	22,000
ProfServ-Consultants	735	1,250	515	6,130	13,750	7,620	55.4%	15,000
Electricity - General	375	200	(175)	2,808	2,200	(608)	-27.6%	2,400
Utility - Water & Sewer	179	167	(12)	1,611	1,833	223	12.2%	2,000
R&M-Gate	1,358	2,083	725	11,682	22,917	11,235	49.0%	25,000
R&M-Sidewalks	-	833	833	17	9,167	9,150	99.8%	10,000
R&M-Storm Drain Cleaning	-	1,250	1,250	983	13,750	12,767	92.9%	15,000
R&M-Preserves	(913)	5,000	5,913	28,422	55,000	26,578	48.3%	60,000
R&M-Road Scaping	67	833	766	732	9,167	8,435	92.0%	10,000
R&M-Roads,Signage,Striping	-	917	917	1,189	10,083	8,894	88.2%	11,000
R&M-Gatehouse/Security	426	2,083	1,657	10,363	22,917	12,554	54.8%	25,000
Op Supplies - Gatehouse	255	1,250	995	4,133	13,750	9,617	69.9%	15,000
R&M-Lakes,Bank Erosion,Planting	4,000	417	(3,583)	5,022	4,583	(439)	-9.6%	5,000
Misc-Contingency	289	917	628	335	10,083	9,748	96.7%	11,000
Total Environmental Services	27,797	41,153	13,356	261,913	452,682	190,769	42.1%	493,835
Activity Center Campus								
P/R-Board of Supervisors	108	167	59	1,508	1,833	325	17.7%	2,000
Payroll-Salaries	2,695	3,413	718	30,279	37,544	7,265	19.4%	40,957
Payroll-Maintenance	3,100	3,545	445	26,794	38,998	12,204	31.3%	42,543
Payroll-Tennis Court Maint.	-	1,950	1,950	8,167	21,449	13,283	61.9%	23,399
Electricity - General	5,269	4,222	(1,047)	47,835	46,444	(1,391)	-3.0%	50,666
Utility - Water & Sewer	1,467	1,333	(134)	13,383	14,667	1,283	8.7%	16,000
Insurance - Property	-	-	-	32,864	32,103	(761)	-2.4%	32,103
R&M-Pools	534	250	(284)	5,124	2,750	(2,374)	-86.3%	3,000
R&M-Tennis Courts	-	1,833	1,833	2,962	20,167	17,205	85.3%	22,000
R&M-Fitness Equipment	-	417	417	6,691	4,583	(2,108)	-46.0%	5,000
Activity Ctr Cleaning- Inside Areas	-	3,333	3,333	8,693	36,667	27,974	76.3%	40,000
Pool Daily Maintenance	-	1,667	1,667	5,095	18,333	13,238	72.2%	20,000
R&M-Croquet Turf Maintenance	-	1,500	1,500	4,500	16,500	12,000	72.7%	18,000
R&M-Activity Campus Buildings	5,228	1,667	(3,561)	37,668	18,333	(19,334)	-105.5%	20,000
Misc-Special Projects	-	5,471	5,471	10,666	60,183	49,517	82.3%	65,654
Tools and Equipment	847	1,250	403	6,088	13,750	7,662	55.7%	15,000
Operating Supplies	-	167	167	4,492	1,833	(2,659)	-145.0%	2,000
Total Activity Center Campus	19,249	32,185	12,936	252,807	386,137	133,330	34.5%	418,322
Total Expenditures	60,445	89,570	29,125	724,011	1,072,502	348,491	32.5%	1,162,072

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2022

(91.67% 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	-	119,167	119,167	0	0.0%	130,000
Reserve - Ponds	833	833	-	9,167	9,167	0	0.0%	10,000
Total Transfers Out	11,667	11,667	-	128,333	128,333	0	0.0%	140,000
Total Expenditures & Transfers	72,112	101,237	29,125	852,344	1,200,835	348,491	29.0%	1,302,072
Net Surplus (Deficit)	<u>\$ (101,188)</u>	<u>\$ (100,878)</u>	<u>\$ (310)</u>	468,500	100,878	367,622		-
Fund balance as of Oct 01, 2021				731,018	731,018	-		731,018
Fund Balance as of Aug 31, 2022				<u>\$ 1,199,518</u>	<u>\$ 831,897</u>	<u>\$ 367,622</u>		<u>\$ 731,018</u>

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

For the Period Ending August 31, 2022

(91.67% 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	542	1,542	(1,000)	60,217	16,958	43,258	255.1%	18,500
Transfer In - Roadways	10,833	10,833	-	119,167	119,167	(0)	0.0%	130,000
Transfer In - Ponds	833	833	-	9,167	9,167	(0)	0.0%	10,000
Other Miscellaneous Revenues	0	-	0	16	-	16	n/a	-
Interest - Investments	2,222	-	2,222	7,693	-	7,693	n/a	-
Sale of General Capital Assets	30,000	-	30,000	30,000	-	30,000	n/a	-
Total Revenue / Other Sources	44,431	13,208	31,223	226,259	145,292	80,967	55.7%	158,500
Expenditures								
Activity Center Campus								
R&M-Fitness Equipment	-	-	-	225	-	(225)	n/a	-
R&M-Pools	-	-	-	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	-	-	-	44,784	-	(44,784)	n/a	-
Roadways								
Reserve - Roadways	-	10,833	10,833	-	119,167	119,167	100.0%	130,000
R&M - Roads	-	-	-	4,974	-	(4,974)	n/a	-
Capital Projects	197,514	-	(197,514)	197,514	-	(197,514)	n/a	-
Total Roadways	197,514	10,833	(186,680)	202,488	119,167	(83,321)	-69.9%	130,000
RV Park								
Reserve - RV Park	-	1,542	1,542	-	16,958	16,958	100.0%	18,500
Materials & Supplies	6,263	-	(6,263)	11,577	-	(11,577)	n/a	-
Capital Projects	-	-	-	20,200	-	(20,200)	n/a	-
Postage and Freight	-	-	-	30	-	(30)	n/a	-
Fuel, Gasoline and Oil	-	-	-	55	-	(55)	n/a	-
Credit Card Fees	17	-	(17)	1,240	-	(1,240)	n/a	-
Total RV Park	6,280	1,542	(4,738)	33,102	16,958	(16,143)	-95.2%	18,500
Ponds								
Reserve - Ponds	-	833	833	-	9,167	9,167	100.0%	10,000
Total Ponds	-	833	833	-	9,167	9,167	100.0%	10,000
Total Expenditures	203,794	13,208	(190,585)	280,374	145,292	(135,082)	-93.0%	158,500
Net Surplus (Deficit)	\$ (159,363)	\$ -	\$ (159,363)	(54,115)	-	(54,115)		-
Fund balance as of Oct 01, 2021				1,785,119	1,785,119	-		1,785,119
Fund Balance as of Aug 31, 2022				\$ 1,731,005	\$ 1,785,119	\$ (54,115)		\$ 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 August 31, 2022

(91.67% 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	\$9,167	\$1,051	\$0	\$265,320
Activity Center Campus Reserve	\$434,810	\$0	\$1,606	\$44,784	\$391,632
Roadways Reserve	\$783,445	\$149,167	\$3,611	\$202,488	\$733,735
Construction Settlement Reserve	\$250,097	\$0	\$1,048	\$0	\$251,145
RV Park Reserve	\$61,665	\$60,225	\$377	\$33,102	\$89,165
Total	\$1,785,119	\$218,566	\$7,693	\$280,374	\$1,731,005

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2022

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Membership Dues	\$ -	\$ 12,333	\$ (12,333)	\$ 160,016	\$ 135,667	\$ 24,350	17.9%	\$ 148,000
Initiation Fees	350	208	142	5,200	2,292	2,908	126.9%	2,500
Amenities Revenue	99	133	(34)	990	1,467	(477)	-32.5%	1,600
Other Miscellaneous Revenues	26	-	26	297	-	297	n/a	-
Interest - Investments	88	-	88	348	-	348	n/a	-
Total Revenue / Other Sources	563	12,675	(12,112)	166,851	139,425	27,426	19.7%	152,100

Expenditures

Beach Club Operations

Payroll-Maintenance	417	417	0	4,417	4,583	166	3.6%	5,000
Payroll-Attendants	4,478	4,805	327	53,863	52,852	(1,011)	-1.9%	57,657
ProfServ-Mgmt Consulting	417	417	-	4,596	4,583	(12)	-0.3%	5,000
Auditing Services	-	92	92	198	1,008	811	80.4%	1,100
Contracts-On-Site Maintenance	-	83	83	-	917	917	100.0%	1,000
Contracts-Landscape	-	250	250	1,800	2,750	950	34.5%	3,000
Communication - Telephone	197	208	11	1,916	2,292	376	16.4%	2,500
Utility - General	86	75	(11)	784	825	41	4.9%	900
Utility - Refuse Removal	71	75	4	776	825	49	6.0%	900
Utility - Water & Sewer	80	150	70	916	1,650	734	44.5%	1,800
Insurance	-	-	-	20,506	17,495	(3,011)	-17.2%	17,495
R&M-Buildings	382	167	(215)	2,538	1,833	(704)	-38.4%	2,000
R&M-Equipment	-	250	250	1,697	2,750	1,053	38.3%	3,000
Preventative Maint-Security Systems	1,028	146	(882)	2,242	1,604	(638)	-39.8%	1,750
Misc-Special Projects	-	250	250	-	2,750	2,750	100.0%	3,000
Misc-Web Hosting	-	46	46	550	504	(46)	-9.1%	550
Misc-Taxes	-	-	-	756	750	(6)	-0.8%	750
Misc-Contingency	-	459	459	795	5,046	4,251	84.2%	5,505
Credit Card Fees	9	349	340	4,134	3,840	(294)	-7.6%	4,189
Office Supplies	-	17	17	1,100	183	(917)	-500.0%	200
Op Supplies - General	-	83	83	824	917	93	10.1%	1,000
Total Beach Club Operations	7,164	8,338	1,174	104,406	109,958	5,552	5.0%	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 August 31, 2022

(91.67% 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	7,164	8,338	1,174	104,406	109,958	5,552	5.0%	143,154
Transfer Out								
Reserve - Beach Club	746	746	-	8,201	8,201	-	0.0%	8,946
Total Transfer Out	746	746	-	8,201	8,201	-	0.0%	8,946
Total Expenditures & Transfer	7,909	9,083	1,174	112,607	118,159	5,552	4.7%	152,100
Net Surplus (Deficit)	<u>\$ (7,346)</u>	<u>\$ 3,592</u>	<u>\$ (10,938)</u>	54,244	21,266	32,978		-
Fund balance as of Oct 01, 2021				68,453	68,453	-		68,453
Fund Balance as of Aug 31, 2022				<u>\$ 122,697</u>	<u>\$ 89,719</u>	<u>\$ 32,978</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 August 31, 2022

(91.67% 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	\$ -	\$ 8,201	\$ 8,201	\$ -	0.0%	\$ 8,946
Total Revenue / Other Sources	746	746	-	8,201	8,201	-	0.0%	8,946
Expenditures								
Reserve - Beach Club	-	746	746	-	8,201	8,201	100.0%	8,946
Total Expenditures	-	746	746	-	8,201	8,201	0.0%	8,946
Net Surplus (Deficit)	<u>\$ 746</u>	<u>\$ -</u>	<u>\$ 746</u>	8,201	-	8,201		-
Fund balance as of Oct 01, 2021				67,576	67,576	-		67,576
Fund Balance as of Aug 31, 2022				<u>\$ 75,777</u>	<u>\$ 67,576</u>	<u>\$ 8,201</u>		<u>\$ 67,576</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$67,576	\$8,201	\$0	\$0	\$75,777
Total	\$67,576	\$8,201	\$0	\$0	\$75,777

Riverwood Community Development District

Financial Statements

Beach Club Fund - Loan

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2022

(91.67% 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 Aug 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 August 31, 2022

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Special Assmnts- Tax Collector	\$ -	\$ -	\$ -	\$ 698,411	\$ 698,412	\$ (1)	0.0%	\$ 698,412
Special Assmnts- Discounts	-	-	-	(25,675)	(27,937)	2,262	-8.1%	(27,937)
Interest - Investments	427	42	385	816	458	358	78.1%	500
Total Revenue / Other Sources	427	42	385	673,553	670,933	2,619	0.4%	670,975
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	-	-	-	13,455	13,967	512	3.7%	13,967
Principal Debt Retirement	-	-	-	424,000	424,000	-	0.0%	424,000
Interest Expense	-	-	-	239,958	239,958	0	0.0%	239,958
Total Debt Service	-	-	-	677,413	677,925	512	0.1%	677,925
Total Expenditures	-	-	-	677,413	677,925	512	0.1%	677,925
Net Surplus (Deficit)	\$ 427	\$ 42	\$ 385	(3,860)	(6,992)	3,132		(6,950)
Fund balance as of Oct 01, 2021				465,132	465,132	-		465,132
Fund Balance as of Aug 31, 2022				\$ 461,272	\$ 458,140	\$ 3,132		\$ 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 August 31, 2022

(91.67% Yr Complete)

Description	Utility Services			Total YTD Actuals	Total YTD Budget	Variance Fav (Unfav)	% Variance	Adopted Budget
	Water	Sewer	Irrigation					
Revenue / Other Sources								
Base Charges for Services	\$ 377,599	\$ 1,203,078	\$ 217,715	\$ 1,798,392	\$ 1,733,615	\$ 64,777	3.7%	\$ 1,891,216
Usage Charges for Services	211,083	-	-	211,083	183,861	27,221	14.8%	200,576
Standby Fees	-	7,787	-	7,787	-	7,787	0.0%	-
Meter Fees	-	-	-	-	917	(917)	-100.0%	1,000
Connection Fees - W/S	-	24,600	-	24,600	-	24,600	0.0%	-
Water Quality Surcharge	32,025	-	-	32,025	69,795	(37,770)	-54.1%	76,140
Backflow Fees	8,486	-	-	8,486	22,458	(13,972)	-62.2%	24,500
Other Miscellaneous Revenues	1,205	6,019	4,936	12,160	8,983	3,177	35.4%	9,800
Interest - Investments	298	556	125	979	10,409	(9,430)	-90.6%	11,355
Total Revenue / Other Sources	630,695	1,242,040	222,776	2,095,511	2,030,038	65,473	3.2%	2,214,587
Expenses								
Administration	40,371	110,928	13,890	165,190	198,785	33,595	16.9%	211,084
Utility Services	571,591	803,232	92,096	1,466,919	1,483,628	16,708	1.1%	1,618,503
Transfers Out	22,917	284,167	45,833	352,917	352,917	0	0.0%	385,000
Total Expenses	634,879	1,198,326	151,820	1,985,026	2,035,329	50,303	2.5%	2,214,587
Net Profit (Loss)	<u>\$ (4,184)</u>	<u>\$ 43,714</u>	<u>\$ 70,956</u>	110,485	(5,291)	115,776		-
Net Position as of Oct 01, 2021				7,456,348	7,456,348	-		7,456,348
Net Position as of Aug 31, 2022				<u>\$ 7,566,833</u>	<u>\$ 7,451,057</u>	<u>\$ 115,776</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 August 31, 2022

(91.67% Yr Complete)

Description	Current Month			Year-to-Date				Adopted Budget
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance	
Revenue / Other Sources								
Water-Base Rate	\$ 38,606	\$ 29,851	\$ 8,754	\$ 377,599	\$ 328,365	\$ 49,234	15.0%	\$ 358,216
Water-Usage	16,340	16,715	(375)	211,083	183,861	27,221	14.8%	200,576
Water Quality Surcharge	-	6,345	(6,345)	32,025	69,795	(37,770)	-54.1%	76,140
Backflow Fees	-	2,042	(2,042)	8,486	22,458	(13,972)	-62.2%	24,500
Other Miscellaneous Revenues	(799)	150	(949)	1,205	1,650	(445)	-27.0%	1,800
Interest - Investments	70	130	(60)	298	1,425	(1,127)	-79.1%	1,555
Total Revenue / Other Sources	54,217	55,232	(1,016)	630,695	607,555	23,141	3.8%	662,787
Administration								
P/R-Board of Supervisors	148	229	81	2,070	2,516	446	17.7%	2,745
Payroll-Project Manager	1,083	1,083	-	11,483	11,917	433	3.6%	13,000
ProfServ-Engineering	-	417	417	-	4,583	4,583	100.0%	5,000
ProfServ-Legal Services	768	567	(201)	11,247	6,233	(5,014)	-80.4%	6,800
ProfServ-Mgmt Consulting	443	443	-	4,878	4,872	(6)	-0.1%	5,315
Auditing Services	-	-	-	3,363	1,870	(1,493)	-79.8%	1,870
Postage and Freight	-	26	26	15	281	266	94.7%	306
Insurance - General Liability	-	-	-	7,235	7,391	156	2.1%	7,391
Printing and Binding	-	28	28	-	312	312	100.0%	340
Legal Advertising	-	40	40	-	445	445	100.0%	485
Miscellaneous Services	80	79	(1)	80	870	790	90.8%	949
Office Supplies	-	9	9	-	94	94	100.0%	102
Total Administration	2,522	2,920	398	40,371	41,383	1,011	2.4%	44,303
Utility Services								
ProfServ-Utility Billing	971	-	(971)	6,524	-	(6,524)	n/a	-
Contracts-Other Services	4,482	4,827	345	51,776	53,097	1,321	2.5%	57,924
Utility - Base Rate	12,764	13,382	619	134,301	147,207	12,905	8.8%	160,589
Utility - Water-Usage	22,513	23,094	581	268,910	254,029	(14,880)	-5.9%	277,123
Utility-CCU Admin Fee	4	5	0	70	50	(20)	-40.9%	54
R&M-General	59,449	4,583	(54,865)	109,441	50,417	(59,025)	-117.1%	55,000
Misc-Licenses & Permits	-	25	25	305	275	(30)	-10.9%	300
Misc-Bad Debt	-	-	-	164	-	(164)	n/a	-
Back Flow Preventors	-	2,522	2,522	-	27,737	27,737	100.0%	30,259
Misc-Contingency	-	1,020	1,020	100	11,215	11,115	99.1%	12,235
Total Utility Services	100,182	49,457	(50,725)	571,591	544,027	(27,564)	-5.1%	593,484
Total Expenses	102,704	52,377	(50,327)	611,963	585,410	(26,553)	-4.5%	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 August 31, 2022

(91.67% 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	-	22,917	22,917	0	0.0%	25,000
Total Transfers Out	2,083	2,083	-	22,917	22,917	0	0.0%	25,000
Total Expenses & Transfers	104,788	54,460	(50,327)	634,879	608,327	(26,553)	-4.4%	662,787
Net Profit (Loss)	<u>\$ (50,571)</u>	<u>\$ 772</u>	<u>\$ (51,343)</u>	<u>\$ (4,184)</u>	<u>\$ (772)</u>	<u>\$ (3,412)</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 August 31, 2022

