

RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT
APRIL 18, 2023

RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

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

District Staff

Justin Fairecloth, District Manager
Scott Rudacille, District Attorney

Regular Meeting Agenda Tuesday, April 18, 2023 at 2:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of the April 18, 2023 Agenda**
3. **Audience Comments on Agenda Items**
4. **Approval of Consent Agenda**
 - A. Approval of the Minutes of March 21, 2023 Meeting
 - B. Acceptance of the Financial Report and Check Register as of March 2023
5. **On-Site Manager's Report**
 - A. Welch Tennis Courts Proposal
6. **