(91.67% 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	\$ 109,638	\$ 107,917	\$ 1,722	\$ 1,203,078	\$ 1,187,083	\$ 15,995	1.3%	\$ 1,295,000
Standby Fees	555	-	555	7,787	-	7,787	n/a	-
Connection Fees - W/S	-	-	-	24,600	-	24,600	n/a	-
Other Miscellaneous Revenues	(3,638)	667	(4,305)	6,019	7,333	(1,315)	-17.9%	8,000
Interest - Investments	130	817	(686)	556	8,983	(8,427)	-93.8%	9,800
Total Revenue / Other Sources	106,686	109,400	(2,714)	1,242,040	1,203,400	38,640	3.2%	1,312,800
Expenses								
Administration								
P/R-Board of Supervisors	374	579	205	5,236	6,364	1,128	17.7%	6,943
Payroll-Project Manager	1,583	1,583	-	16,783	17,417	633	3.6%	19,000
ProfServ-Engineering	-	1,667	1,667	-	18,333	18,333	100.0%	20,000
ProfServ-Legal Services	-	1,467	1,467	14,018	16,133	2,115	13.1%	17,600
ProfServ-Mgmt Consulting	1,931	1,931	-	21,268	21,244	(24)	-0.1%	23,175
Auditing Services	-	-	-	8,506	4,730	(3,776)	-79.8%	4,730
Postage and Freight	145	65	(80)	682	710	28	3.9%	775
Insurance	-	-	-	44,078	45,026	948	2.1%	45,026
Printing and Binding	-	72	72	-	788	788	100.0%	860
Legal Advertising	-	0	0	-	3	3	100.0%	3
Miscellaneous Services	160	200	40	160	2,199	2,039	92.7%	2,399
Office Supplies	-	25	25	196	275	79	28.7%	300
Total Administration	4,194	7,588	3,394	110,928	133,223	22,295	16.7%	140,811
Utility Services								
ProfServ-Utility Billing	6,057	-	(6,057)	40,588	-	(40,588)	n/a	-
Electricity - General	3,665	4,750	1,085	49,155	52,250	3,095	5.9%	57,000
Utility - Water & Sewer	373	292	(81)	3,707	3,208	(498)	-15.5%	3,500
Communication - Telephone	461	542	81	4,901	5,958	1,057	17.7%	6,500
Contracts-Other Services	27,926	30,076	2,150	315,348	330,832	15,484	4.7%	360,908
R&M-Sludge Hauling	8,129	6,385	(1,744)	74,717	70,235	(4,482)	-6.4%	76,620
Maintenance - Security Systems	-	146	146	-	1,604	1,604	100.0%	1,750
R&M-General	125,770	16,667	(109,103)	271,396	183,333	(88,063)	-48.0%	200,000
Misc-Licenses & Permits	-	12	12	250	128	(122)	-94.8%	140
Misc-Bad Debt	-	292	292	553	3,208	2,656	82.8%	3,500
Misc-Contingency	184	10,339	10,155	2,466	113,732	111,265	97.8%	124,071
Op Supplies - Chemicals	3,381	2,333	(1,048)	40,150	25,667	(14,484)	-56.4%	28,000
Total Utility Services	175,946	71,832	(104,114)	803,232	790,157	(13,075)	-1.7%	861,989
Total Expenses	180,140	79,420	(100,720)	914,160	923,380	9,220	1.0%	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 August 31, 2022

(91.67% 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	-	284,167	284,167	0	0.0%	310,000
Total Transfers Out	25,833	25,833	-	284,167	284,167	0	0.0%	310,000
Total Expenses & Transfers	205,973	105,254	(100,720)	1,198,326	1,207,546	9,220	0.8%	1,312,800
Net Profit (Loss)	<u>\$ (99,287)</u>	<u>\$ 4,146</u>	<u>\$ (103,434)</u>	<u>\$ 43,714</u>	<u>\$ (4,146)</u>	<u>\$ 47,860</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 August 31, 2022

(91.67% 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	\$ 19,802	\$ 19,833	\$ (32)	\$ 217,715	\$ 218,167	\$ (452)	-0.2%	\$ 238,000
Meter Fees	-	83	(83)	-	917	(917)	-100.0%	1,000
Other Miscellaneous Revenues	4,936	-	4,936	4,936	-	4,936	n/a	-
Interest - Investments	29	-	29	125	-	125	n/a	-
Total Revenue / Other Sources	24,767	19,917	4,850	222,776	219,083	3,692	1.7%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	87	135	48	1,219	1,481	263	17.7%	1,616
Payroll-Project Manager	500	500	-	5,300	5,500	200	3.6%	6,000
ProfServ-Engineering	-	443	443	-	4,877	4,877	100.0%	5,320
ProfServ-Legal Services	-	417	417	-	4,583	4,583	100.0%	5,000
ProfServ-Mgmt Consulting	190	190	-	2,090	2,088	(2)	-0.1%	2,278
Auditing Services	-	-	-	1,978	1,100	(878)	-79.8%	1,100
Postage and Freight	-	15	15	-	165	165	100.0%	180
Insurance	-	-	-	3,303	3,374	71	2.1%	3,374
Printing and Binding	-	17	17	-	183	183	100.0%	200
Legal Advertising	-	24	24	-	261	261	100.0%	285
Miscellaneous Services	-	46	46	-	511	511	100.0%	557
Office Supplies	-	5	5	-	55	55	100.0%	60
Total Administration	777	1,791	1,014	13,890	24,179	10,288	42.6%	25,970
Utility Services								
ProfServ-Utility Billing	452	-	(452)	3,000	-	(3,000)	n/a	-
Electricity - General	2,091	2,500	409	22,207	27,500	5,293	19.2%	30,000
Contracts-Other Services	2,069	2,228	159	22,732	24,506	1,774	7.2%	26,734
Utility - Water-Usage	1,957	3,667	1,709	24,261	40,333	16,072	39.8%	44,000
Utility-CCU Admin Fee	-	-	-	21	-	(21)	n/a	-
R&M-General	-	4,167	4,167	19,875	45,833	25,958	56.6%	50,000
Misc-Contingency	-	358	358	-	3,938	3,938	100.0%	4,296
Op Supplies - Chemicals	-	667	667	-	7,333	7,333	100.0%	8,000
Total Utility Services	6,569	13,586	7,017	92,096	149,444	57,348	38.4%	163,030
Total Expenses	7,346	15,377	8,031	105,987	173,623	67,636	39.0%	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 August 31, 2022

(91.67% 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	45,833	45,833	0	0.0%	50,000
Total Transfers Out	4,167	4,167	0	45,833	45,833	0	0.0%	50,000
Total Expenses & Transfers	11,512	19,544	8,031	151,820	219,456	67,636	30.8%	239,000
Net Profit (Loss)	<u>\$ 13,254</u>	<u>\$ 373</u>	<u>\$ 12,882</u>	<u>\$ 70,956</u>	<u>\$ (373)</u>	<u>\$ 71,329</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 August 31, 2022

(91.67% 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	\$ -	\$ 22,917	\$ 22,917	\$ (0)	0.0%	\$ 25,000
Transfer In - Sewer Services	25,833	25,833	-	284,167	284,167	(0)	0.0%	310,000
Transfer In - Irrigation Services	4,167	4,167	(0)	45,833	45,833	(0)	0.0%	50,000
Interest - Investments	2,158	-	2,158	7,734	-	7,734	n/a	-
Total Revenue / Other Sources	34,241	32,083	2,158	360,651	352,917	7,734	2.2%	385,000
Expenses								
Water Services								
Capital Projects	-	-	-	337,415	-	(337,415)	n/a	-
Reserve - Water System	-	2,083	2,083	-	22,917	22,917	100.0%	25,000
Total Water Services	-	2,083	2,083	337,415	22,917	(314,498)	-1372.4%	25,000
Sewer Services								
Capital Projects	-	-	-	31,407	-	(31,407)	n/a	-
Operating Supplies	-	-	-	40,378	-	(40,378)	n/a	-
Reserve - Sewer System	-	25,833	25,833	-	284,167	284,167	100.0%	310,000
Total Sewer Services	-	25,833	25,833	71,785	284,167	212,382	74.7%	310,000
Irrigation Services								
Reserves - Irrigation System	-	4,167	4,167	-	45,833	45,833	100.0%	50,000
Total Irrigation Services	-	4,167	4,167	-	45,833	45,833	100.0%	50,000
Total Expenses	-	32,083	32,083	409,200	352,917	(56,283)	-15.9%	385,000
Net Profit (Loss)	\$ 34,241	\$ -	\$ 34,241	(48,549)	-	(48,549)		-
Net Position as of Oct 01, 2021				2,156,556	2,156,556	-		2,156,556
Net Position as of Aug 31, 2022				\$ 2,108,007	\$ 2,156,556	\$ (48,549)		\$ 2,156,556

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$737,676	\$22,917	\$2,108	\$337,415	\$425,285
Sewer Services Reserve	\$1,060,886	\$284,167	\$5,007	\$71,785	\$1,278,274
Irrigation Services Reserve	\$117,327	\$45,833	\$620	\$0	\$163,780
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$2,156,556	\$352,917	\$7,734	\$409,200	\$2,108,007

Riverwood Community Development District

Financial Statements

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2022

(91.67% 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	\$ 861	\$ 1,333	\$ 472	\$ 12,057	\$ 14,667	\$ 2,610	17.8%	\$ 16,000	
Allocated to GF (Activity Ctr)	(108)	(167)	(59)	(1,508)	(1,833)	(325)	17.7%	(2,000)	
Allocated to Water	(148)	(229)	(81)	(2,070)	(2,516)	(446)	17.7%	(2,745)	
Allocated to Sewer	(374)	(579)	(205)	(5,236)	(6,364)	(1,128)	17.7%	(6,943)	
Allocated to Irrigation	(87)	(135)	(48)	(1,219)	(1,481)	(263)	17.7%	(1,616)	
Balance in General Fund (Admin)	145	225	80	2,023	2,471	448	18.1%	2,696	
Total Payroll - Salaries	\$ 36,145	\$ 36,862	\$ 718	\$ 359,917	\$ 405,486	\$ 45,569	11.2%	\$ 442,348	
Allocated to GF (Activity Ctr Salaries)	(2,695)	(3,413)	(718)	(30,279)	(37,544)	(7,265)	19.4%	(40,957)	
Allocated to GF (Activity Ctr Maint.)	(3,100)	(3,545)	(445)	(26,794)	(38,998)	(12,204)	31.3%	(42,543)	
Allocated to GF (Activity Ctr Tennis)	-	(1,950)	(1,950)	(8,167)	(21,449)	(13,283)	61.9%	(23,399)	
Allocated to GF (Env. Srv. Gatehouse	(19,175)	(15,736)	3,439	(168,137)	(173,099)	(4,962)	2.9%	(188,835)	
Allocated J. Mercer to Water	(1,083)	(1,083)	-	(11,483)	(11,917)	(433)	3.6%	(13,000)	
Allocated J. Mercer to Sewer	(1,583)	(1,583)	-	(16,783)	(17,417)	(633)	3.6%	(19,000)	
Allocated J. Mercer to Irrigation	(500)	(500)	-	(5,300)	(5,500)	(200)	3.6%	(6,000)	
Allocated to Beach Club- Maint.	(417)	(417)	0	(4,417)	(4,583)	(166)	3.6%	(5,000)	
Allocated to Beach Club- Attendants	(4,478)	(4,805)	(327)	(53,863)	(52,852)	1,011	-1.9%	(57,657)	
Balance in General Fund (Admin)	3,112	3,830	718	34,695	42,127	7,433	17.6%	45,957	
Total Inframark Contract	9,304	9,489	185	104,314	104,374	60	0.1%	113,862	
Allocated to Beach Club	(417)	(417)	-	(4,596)	(4,583)	12	-0.3%	(5,000)	
Allocated to Water	(443)	(443)	-	(4,878)	(4,872)	6	-0.1%	(5,315)	
Allocated to Sewer	(1,931)	(1,931)	-	(21,268)	(21,244)	24	-0.1%	(23,175)	
Allocated to Irrigation	(190)	(190)	-	(2,090)	(2,088)	2	-0.1%	(2,278)	
Balance in General Fund (Admin)	6,323	6,508	185	71,482	71,586	104	0.1%	78,094	
Total Insurance Expense	-	-	-	128,262	126,101	(2,161)	-1.7%	126,101	
Allocated to GF (Activity Ctr)	-	-	-	(32,864)	(32,103)	761	-2.4%	(32,103)	
Allocated to Beach Club	-	-	-	(20,506)	(17,495)	3,011	-17.2%	(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



M.R.I Construction Inc.

5570 Zip Dr.
Fort Myers, FL.

239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com

Certified General
Contractors - CGC
1507963

Date

Proposal #

8/18/2022

340

Customer

Riverwood CDD
4290 Riverwood Dr
Port Charlotte, FL 33953

Scope of Work

Lake Pipe

Proposal

Description

Cost

This Proposal is for the total cost to install a new junction box and approximately 40' of new pipe to lake.	25,000.00
--	-----------

This price include all labor, material and equipment needed to complete this job.

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature.

Please Know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total Cost: \$25,000.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any System due to unforeseen Things. Also if we incur in cap rock or heavy digging that could not be seen prior to excavating. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature Mike Radford President

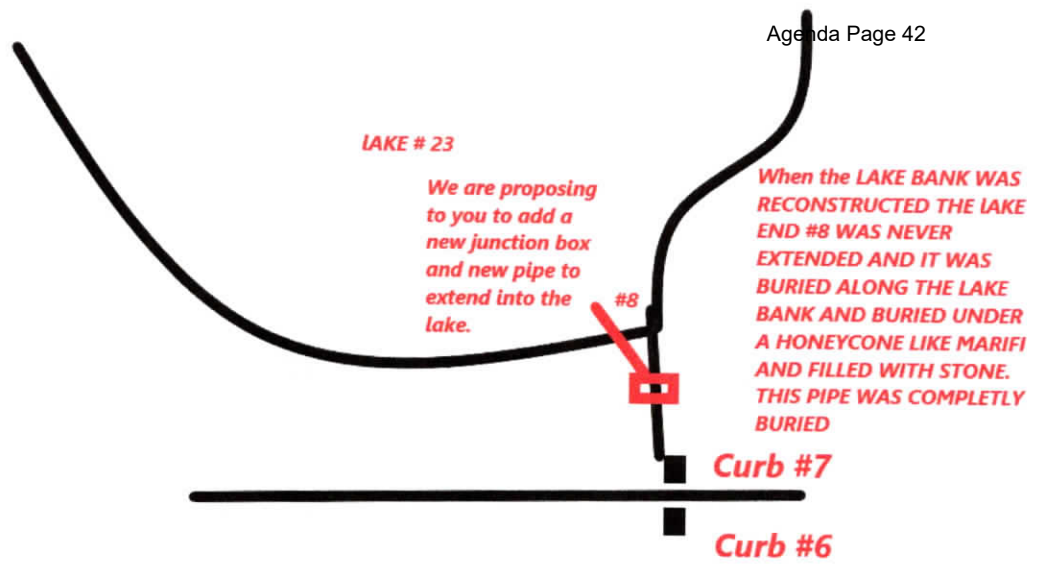
Acceptance of Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. I will agree to pay a 10% late fee of the invoice amount if payment is not made within 30 days of invoice date. This proposal may be withdrawn if not accepted within 30 days.

Signature _____

Printed Name _____

Date of Acceptance _____



5B

**Alex's Pool Heating & Air Conditioning**

P.O. Box 380081
 Murdock, FL 33938
 (941)629-2539
 aamachado@comcast.net
 www.629alex.com

Proposal

ADDRESS

Riverwood CDD
 4250 Riverwood Drive
 Port Charlotte, FL 33953

SHIP TO

Riverwood CDD
 4250 Riverwood Drive
 Port Charlotte, FL 33953

PROPOSAL # 2022RIV3-QB**DATE** 09/06/2022**EXPIRATION DATE** 10/06/2022

ACTIVITY	QTY	RATE	AMOUNT
Proposal Remove 4 older GeoThermal Pool Heaters from Bank 1. Install 4 Built Right Brand Non-GeoThermal Heater/ Chiller pool heat pumps. Built Right Pool Heat Pumps come with a 5- Year Manufacturer Parts & Labor Warranty. Balance well water flow to the existing GeoThermals on Bank 2. Removal & disposal of old equipment. All work done up to code and beyond. Permit included. POOL BANK #1: Install 4 new Built Right Pool Heat Pumps Heater/ Chiller Models: BR135-XW (135,000 BTU's).	1	23,980.00	23,980.00

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Alex's is authorized to do the work as specified. Payment will be made as outlined above. Total price includes any current rebates or promotional discounts at the time of acceptance and cannot be adjusted. A 2% per month late fee will be added to invoices that are 30 days or more past completion. This proposal may change or expire if not accepted within 30 days. All material supplied by Alex's Pool Heating & A/C shall remain the property of Alex's until the contract and additional work orders have been paid. The customer hereby gives permission for Alex's to enter upon the premises and remove the material. All cost incurred as a result of non-payment will be paid by the customer. Any suit arising from this contract may be instituted in any court of competent jurisdiction in Charlotte County.

TOTAL**\$23,980.00**

Accepted By

Accepted Date

HOWARD'S POOL WORLD, INC.

Office: (941) 625-6007
Toll Free: (800) 215-0226
Fax: (941) 766-1108

12419 SW County Road 769
Lake Suzy, FL 34269

PROPOSAL

Submitted to: RIVERWOOD

**For work at: 4250 RIVERWOOD DR
PORT CHARLOTTE FL 33953**

We hereby propose to provide service and the necessary materials for the installation of the following:

GULFSTREAM HE 150	QTY 4	\$ 18,000.00
2 X 2 ½ 3 WAY VALVE	QTY 6	\$ 851.76
TOTAL		\$ 18,851.76

THIS ESTIMATE ONLY GOOD FOR 30 DAYS
ELECTRIAN WILL BE NEEDED
REMOVAL OF GEO-THERMAL UNITS NOT INCLUDED
PRICE INCLUDES TAX, PERMIT FEES, AND LABOR.

All service is guaranteed to be as specified, and the above work to be performed in accordance with the proposal for the above service and completed in a professional manner for the total of \$18,851.76
Payment is due upon completion of our work.

Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, and delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance for the above work. Workmen's compensation and public liability insurance on above work to be taken out by Howard's Pool World.

Date 9.1.2022

Respectfully submitted CLARA JOHNSON
Per Howard's Pool World

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date accepted_____

Authorizing signature_____

Office: (941) 625-6007
Toll Free: (800) 215-0226

12419 SW County Road 769
Lake Suzy, FL 34269

Sixth Order of Business

RIVERWOOD CDD

August Monthly Client Report

September 20, 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

Operations

- **Compliance**

All Wastewater Plant requirements were met.

- Inspection by Florida Department of Environmental Protection performed, waiting on report.

All Water distribution requirements were met.

- **Reuse Pump Station Status:**

Golf course reuse pump is operating correctly.

- **Performance metrics:**

Wastewater Treatment Plant

- 2.9 million gals. of wastewater received in August

Water Treatment

- 4.297 million gals of water metered at Reisley Ave between 7/25-8/23/22
- 4.329 million gals of water billed from CCU between 7/25-8/23/22
- 854 thousand gals of water metered at Proude St. between 7/25-8/23/22
- 822 thousand gals of water billed from CCU between 7/25-8/23/22

Reuse

- Received from Charlotte County Utilities 20.045 million gals of reuse
- 3.124 million gals of reuse produced by Riverwood discharged into the pond

Performance Metrics	Current Month	Prior Month
Wastewater treated	2,879,000	3,022,000
Sludge produced and disposed	48,000	48,000
Reclaimed Water Produced (irrigation)	18,501,000	16,743,000
Number of line breaks	0	0
Hydrants flushed	37	37
Valves Exercised	20	20
Meters Read	1134	1134
Consumables	Current Month	Prior Month
Chlorine Usage - WWTP	1,700	1,898
Chlorine Usage – Irrigation	250	325

Maintenance and Repair

- Backflow testing started in June. Over 90% complete.
- Corrective Maintenance:
 - Verified several connections.
 - Lift station #7 – retrofit completed with universal controller, everything working as anticipated.
 - Working through the list of approved items for all lift stations.

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
- Increased flushing

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 Curtis Weeks – 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 August	Gallons Flushed July
S. Silver Lakes CT	31	186,300	165,000
N.Silver Lake CT	31	379,800	341,200
Club Drive	31	169,600	156,200
Scrub Jay CT.	31	170,800	162,200
Creekside Lane	31	189,600	213,400
North Marsh Dr.	31	748,260	682,373
Mill Creek	31	648,400	575,400
Presrve Ct.	31	41,200	1,900
Total Flushed		2,533,960	2,297,673

DAYS	CCU Drinking Water Meter #0011845095						August 1, 2022				
	Meter Reading	Flow Mgd	Meter Reading High	Flow Mdg	Meter Reading Low	Flow Mgd	Remote Cl2	Riesley Cl2	Proude Cl2	Riesley PSI	Proude PSI
	Riesley Ave.		Proude St.				Proude St.				
1	618087	0.168	1054926	0.013	136131	0.002	0.8	1.2	0.8	70	72
2	618255	0.164	1067990	0.010	137805	0.002	0.8	0.8	0.8	70	74
3	618419	0.177	1078207	0.013	139368	0.002	0.8	0.8	0.8	70	72
4	618596	0.157	1091351	0.013	141137	0.002	0.8	0.8	0.8	70	74
5	618753	0.506	1104447	0.042	142882	0.005	0.8	0.8	0.8	70	74
6		0.000		0.000		0.000	0.8				
7		0.000		0.000		0.000	0.8				
8	619259	0.174	1146221	0.015	148361	0.002	0.8	0.8	0.8	70	72
9	619433	0.160	1161579	0.017	150267	0.002	0.8	1.2	0.8	70	72
10	619593	0.158	1178171	0.013	152112	0.002	0.8	0.8	0.8	70	74
11	619751	0.155	1191291	0.045	153871	0.003	0.8	0.8	0.8	70	74
12	619906	0.372	1236209	0.132	156378	0.010	0.8	0.8	0.8	70	74
13		0.000		0.000		0.000					
14		0.000		0.000		0.000					
15	620278	0.130	1368379	0.049	166260	0.009	0.8	1	1.2	70	72
16	620408	0.109	1417130	0.043	175355	0.005	0.8	0.8	1	70	72
17	620517	0.113	1460075	0.048	180800	0.007	0.8	1	1.2	72	74
18	620630	0.095	1507808	0.045	188219	0.005	0.8	1	1.2	72	74
19	620725	0.366	1552605	0.136	193379	0.012	0.8	1	1.4	74	74
20		0.000		0.000		0.000	0.8				
21		0.000		0.000		0.000	0.8				
22	621091	0.142	1689010	0.048	205839	0.005	0.8	1	1	70	72
23	621233	0.119	1737079	0.045	211327	0.004	0.8	1	1	70	74
24	621352	0.128	1782398	0.045	214919	0.005	0.8	1	0.9	70	72
25	621480	0.125	1827355	0.050	220025	0.004	0.8	1	0.8	70	72
26	621605	0.321	1877382	0.136	223678	0.007	0.8	0.8	1.2	70	72
27		0.000		0.000		0.000	0.8				
28		0.000		0.000		0.000	0.8				
29	621926	0.114	2013610	0.049	230953	0.009	0.8	1.6	1.2	70	72
30	622040	0.119	2062586	0.045	240094	0.006	0.8	1.5	1.2	70	74
31	622159	0.132	2108073	0.045	246562	0.004	0.8	1.4	1.2	70	72
	AVERAGE	0.136		0.035		0.004	0.8	1.0	1.0	70.3	73.0
	TOTAL FLOW	4.072		1.053		0.110	Total Flow	5.236			
	MAX	0.506		0.136		0.012	0.8	1.6		74	
	MIN	0.000		0		0	0.8	0.8		70	

Ninth Order of Business

9A



September 6, 2022

Mr. Justin Faircloth, District Manager
Riverwood CDD
c/o Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Delivered via justin.faircloth@inframark.com

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Mr. Faircloth and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis but rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on August 9, 2022. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the next Board Meeting in September for an October 1, 2022, start date. You may want to attach these new rates to your Professional Services Agreement with us for future reference.

After 75 years, our firm's focus remains the same and that is your satisfaction. Your project is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,

JOHNSON ENGINEERING, INC.

Andrew D Tilton

Digitally signed by Andrew D
Tilton
Date: 2022.09.09 14:43:59 -04'00'

Andrew D. Tilton
For the Firm

Attachment
ADT/mfc
20181303-001



PROFESSIONAL SERVICES HOURLY RATE SCHEDULE

August 9, 2022

Professional

9	\$300
8	\$245
7	\$225
6	\$200
5	\$175
4	\$160
3	\$150
2	\$125
1	\$115

Technician

6	\$165
5	\$140
4	\$120
3	\$100
2	\$80
1	\$70

Administrative

3	\$95
2	\$85
1	\$70

Field Crew

4-Person	\$245
3-Person	\$210
2-Person	\$165

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$400

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

Construction Engineering and Inspection (CEI Services)

CEI Services Manager	\$185
CEI Senior Project Administrator	\$165
CEI Project Administrator	\$150
Contract Support Specialist	\$125
Senior Inspector	\$115
CEI Inspector III	\$105
CEI Inspector II	\$95
CEI Inspector I	\$85
Compliance Specialist	\$95
CEI Inspector's Aide	\$70

Twelfth Order of Business

12Bi

PASSARELLA & ASSOCIATES GIS

GIS IS USED BY



CDDs, HOAs, SPECIAL DISTRICTS & PROPERTY MANAGEMENT

CUSTOM AND SUBJECT-SPECIFIC MAPS
CREATING AND MAINTAINING EXISTING DATA FILES
COMMUNITY ASSET MANAGEMENT
DATABASE DESIGN



GOLF COURSE MANAGEMENT

GOLF COURSE ASSET MANAGEMENT
IRRIGATION/WATER MANAGEMENT
TURFGRASS MANAGEMENT
MAPPING AREAS (TEE BOXES, FAIRWAYS, GREENS, BUNKERS, & MORE)



COMMERCIAL & RESIDENTIAL REAL ESTATE DEVELOPMENT

AERIAL PHOTOGRAPHY & CUSTOM MAPPING
LOCATION OF SCHOOLS/BUSINESSES IN RELATION TO HOME/
COMMERCIAL SALES
MARKET ANALYSIS (FOR MARKETING/LOCATE NEW OFFICES,
RETAIL, ETC.)
SITE SELECTION (VISUALIZE RELATIONSHIPS BETWEEN
GEOGRAPHIC LOCATIONS)
NEIGHBORHOOD LAND PRICES
TRAFFIC ANALYSIS



PRE- & POST-CONSTRUCTION/ DEVELOPMENT MANAGEMENT

ALL-INCLUSIVE, CONVENIENT DATABASE FOR UTILITIES,
DRAINAGE STRUCTURES/PIPES, EASEMENTS, PRESERVE AREA
LIMITS, EDGE OF WATER LIMITS, RIGHT-OF-WAYS,
CONSTRUCTION DOCUMENTS, PLATS, & MORE
ABILITY TO TRACK PROJECTS PROGRESS THROUGH ALL PHASES

OUR SERVICES



CUSTOM MAPPING

MAPS TO SUIT YOUR NEEDS

Custom-sized maps for display or presentations, aerial photography maps, subject-specific maps, location maps, and more.



DATA COLLECTION

EVERY MAP OR ANALYSIS REQUIRES DATA

Creating and compiling spatial data for private and public projects of all sizes. In addition, we can develop a geodatabase design to suit your specific needs.



GEOSPATIAL ANALYSIS

INTERPRETING PATTERNS & RELATIONSHIPS

Process of analyzing data in relations to it's location. Data layer analysis (parcels, land cover, preserves, community assets, etc.)



GIS WEB APPLICATIONS

24/7 ACCESS TO YOUR MAPS

Web application solutions are user friendly, mobile ready, include map tools, and can be customized to your needs.

LEARN MORE AT WWW.PASSARELLA.NET/GIS-SERVICES

PAI  **GIS**

Offices in Florida and South Carolina



13620 Metropolis Avenue, Suite 200, Fort Myers, FL 33912
401 North Cattlemen Road, Suite 102, Sarasota, FL 34232
363 Wando Place Drive, Suite 200, Mt Pleasant, SC 29464



(239) 274-0067
(941) 343-0701
(843) 971-8520



GIS@passarella.net



PASSARELLA & ASSOCIATES GIS

Bringing your geospatial data to life

PASSARELLA GIS SERVICES

PASSARELLA & ASSOCIATES CAN CUSTOMIZE SERVICES TO YOUR COMMUNITY'S CURRENT AND FUTURE NEEDS & BUDGET



DATA COLLECTION/PRODUCTION

EVERY MAP OR ANALYSIS REQUIRES DATA
Creating and compiling spatial data for private and public projects of all sizes.



GEOSPATIAL ANALYSIS

INTERPRETING PATTERNS & RELATIONSHIPS
Analyzing data in relation to its location.



CUSTOM MAPPING

CUSTOM-SIZED MAPS
For display or presentations, subject-specific maps, and more.



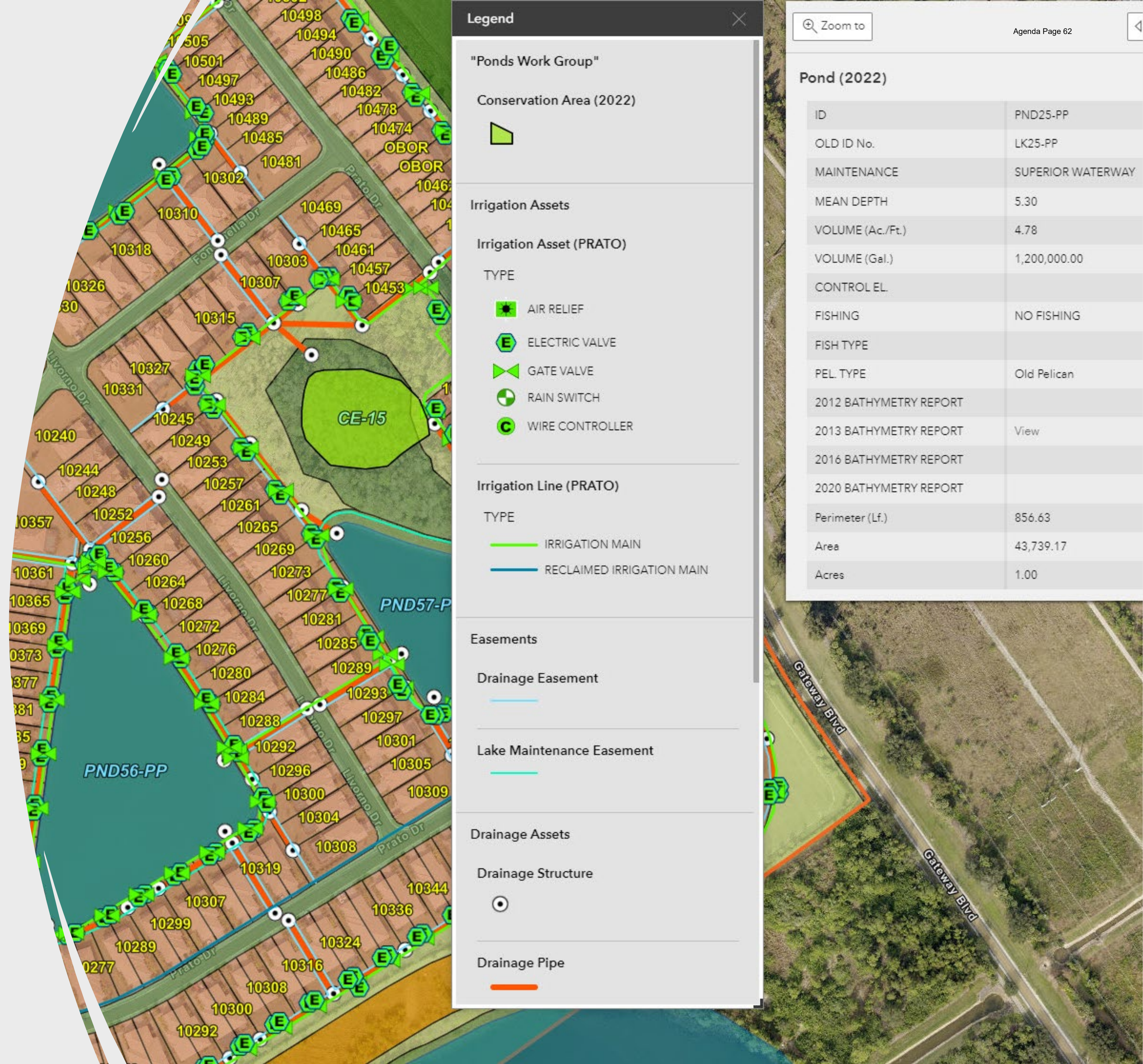
GIS WEB APPLICATIONS

24/7 ACCESS TO YOUR MAPS & DATA
Web application solutions are user-friendly, mobile ready, and custom-built.

COMMUNITY ASSET MANAGEMENT

GIS solutions can help manage and maintain communities and special districts with convenience and efficiency by developing and maintaining a GIS database containing community assets. Any and all community assets can be built into the GIS web map, with convenient 24/7 access, making future management and maintenance tasks smooth and easy.

There is no limit to what data or function can be built into a GIS application!



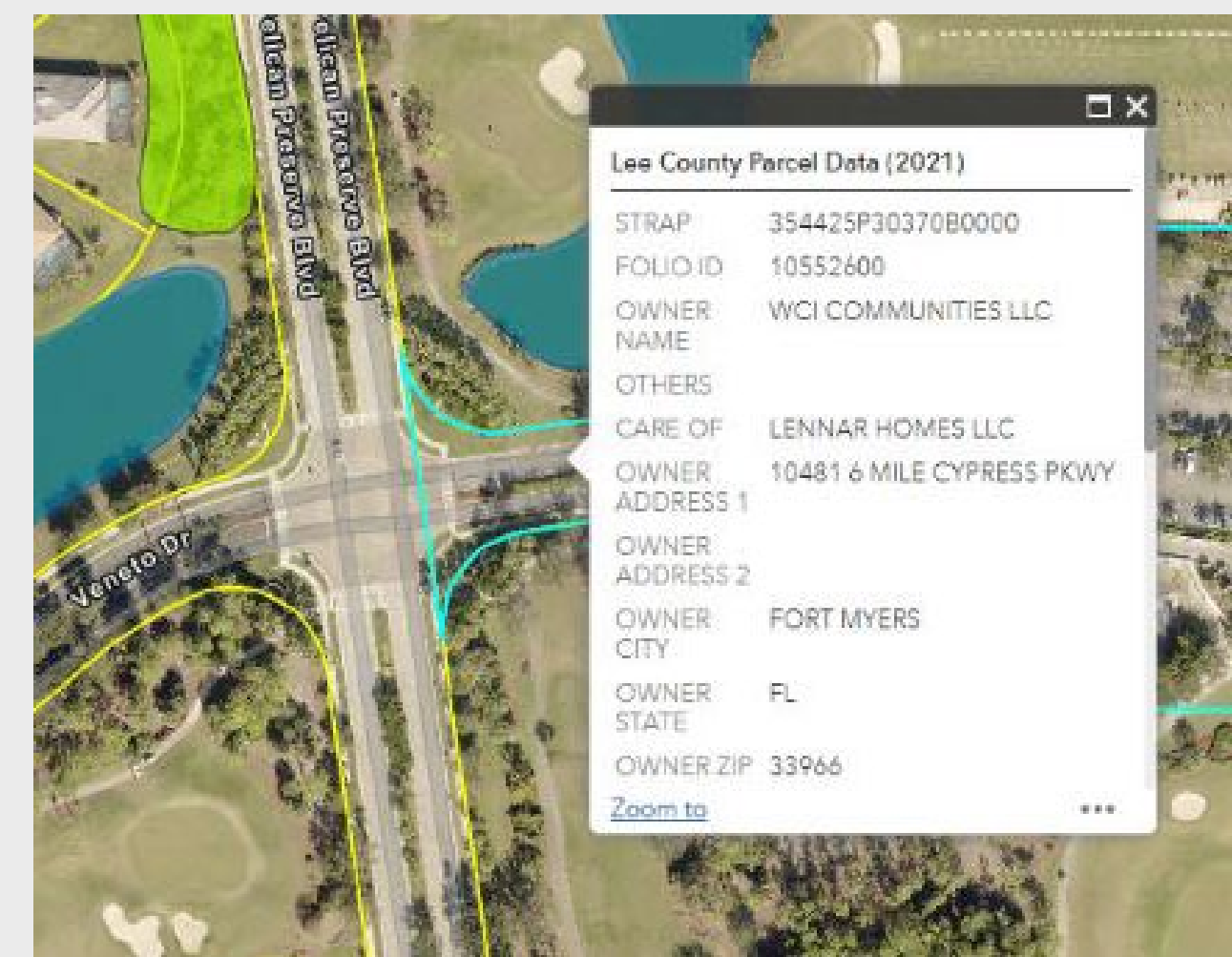
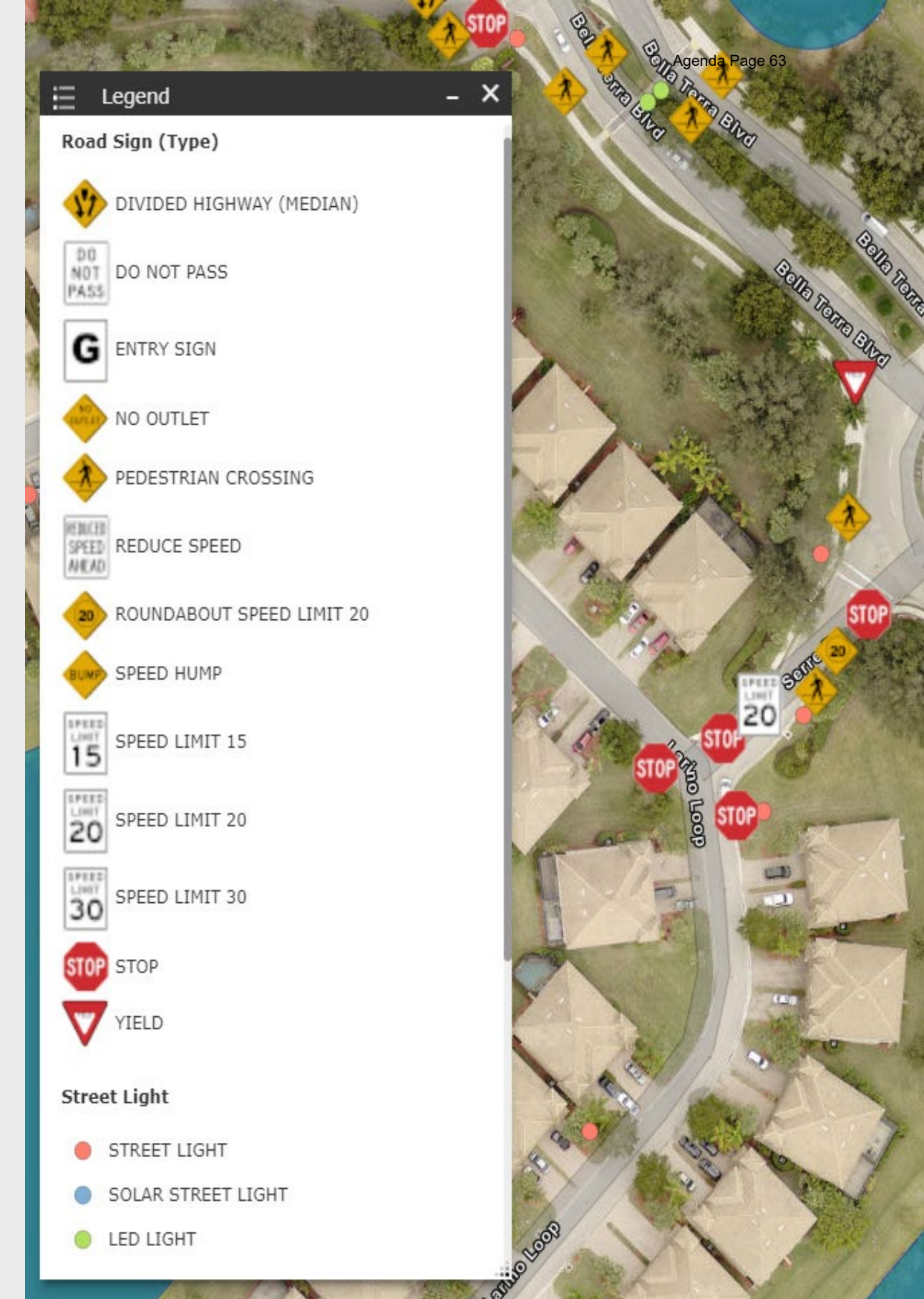
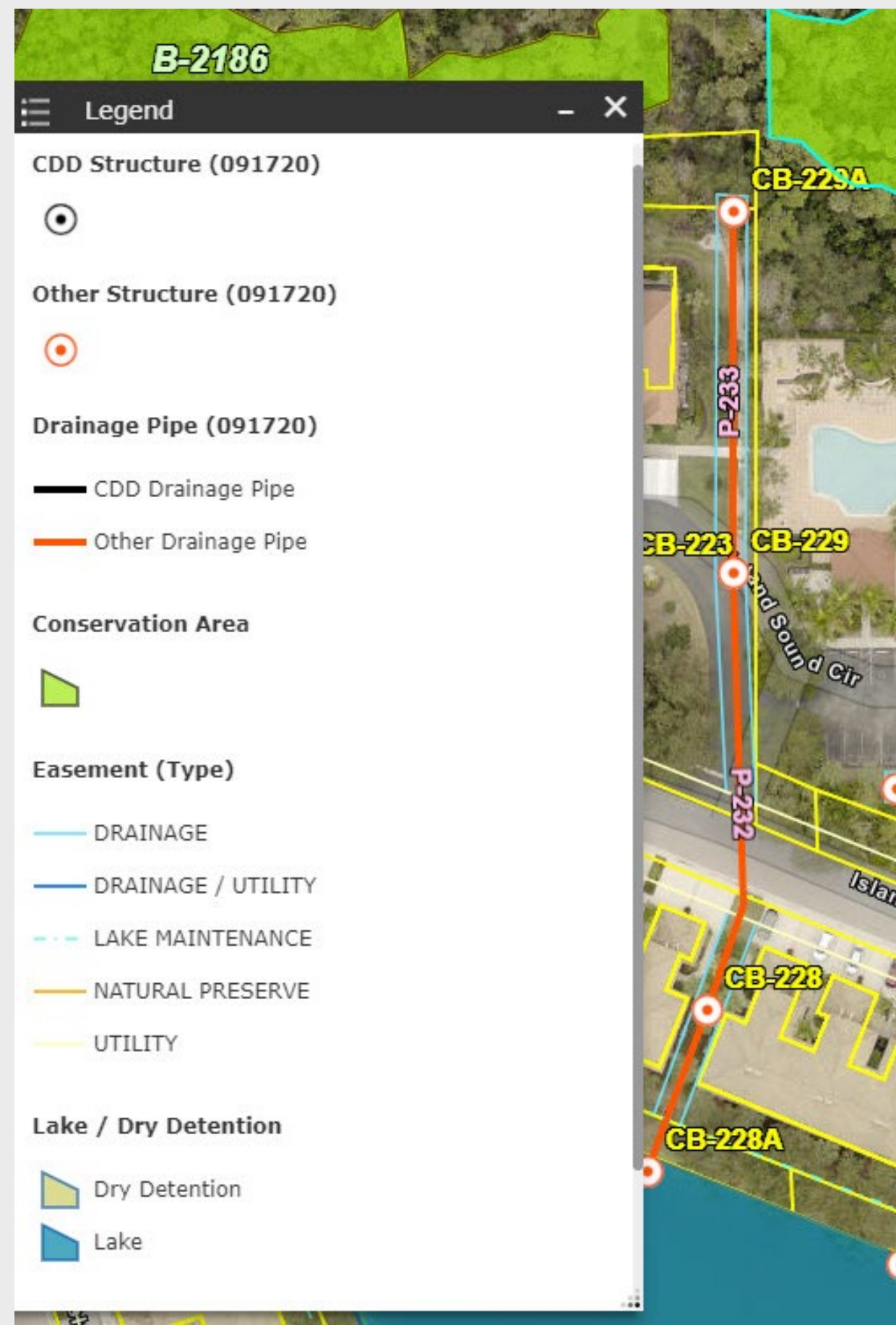
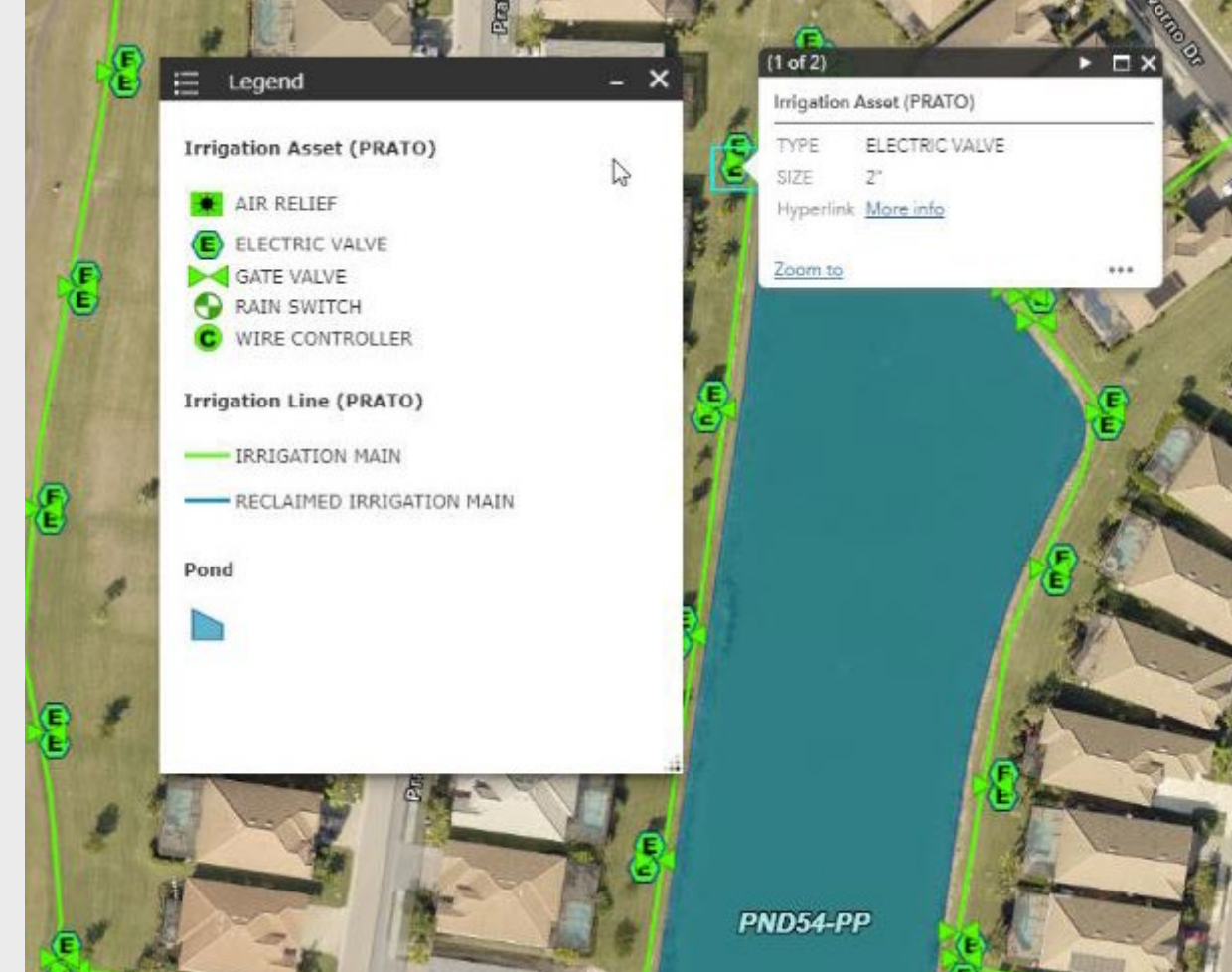
COMMUNITY ASSET MANAGEMENT

GIS allows us to create and maintain data assets that are important to communities.

- Aerator/Fountain Locations (ID no., inspected dates, maintained by)
- Construction Plans & Plat Documents (built-in hyperlinks to view)
- Drainage Structures & Pipes (ID no., type, size, inspected date/by)
- Easements (location, type, size)
- Irrigation Pipes & Structures (location, type, size)
- Lakes/Ponds (maintenance, bathymetry, size)
- Landscape Areas (location, type, size)
- Parcel Owner Information (site address, Property Appraiser hyperlink)
- Preserve/Conservation Areas (ID no., size, permit information)
- Roads (name, area, perimeter, maintained by)
- Streetlights (ID no., location, type)
- Street Signs (location, type, road name, maintenance)
- Tree Surveys (location, species, size)

Passarella & Associates | GIS Solutions & Services

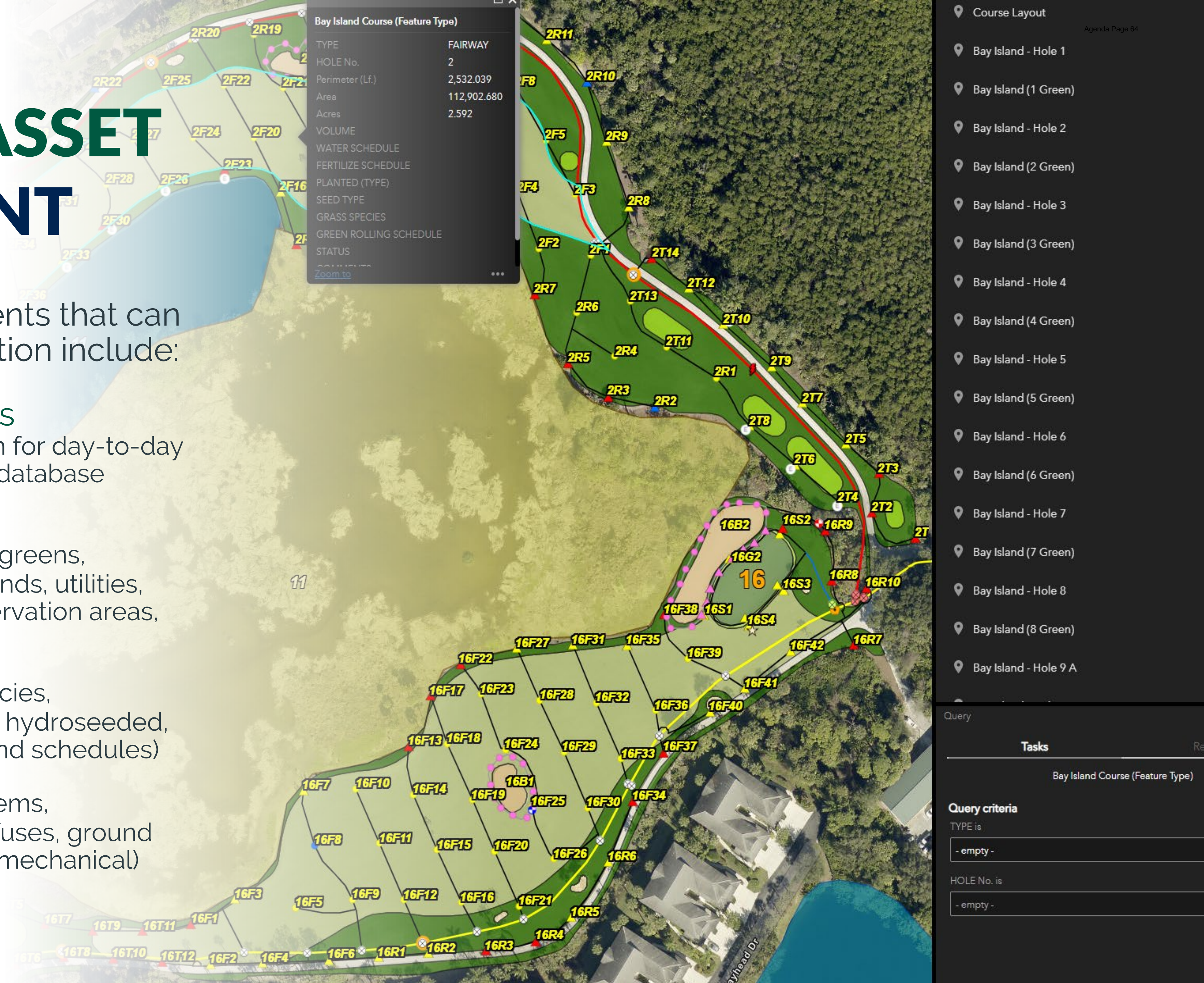
... and more!



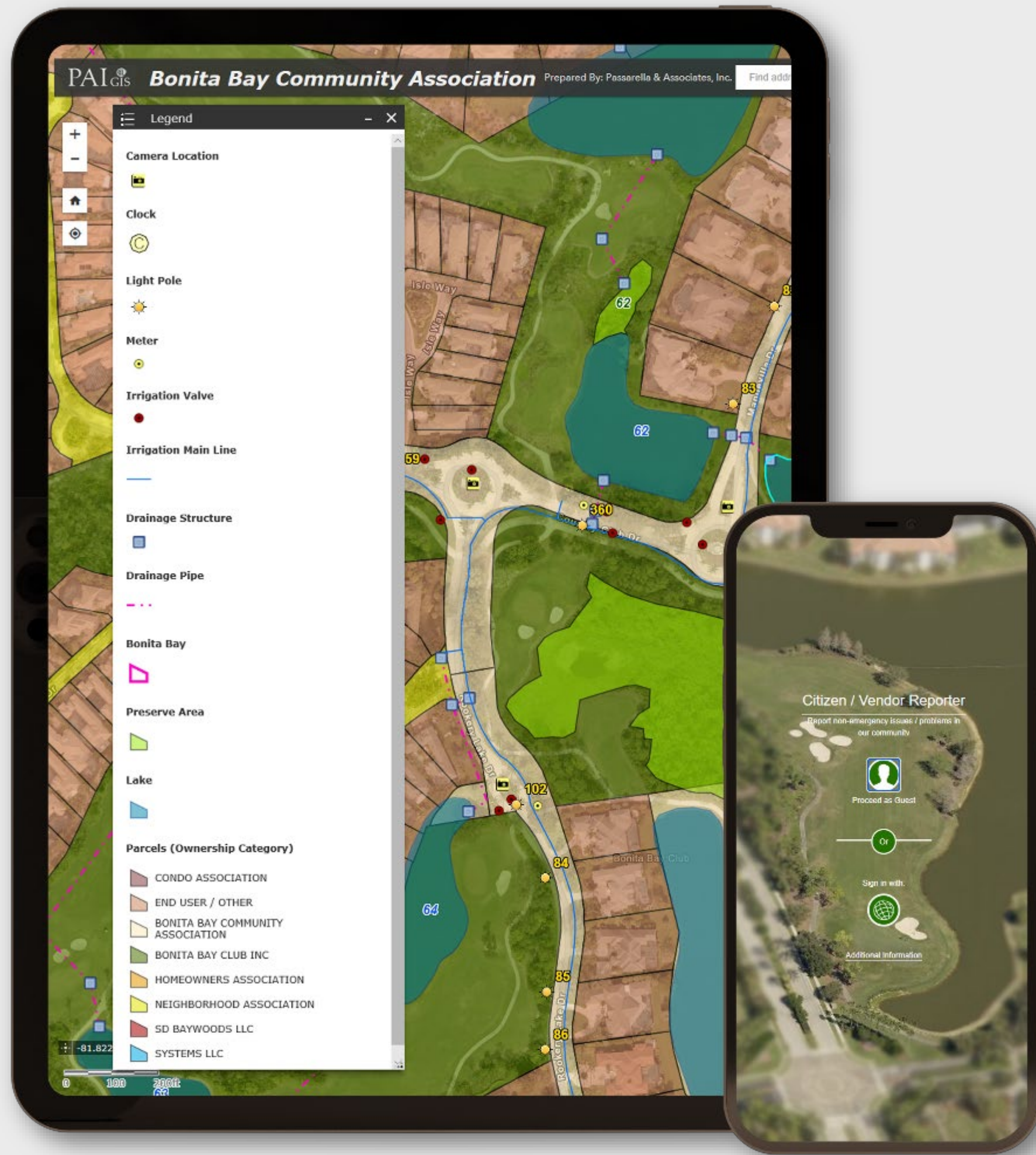
GOLF COURSE ASSET MANAGEMENT

Examples of golf course components that can be incorporated into a GIS application include:

- **Construction Plans & Documents** (hard copies and other critical information for day-to-day operations can be implemented into the database application)
- **Mapping Areas** (tee boxes, fairways, greens, sand/waste bunkers, hazards, out of bounds, utilities, drainage/control structures, lakes, conservation areas, protected species locations)
- **Turfgrass Management** (grass species, hand/machine planted, seeded, sodded, hydroseeded, fertilizing schedules, aerating locations and schedules)
- **Water Management** (irrigation systems, station/head IDs, main lines, wire paths, fuses, ground rods, watering schedules – hand and/or mechanical)



ONLINE GIS WEB APPLICATION



THERE IS NO LIMIT TO WHAT DATA OR FUNCTION CAN BE BUILT INTO THE APPLICATION

MAP YOUR MAINTENANCE ACTIVITIES

EXTEND THE LIFE OF YOUR ASSETS

CONVENIENT ACCESS TO YOUR DATA (24 HOURS/7 DAYS A WEEK)

USER-FRIENDLY

SOFTWARE PLATFORM AND CLOUD STORAGE INTEGRATED

MOBILE READY

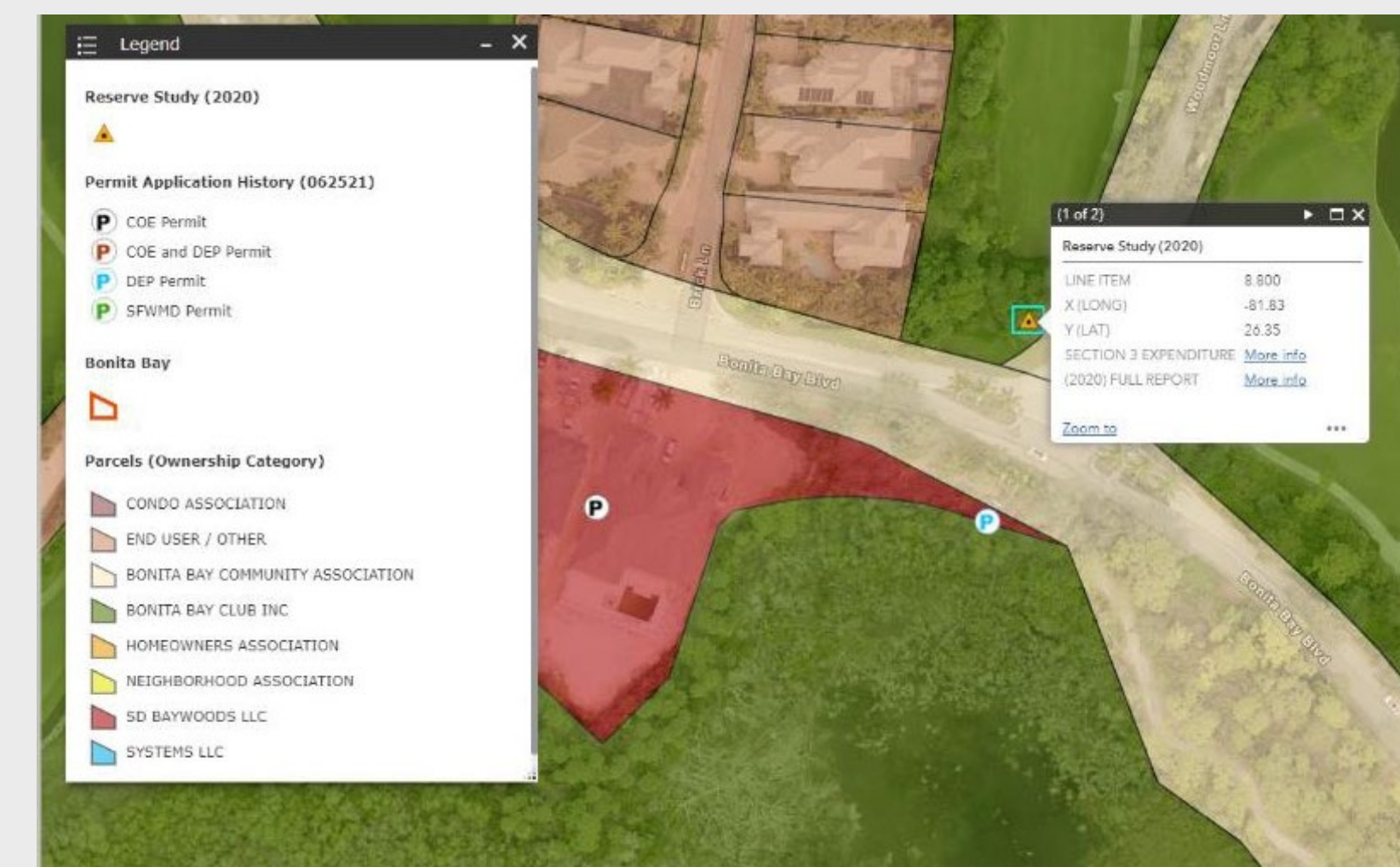
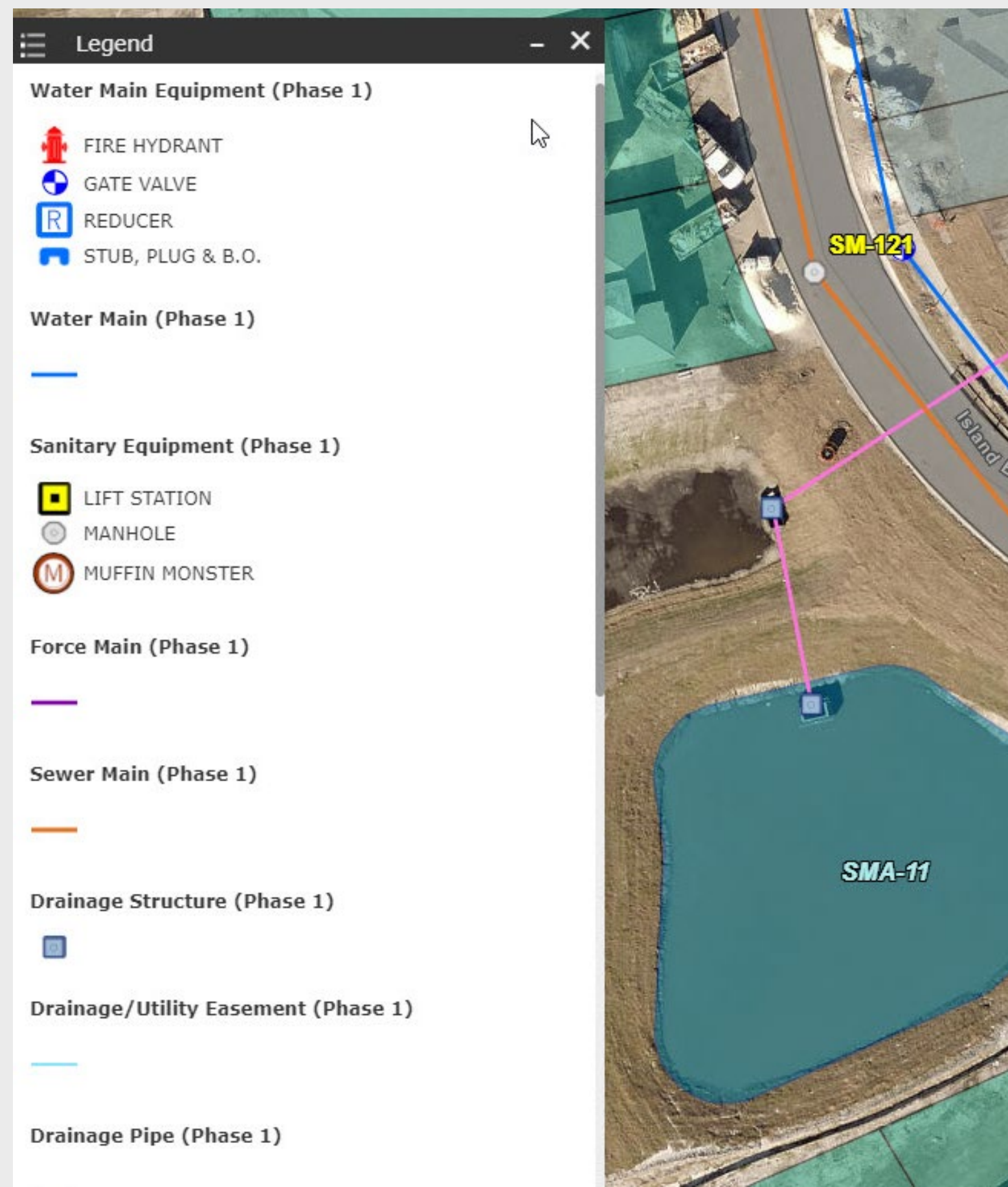
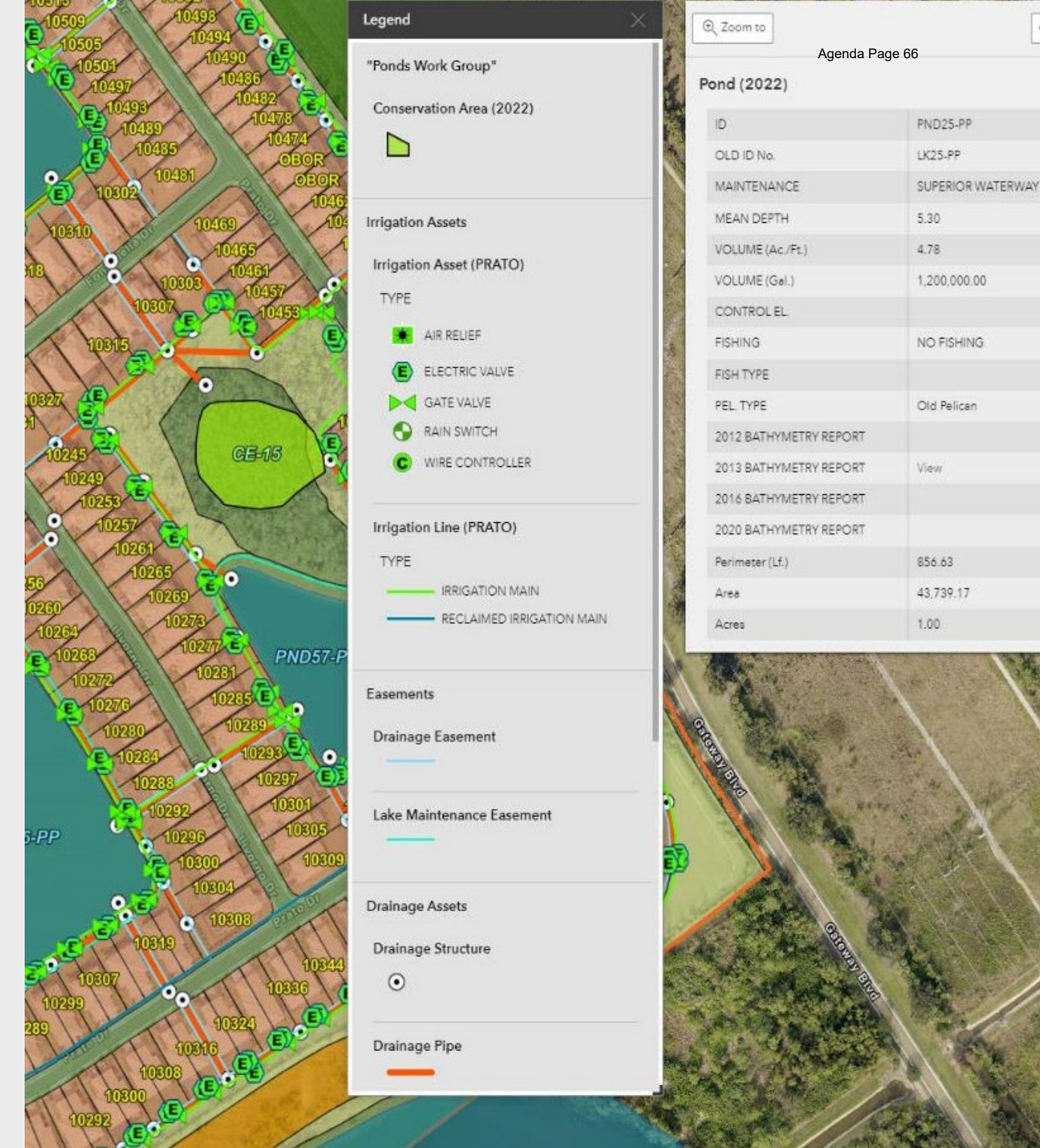
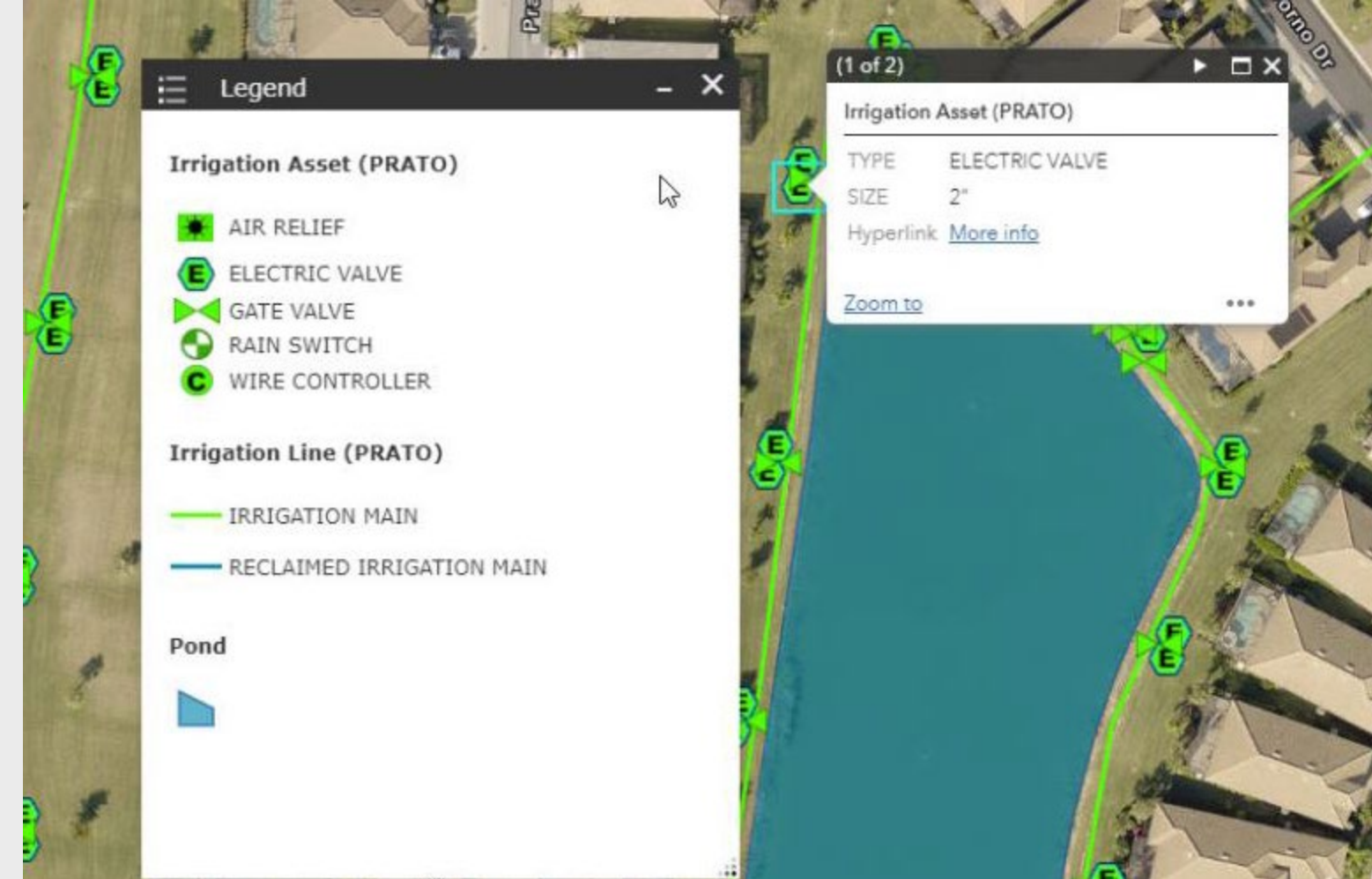
CONFIGURABLE MAP TOOLS & FUNCTIONS

NO GEOGRAPHIC LIMITS, GIS WEB APPLICATION AND DATABASE FOR ANY LOCATION

TAILORED FOR CURRENT TO FUTURE NEEDS & BUDGET

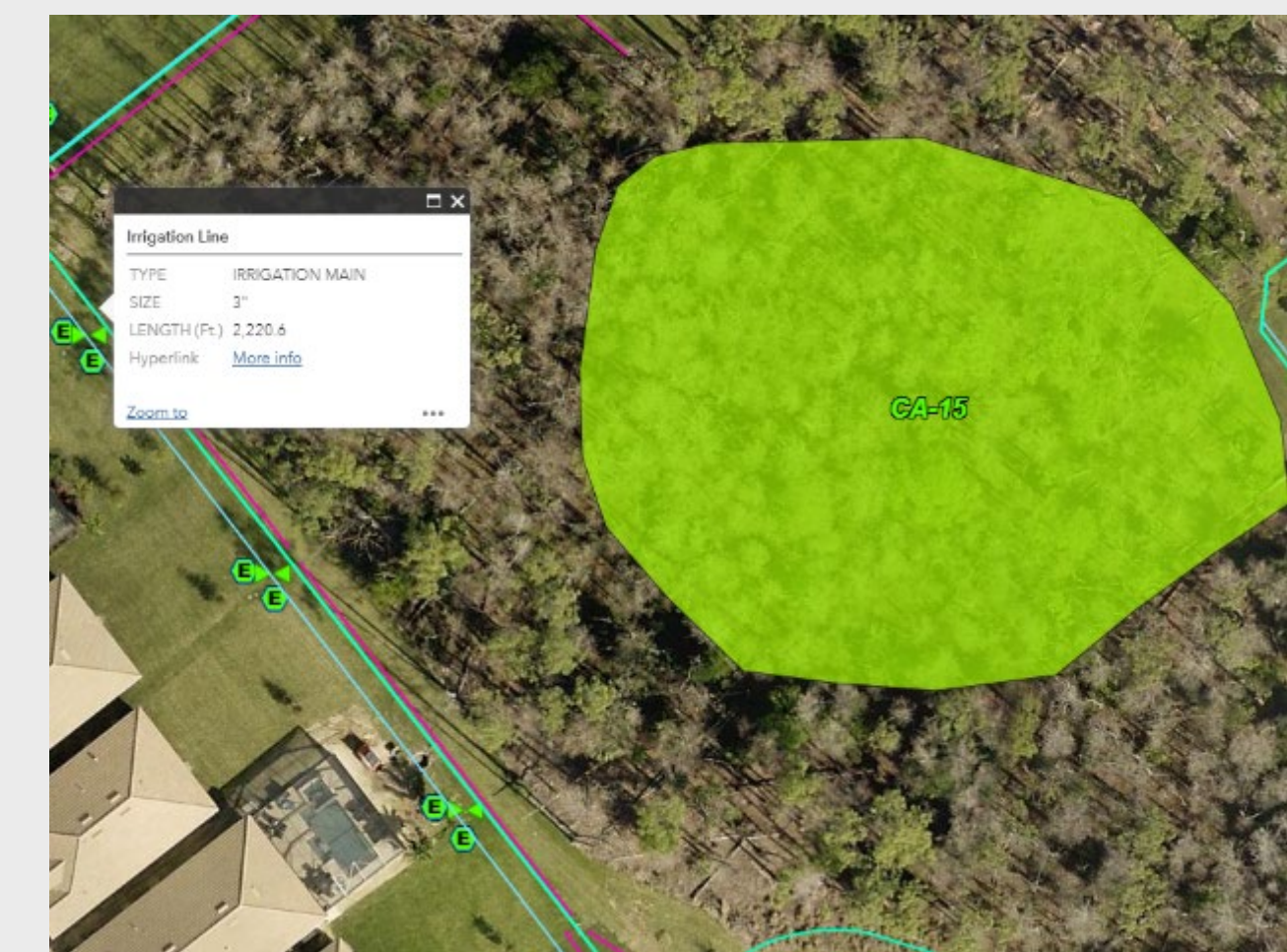
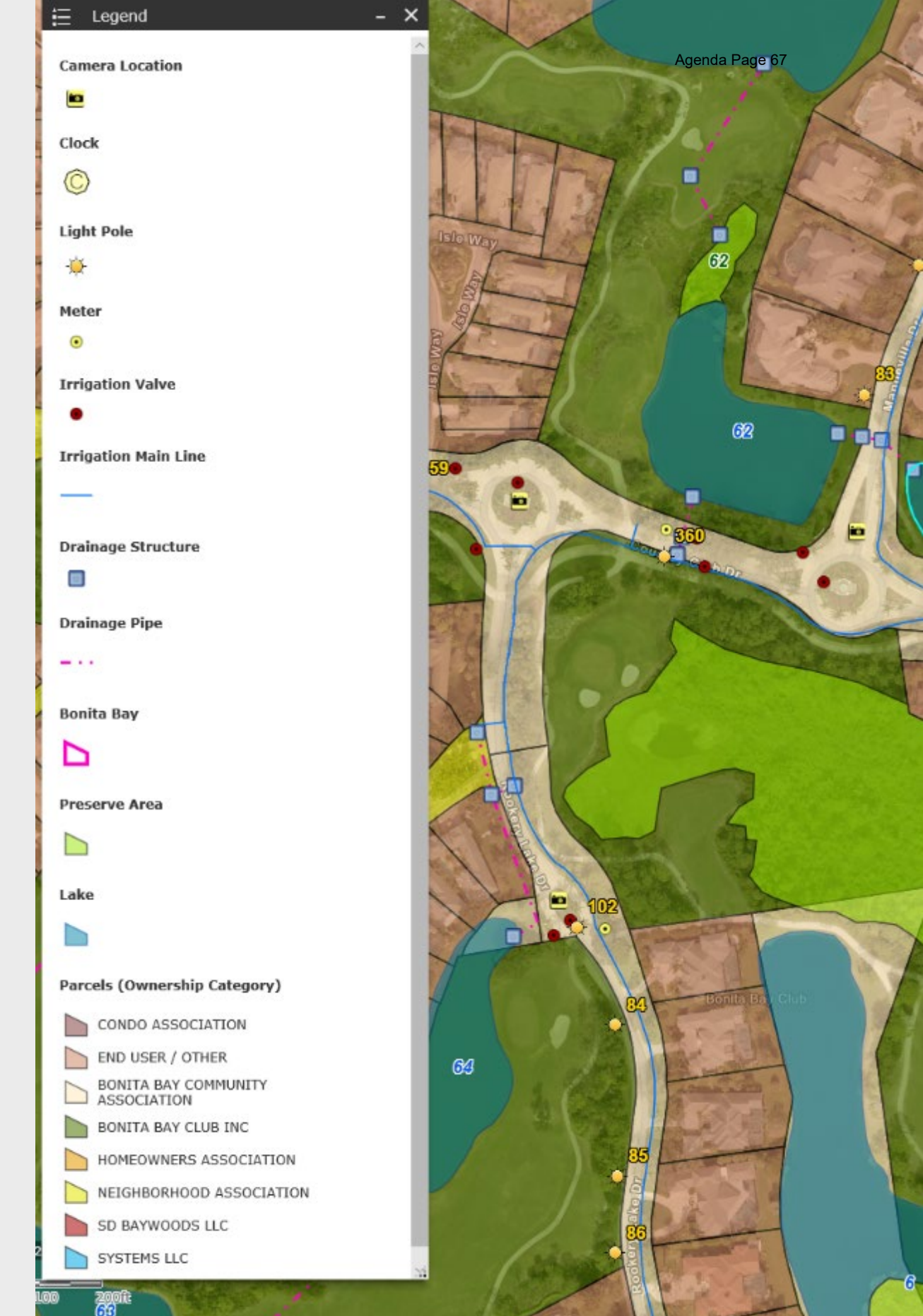
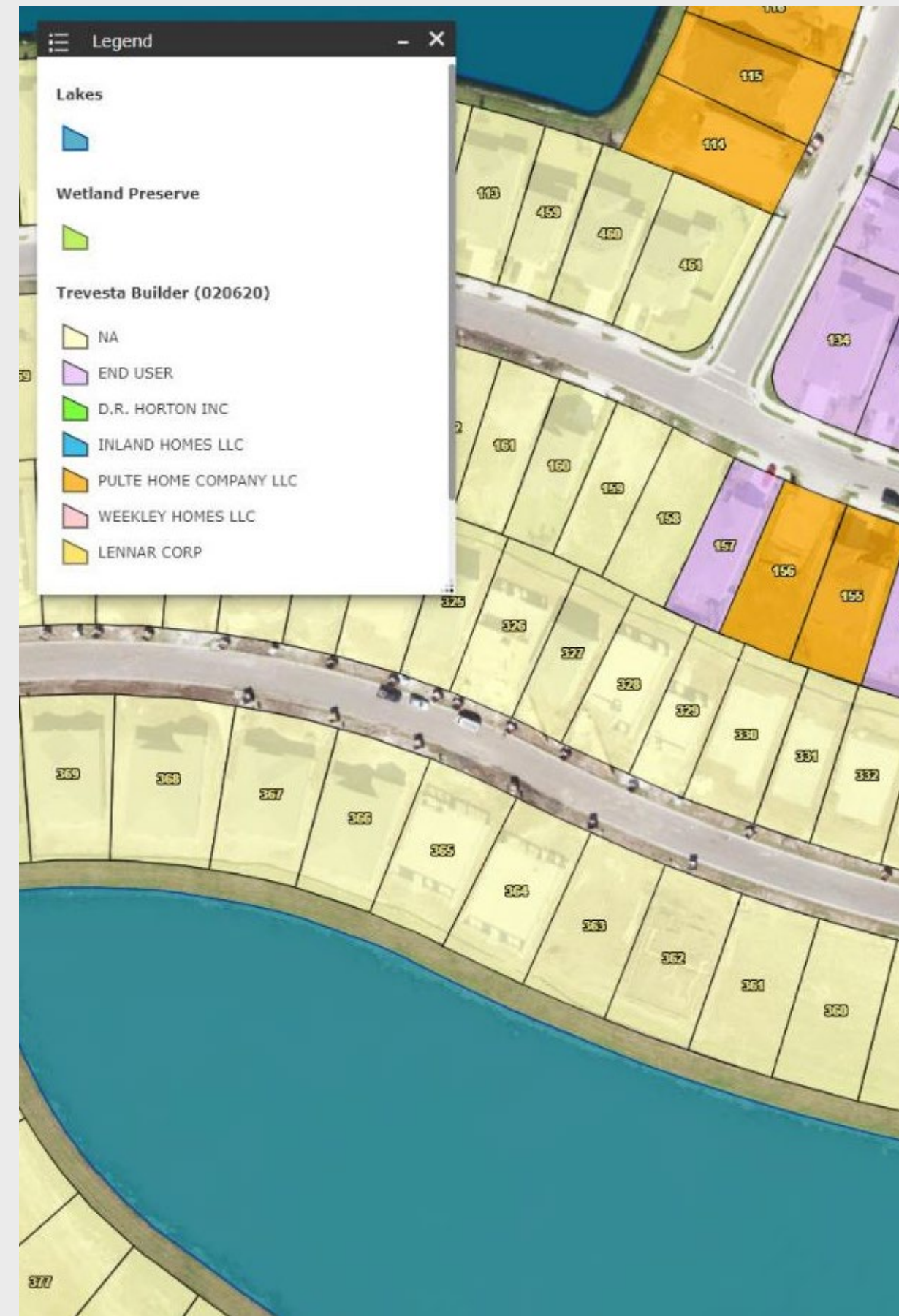
COMMUNITY BENEFITS

- **Costs can be tiered, build a base application as a foundation and add to it each year as your needs evolve**
- **Access to construction documents, plats, recorded easements, permit history, reserve study**
- **Document and keep track of infrastructure:**
 - **location, condition, and maintenance**
- **Enhance efficiency for field operations**
- **Improve planning and decision making**
- **Visualize improvements for your community**



PAI GIS COMMUNITY EXPERIENCE

- Arborwood CDD
- The Brooks CDD
- Bayside/Bay Creek CDD
- Fiddler's Creek CDD I
- Fiddler's Creek CDD II
- Paseo CDD
- Pelican Preserve
- River Ridge CDD
- Verandah East CDD
- Verandah West CDD
- Mediterra CDD
- Trevesta CDD
- Bonita Bay Community Association
- River Hall CDD
- Habitat CDD
- Parklands Lee CDD
- Parklands West CDD
- Willow Walk CDD
- Summerwoods CDD
- Spring Lake Improvement District
- Gateway Community Development District
- West Port CDD
- Latitude Margaritaville - Daytona
- Winding Cypress CDD



PASSARELLA & ASSOCIATES^{INC} GIS



ADDRESS

13620 Metropolis Avenue, Suite 200

Fort Myers, Florida 33912

401 North Cattlemen Road, Suite 102

Sarasota, Florida 34232

363 Wando Place Drive, Suite 200

Mount Pleasant, South Carolina 29464



EMAIL

WillC@Passarella.Net

HoldenH@Passarella.Net

ReidF@Passarella.Net



TELEPHONE

Florida

Fort Myers (239) 274.0067

Sarasota (941) 343.0701

South Carolina

(843) 971.8520



ONLINE

<http://passarella.net>

<https://passarella.net/gis-services/>

12Bii



Mr. Justin Faircloth
Riverwood Community Development District
4250 Riverwood Drive
Port Charlotte, FL 33953

**RE: Professional Services Agreement between FL GIS Solutions, LLC and
Riverwood Community Development District**

Dear Justin:

We at FL GIS Solutions, LLC are excited to work with Riverwood Community Development District ("RWCDD") to develop and build GIS capabilities. Pursuant to our conversations, I am providing this professional services agreement. Services performed by consultant include gathering and manipulating spatial data, inputting data into a GIS geodatabase, and creating maps and graphs. This will include the process of building an online interface that allows users to visually see and locate community assets and access important documents. GIS Web Interface will only be accessed by username and password.

Scope of Services:

- I. Services – FL GIS Solutions, LLC will provide "RWCDD" with the following data layers. The following deliverables include:

1.0. Phase One (Year 2022) – Base Map

1. Parcels / Ownership
 - Ownership category (legend provided)
 - Parcel Owner
 - Owner's Address
 - Site Address
 - Approximate acreage
 - Hyperlink to parcel's property appraiser's website
2. Lakes / Flow ways
 - Current Number
 - Lake Area & Perimeter
 - Lake Acreage
 - Maintained By
 - Fountains / Weirs





3. Drainage (where construction plans are available)
 - Drainage pipes and Structures
 - Types
 - Width

2.0. Phase Two (Year 2023)

1. Street Signs
 - Type
 - ID
2. Irrigation (where construction plans are available):
 - Mainline / Size
 - Valves
 - Zones
 - Controllers
 - Ownership
3. Platted Easements
 - Type
 - Plat Recording
 - Width





3.0 Phase Three (Year 2024)

1. Landscape and Maintenance Areas (where construction plans are available)
 - Type
 - ID
 - Maintenance
 - Acreage /Perimeter
2. Street Lights - Structures
 - Maintenance
 - Type
 - ID
3. Roads
 - Name
 - Ownership (Private or CDD)

- A. For project maintenance Riverwood Community Development District ("RWCCDD") will be billed at a rate of \$100.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- B. The project may be customized with other items "RWCCDD" may want to add that are not included in this agreement (i.e. fountains, utility data, and additional document hyperlinks). Such services will be billed at a rate of \$100.00 per hour.

- II. Compensation–** "RWCCDD" will pay FL GIS Solutions, LLC the sum of \$5,000.00 for Phase One in the year 2022. Any additional requests beyond Phase 1.0 for year 2022 will be billed at a rate of \$100.00 per hour. FL GIS Solutions, LLC will provide two monthly invoices to Riverwood Community Development District ("RWCCDD") on the 1st and or 15th of every month for approximately \$2,500.00 each, with payment expected within 15 days.

Phase	Description	Amount
1.0	GIS Services – Phase One (Year 2022)	\$5,000.00
2.0	GIS Services – Phase Two (Year 2023)	\$6,000.00
3.0	GIS Services – Phase Three (Year 2024)	\$5,000.00
	Total	\$16,000.00



- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “RWCDD” and will be turned over to “RWCDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and Riverwood Community Development District (“RWCDD”). No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “RWCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.

If you are in agreement with these conditions, please countersign below and send us a signed copy for our records.

Thank you.

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905

Riverwood Community Development District
4250 Riverwood Dr
Port Charlotte, FL 33953

Felipe Lemus President	Date
---------------------------	------

Justin Faircloth
District Manager

Date





GIS SOLUTIONS

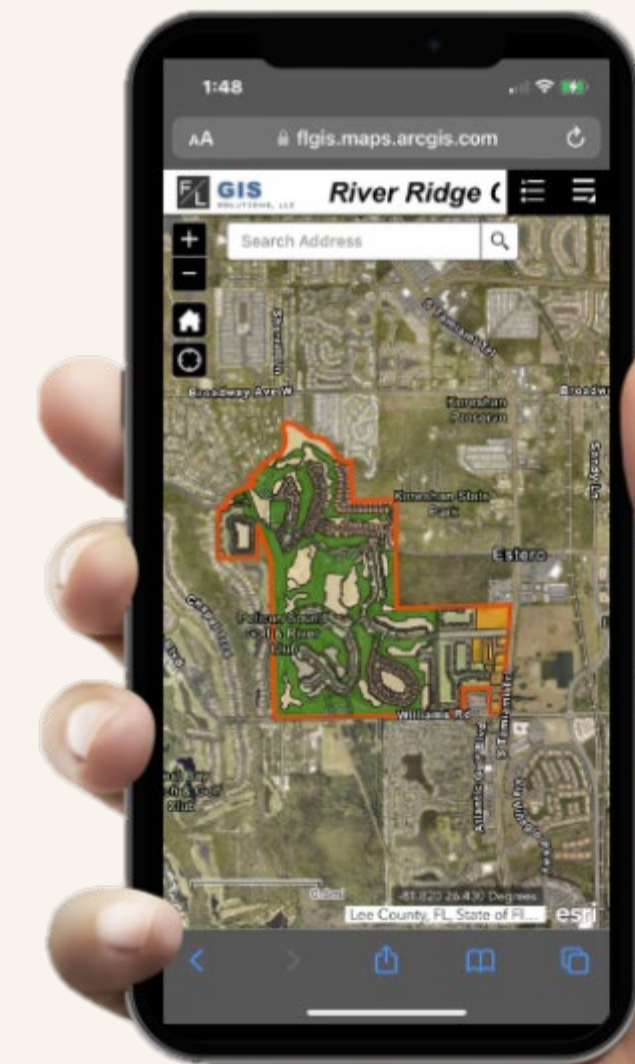
Geospatial Technology for your Community

COMMUNITY ASSET MANAGEMENT



Geographic Information Systems (GIS) allows us to create and maintain data assets that are important to communities.

Any or all Community Assets can be built into a GIS Web Application or database. This data can then be accessed 24/7, improving management and maintenance tasks.





BENEFITS FOR RESIDENTS

Identify Parcel Ownership Data

Access Tax Records Through
Property Appraisers Website

Locate Pond Number &
Conservation Area Numbers

Report Non-Emergency
Problems to Help Improve
Community

Visualize Future Development &
Improvements for Community

Identify Asset Ownership (CDD,
Private, HOA)

Locate Drainage & Lake
Easements

Identify Fishing Locations &
Fishing Ponds

Identify where improvements
can be made (e.g., the need for
additional lights in a poorly lit
area / street, or the need for
additional street signs, etc.)



BENEFITS FOR CDD

Document & Keep Track of
Infrastructure

Location, Condition,
Maintenance, & Repairs

Landscaping, Maintenance,
Asphalt Resurfacing, etc.

Access to Community Plats &
Surveys

Improve Planning & Decision
Making

Enhance Efficiency for Field
Operations

Accurate Cost Estimate for
Labor & Materials

Access to Construction
Documents

Access to Report & Permitting
Files

Visualize Future Development &
Improvements for Community

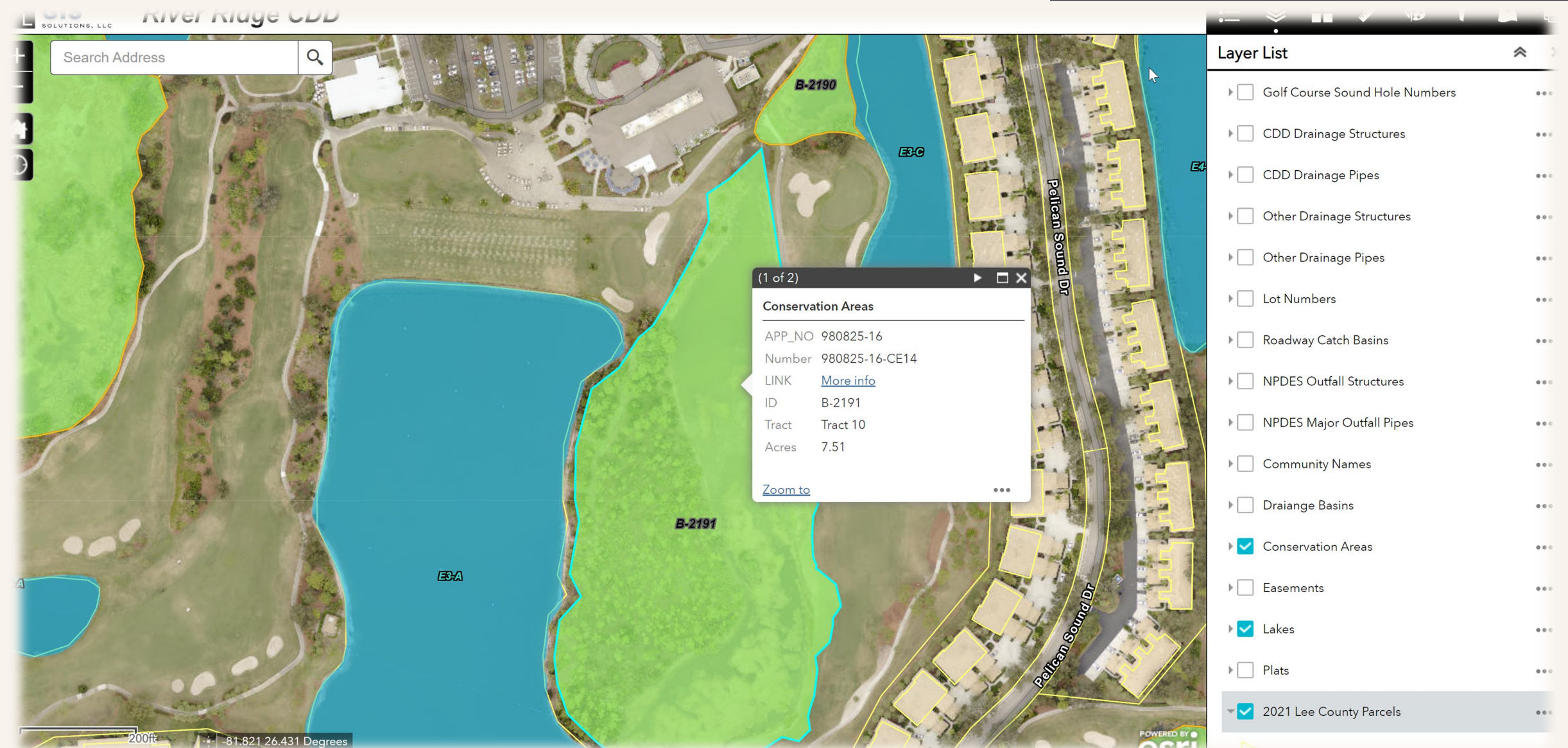
PARCEL INFORMATION & PRESERVES

Conservation

- Monitoring Events
- Plantings
- Permit Information & Records
- Acreage

Parcel Information – Identify & Log

- Owner's Name & Address
- Site address
- Approx. Limits of Property Owner Lines
- Access Property Appraiser's Web Site



LAKES/PONDS & ROADS

- Size and Location
- Maintained Date
- Ownership (Private or CDD Owned)
- Cost per Square Ft / Yard



Lakes/Ponds

- Size and Location
- Pond Maintenance
- Aeration & Fountain Locations
- Bathymetric Data and Reports

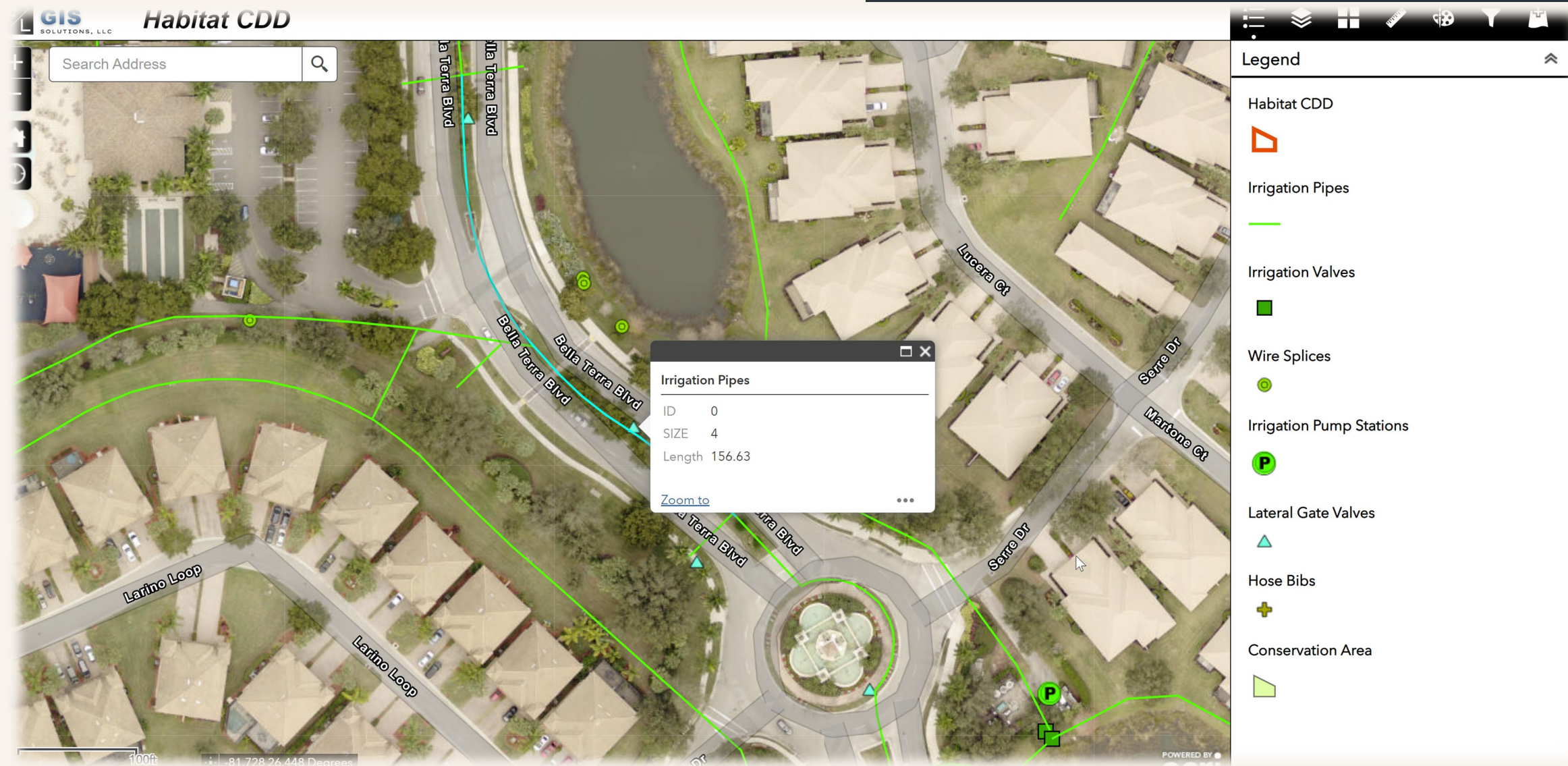
LANDSCAPE & IRRIGATION

Irrigation Track & Log

- Size and Location
- Maintained Date
- Ownership (Private or CDD Owned)
- Cost per Square Foot / Yard

Landscape – Track & Log

- Size and Location
- Landscape Beds
- Sod Areas
- Maintenance
- Water Schedules
- Landscape Plans
- Tree Species





Drainage Pipes & Structures— Track & Log

- Pipe Size and Location
- Structure Locations
- Type
- ID Number
- Maintenance & Inspection Schedules
- Photos
- Reports

DRAINAGE & EASEMENTS

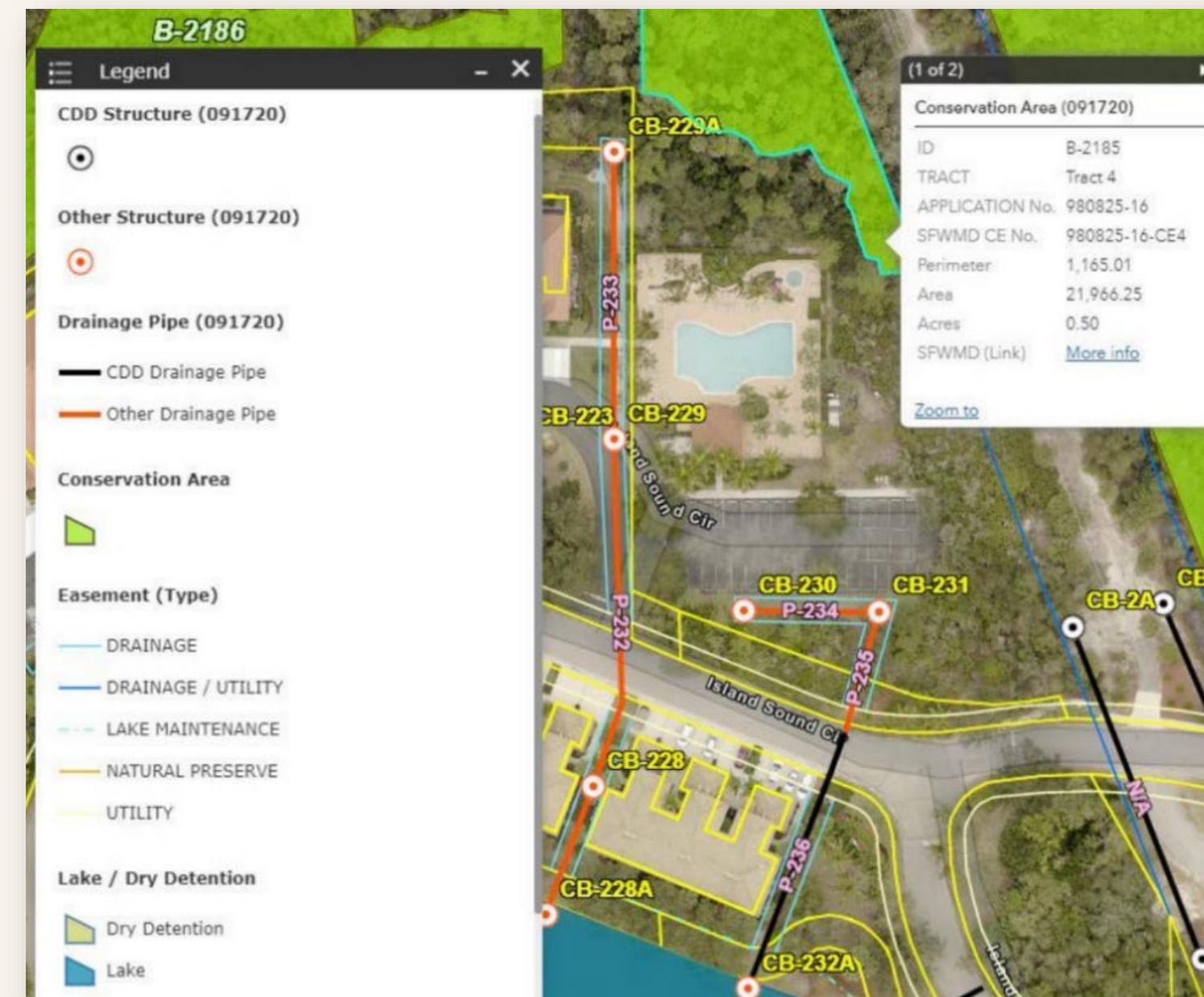
Plats

Agenda Page 81

&

Easements

- Size and Location
- Type
- Documentation



STREET SIGNS & STREETLIGHTS

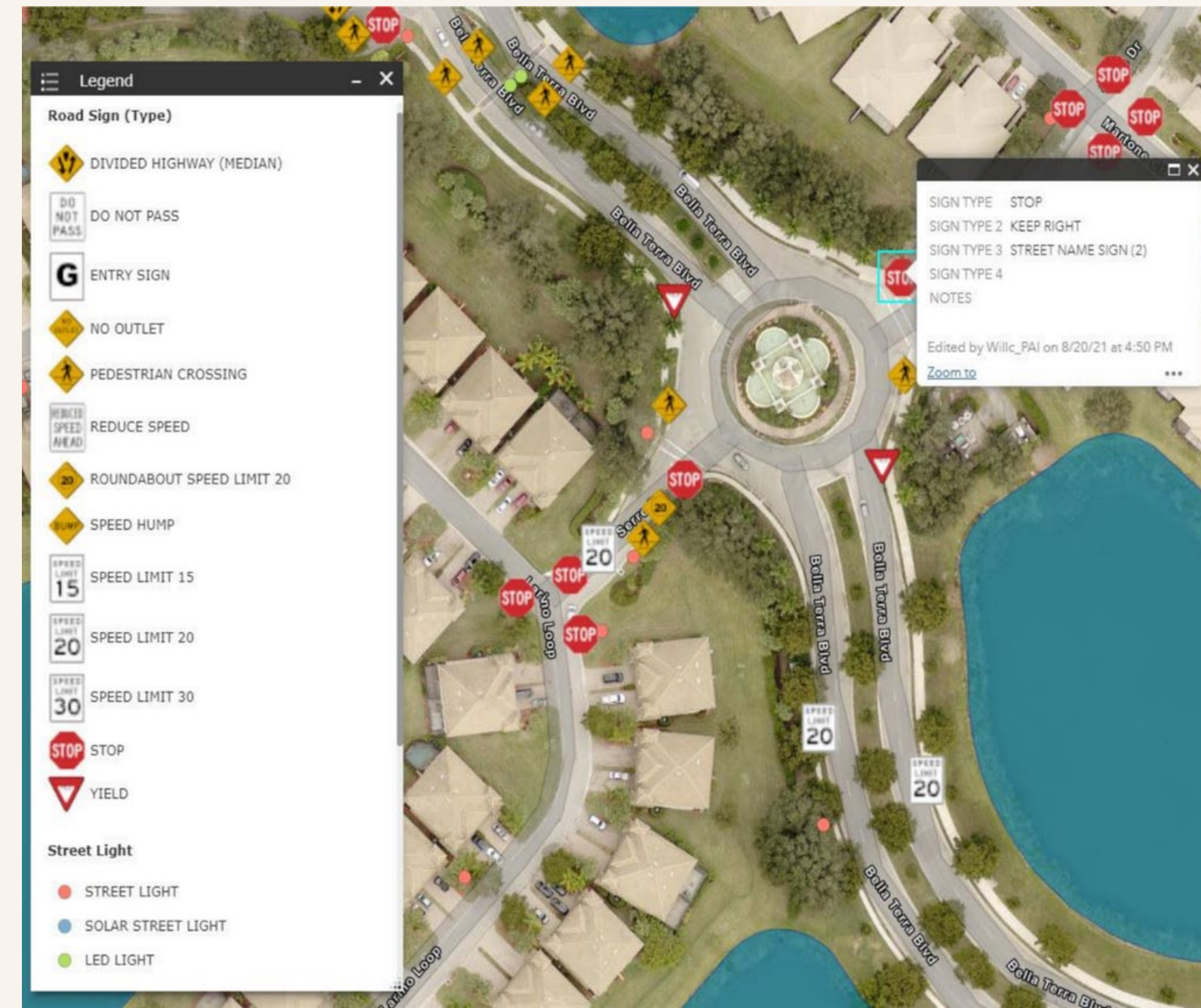


Street Signs— Identify & Log

- Location
- Type
- Count
- Maintenance & Inspection Schedules
- Photos

Streetlights

- Location
- ID
- Type
- Count
- Maintenance & Inspection Schedules
- Photos



UTILITIES

- Location
- ID & Type
- Maintenance & Inspection Schedules
- Photos
- Equipment

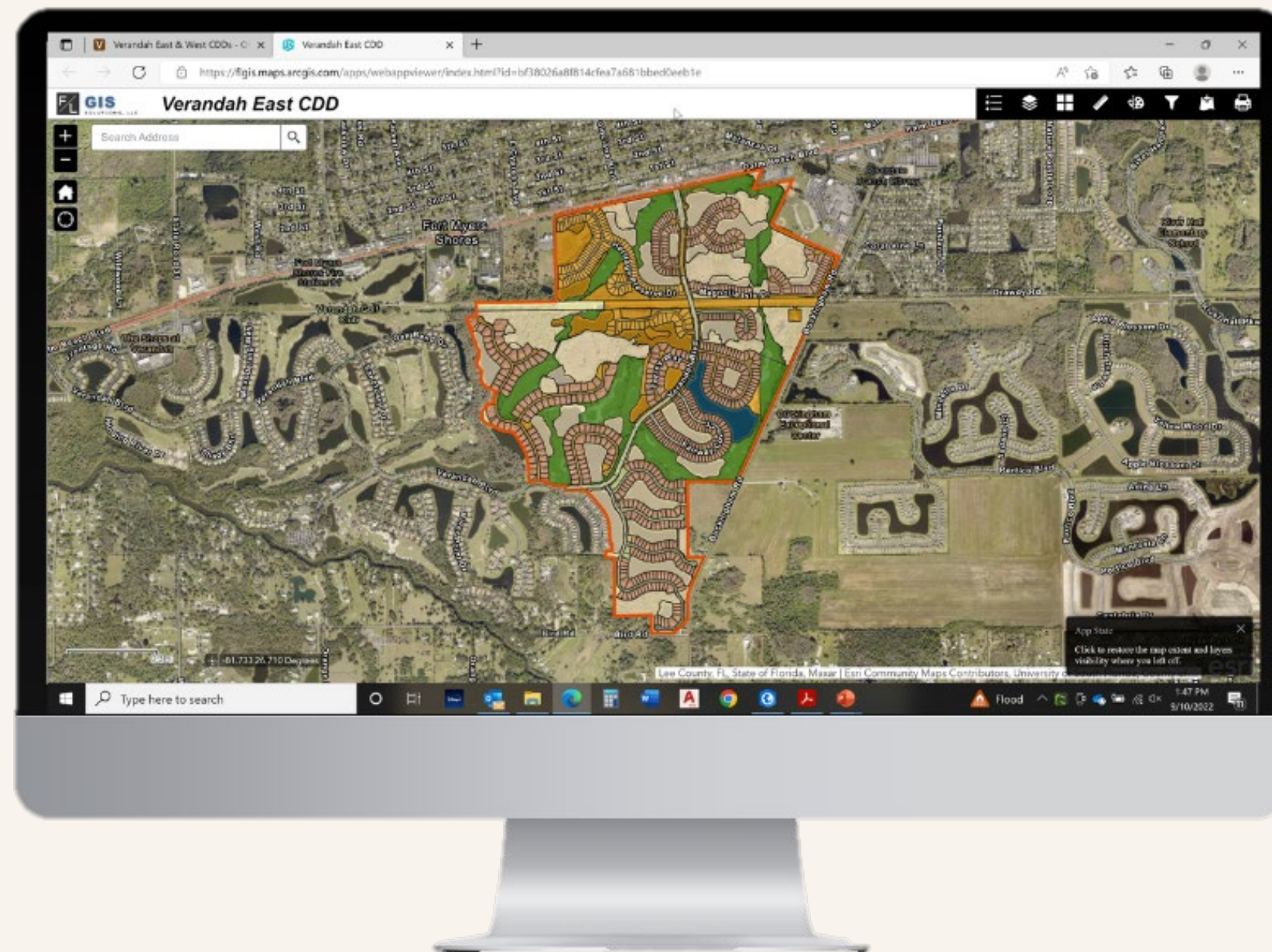
Water and Sewer— Identify & Track

- Location
- Type
- Count
- Maintenance & Inspection Schedules
- Photos
- Equipment



GIS WEB SYSTEM

- Timely Access to Your Data
- (24 Hour/7 Days a Week)
- User-Friendly
- Low Cost (No Major Expense on Software or Equipment)
- Mobile Ready
- Custom to Your Community



FL GIS Solutions - Experience

- Arborwood CDD
- The Brooks CDD
- Bayside/Bay Creek CDD
- Fiddlers Creek CDD
- Fiddlers Creek CDD II
- Pelican Preserve
- River Ridge CDD
- Mediterra CDD
- River Hall CDD
- Habitat CDD
- Parklands Lee CDD
- Parklands West CDD
- Lely Resort CDD
- Spring Lake Improvement District
- Latitude Margaritaville – Daytona
- Gateway Services CDD
- Port of the Islands CID
- Verandah East CDD
- Verandah West CDD
- West Port CDD
- Winding Cypress CDD



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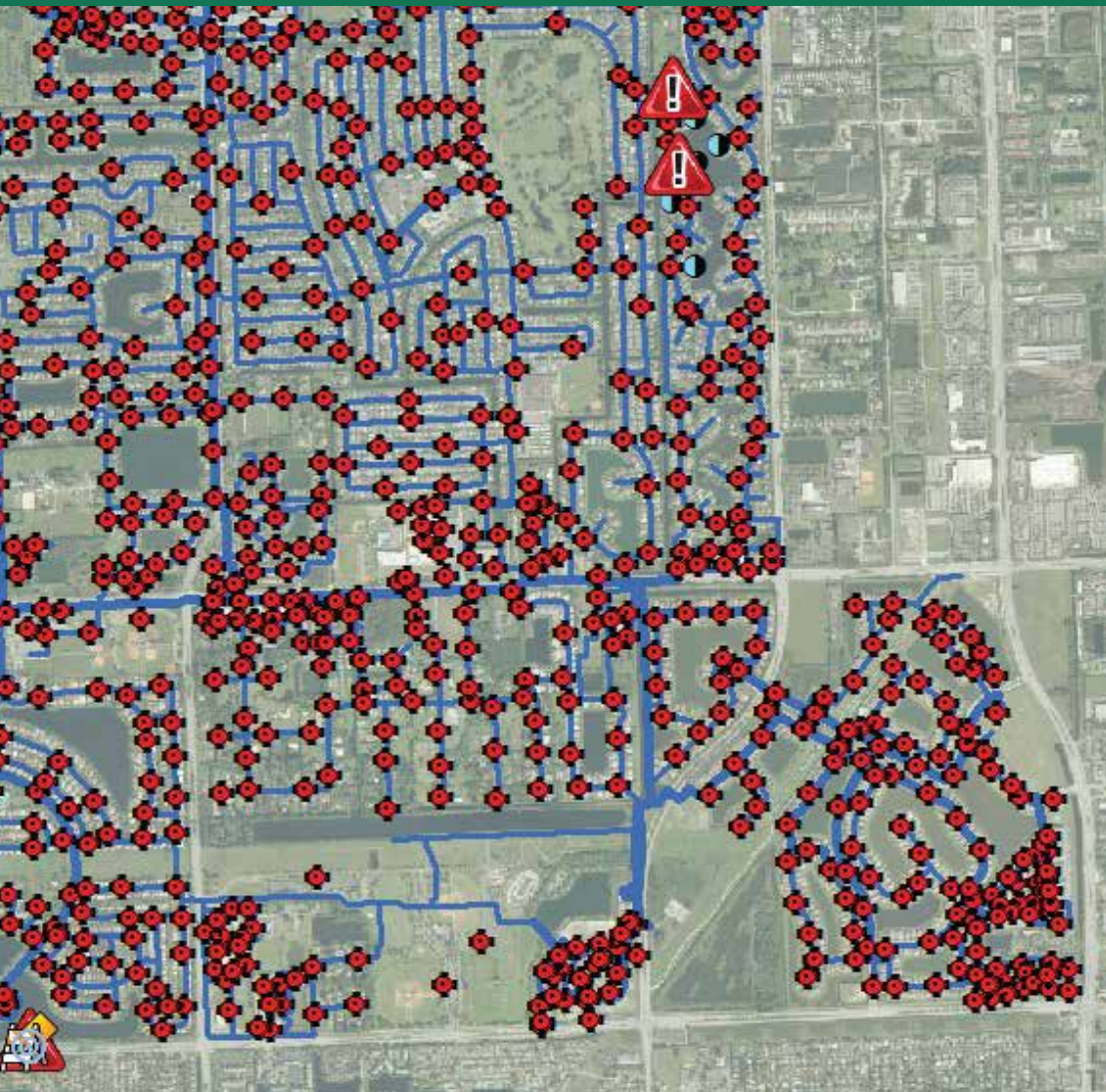
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BENEFITS OF APPLIED GIS

A geographic information system (GIS) is a framework to organize, communicate, and understand the science of our world. Rooted in the science of geography, GIS integrates many types of data.



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Process of GIS

Creating a robust GIS platform allows for improved Program Management. The elements include:

- Data Development and Updates
- Operations and Maintenance / Asset Management
- Master Planning / Modeling / Studies
- CIP Development
- Design / Permitting
- Construction
- Repeat

The following graphic shows the GIS data as central to the management workflow.

Data Development

All GIS starts with data, which is the basis of all operations. Whatever condition or format the data currently resides, FTC can migrate into a standard GIS platform as a basis for data creation and maintenance. The data must be accurate enough for field teams to use it, and the teams must know how to correct it when they find issues. FTC has extensive experience developing data systems based on:

- ESRI Geodatabases for Water / Sewer / Stormwater
- Custom Geodatabases for Vacuum / Electrical Solid Waste / Plants





Data Collection and Correction

It is possible to get information from a combination of data sources. The approach is much less expensive than mobilizing to the field.

The process starts with all available data being loaded into GIS. That means that all data is in a central location where everyone has access. If an error is found, it is updated in GIS and corrected. Data sources include:

- Existing Digital data
- As-Builts
- Wall Maps
- Staff knowledge of the system



Corrections can be made to the data based on high resolution aeriels. When there are still questions remaining which need field clarification, field teams will be mobilized to collect data directly from the field. FTC will create up inspection tools using ArcGIS Online that field staff can operate from mobile devices. This is a very efficient quality assurance tool. All corrections are used to automatically update the GIS base data. The data is never lost in notebooks or stuck in peoples' heads.

The data can be used to coordinate between departments, permit agencies, consultants, and contractors. Having reliable data saves money in design and construction. Better data reduces risk and promotes organized communications. With lower risk, contractors will provide better pricing knowing there is less chance of unexpected changes.

Operations and Maintenance

FTC has effectively implemented GIS tools to support field operations.

- Applications
- Asset Management

Field teams can access data and information from mobile devices, saving time, money and increasing efficiency. Since the field staff are so critical to operations, FTC focuses most of our time developing the capacity and capability of these teams. The applications developed are specific to each client, and too numerous to mention. Some examples include:

- Map inventory and red-lining corrections
- As Built access from mobile devices
- Water System Operations Tracking
 - o Valve Turning
 - o Hydrant Maintenance
 - o Meter replacement
 - o Water quality testing
 - o Breaks and Outage Management

- Sanitary System
 - o Lift Station Condition Assessment
 - o Gravity Main Lining
 - o Blockages and Overflows
- Stormwater System
 - o Flood areas mapping
 - o 3-D Surface modeling
 - o NPDES tracking
- Public Works
 - o Asphalt condition and overlay analysis
 - o Sidewalk planning and maintenance
 - o ADA management
- Facilities
 - o Treatment Plant Mapping
- Public Facing Applications
 - o Parks
 - o Community Rating System

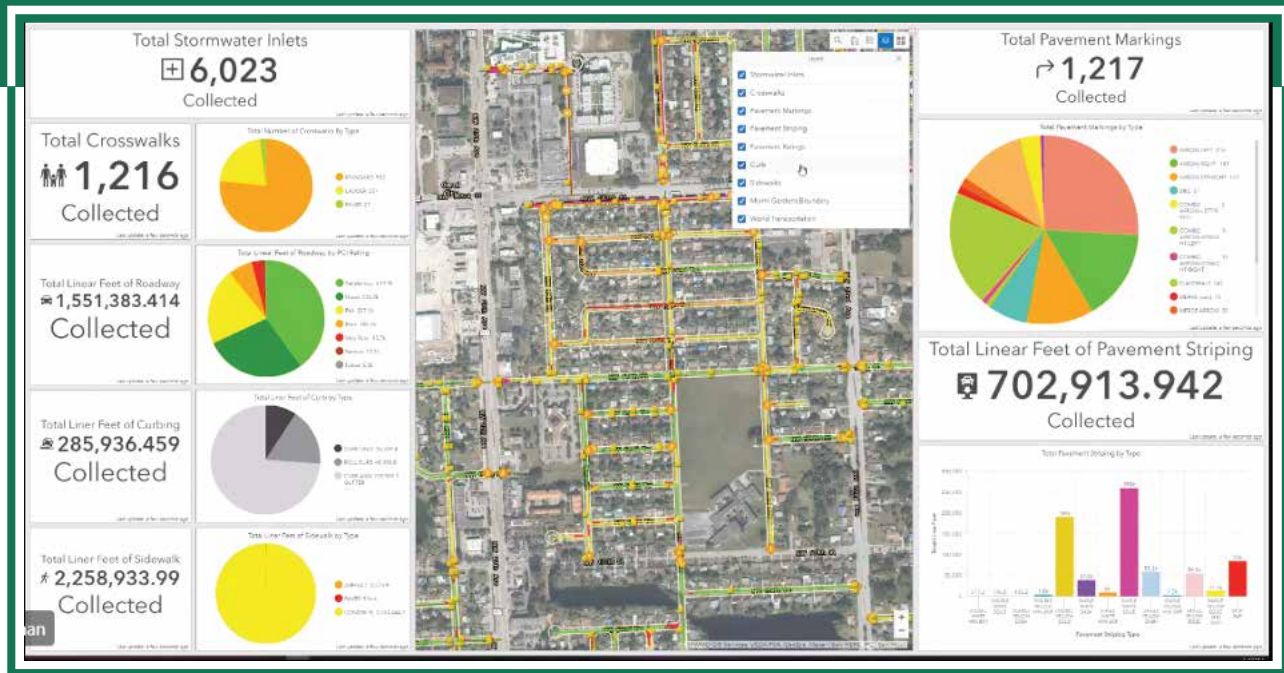
Master Planning / Modeling / Analysis

GIS data is becoming, if not already the standard platform for managing data and performing studies. FTC is proficient at GIS based modeling software for water, sewer, and stormwater. Additional system analysis is available using ESRI built in tools:

- Water / Sewer / Stormwater Modeling
- Heat Mapping Analysis – tracking breaks

When different tools are assembled in a common platform, the combination of tools enables a program management capability. Dashboards are very effective at tracking programs and project status. They provide real time information from whatever system they are built for. Managers can review system analytics and intuitively gather information about a system and use the results for reports or permits. If more information is needed, the data and dashboards can be tweaked to provide the data. At this stage it is particularly important that field teams are trained and operational, as they collect most of the data.





CIP Development

The result of data analysis and studies are recommendations for system improvements. GIS can be applied to:

- Identify problem areas
- Map the location
- Perform Site Research with Field Staff
- Develop Capital Improvement Projects
- Track progress of CIPs
- Provide CIP total budgets to management through dashboards



The benefit of a GIS based CIP Platform over a paper report is that the GIS Platform can be updated:

- As projects progress
- When new issues are identified

"We offer unique skills and methodology that has benefited many local clients."

Engineering Design

Having good data is crucial for Engineering Design. Having data in GIS is even better. It allows consultants to collaborate with management and make better decisions. The status of engineering projects can be included in the CIP tracking platform. Information from preliminary designs, surveys, and test holes can be brought into GIS to improve the base data. An integrated approach avoids duplication of effort, ensures that data changes are not lost in the plans, and the data is set up for GIS migration at the end of construction. FTC has been using a GIS based design approach for 20 years. Applying GIS facilitates all components of the design cycle, including:

- Site Investigation
- Report Preparation
- Project Planning
- Design and Preparation of plans, specifications and contract documents
- Permit preparation and review
- Preparation of schedules
- Bid award and evaluations



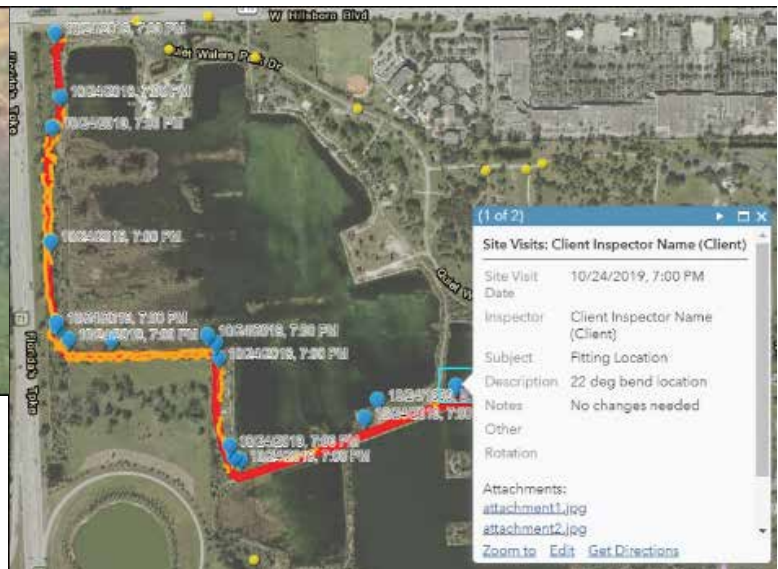
Construction Inspection Services

FTC knows that for a construction project to be successful, the CEI Engineer needs to understand the 3 elements:

- The project: needs to achieve goals and be of high quality
- The client: wants a smooth process with few resident issues
- The contractor: wants to complete the project and leave with a profit

Effective communication is critical to all elements. Inspection services can play a key role in the overall success of the project, as it sits in the front lines between the City and the residents. Resident participation starts at the 30% design stage. Once construction starts, keeping residents informed of disruptions and stopping calls to city officials can ensure success. FTC uses GIS to facilitate communication between all parties. In order to understand the project, FTC will:

- Review construction permits needed for a project
- Inspect City's underground utilities including water, wastewater and stormwater systems
- Perform extensive pre-construction site reviews with documentation using mobile GIS
- Inspect roadway construction projects
- Inspect building structures
- Construction sites erosion and sedimentation control inspection
- Prepare inspection reports and dailies
- Read, witness and interpret test results



During construction FTC will communicate with the client and residents by:

- Initial and periodic construction meetings with residents
- Providing FTC contacts to residents to take calls
- Creating phasing plans and road closure maps for residents, fire, police, busses, trash, etc.
- Update progress plans in a mobile platform
- Respond to resident issues

To facilitate contractor progress, FTC will:

- Review shop drawings
- Set up communication protocol
- Understand the project and site conditions
- Continually monitor field conditions in advance of the contractor to spot issues
- Reply to RFIs immediately
- Work with surveyor to track progress
- Provide accurate quantities
- Close out project quickly and effectively

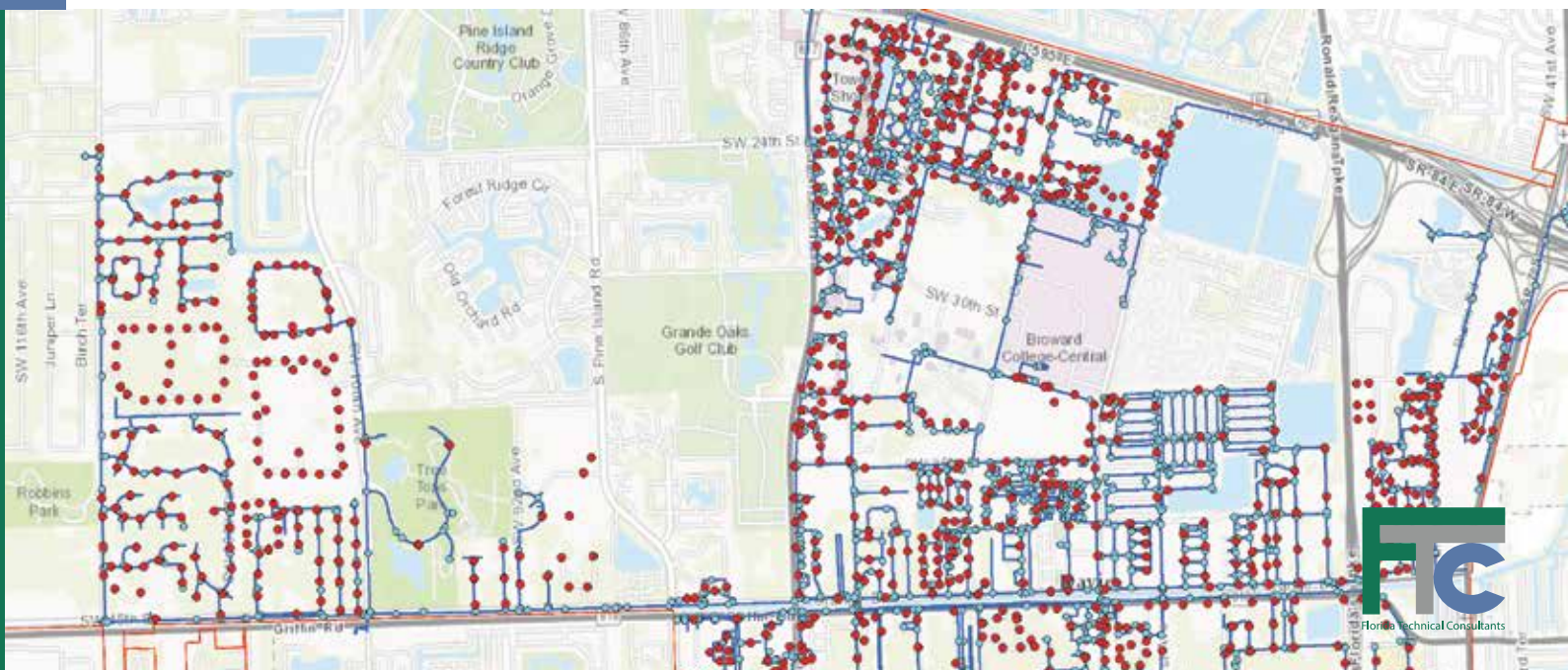
FTC has completed very large, complicated projects with great success using GIS to facilitate installation progress and disseminating information to key stakeholders.

Site Plan Review

James Barton spent many years as a plan reviewer for several municipalities including Fort Lauderdale, Lauderdale by the Sea and Coral Springs. GIS greatly facilitates the review process. All relevant data is loaded into a review map which includes:

- Streets and Addresses
- Land Use / Zoning
- Infrastructure, water / sewer / stormwater
- Jurisdiction boundaries
- Flood Zones
- Topography (Lidar)

During the review process the map can be used to extract relevant information required for review. Distances to facilities are can measured. The maps are available during the review meetings where detailed information can be reviewed including conflicts and potential connection locations.





Revenue Generation

Using GIS allows for financial data to be reviewed against parcels, aeri-als and land use maps. Together these data sets allow for financial information to be reviewed. FTC has found several hundred thousand dollars of lost revenue by applying GIS to different clients.

If records aren't updated, billing isn't revised, and money is lost. The main areas of revenue validation include:

- Stormwater Utility Fees
- Tracking meter readings
- Florida Department of Revenue

Benefits of FTC Approach

FTC has the strongest capability of implementing GIS in engineering related departments because:

- Focus – We focus on providing these services independent of design:
- Understanding – We are engineers who have designed and built engineering projects, so we know the people, data and issues
- Training – FTC works better when staff have GIS capability, reducing project costs and increasing the value of the system



Florida Technical Consultants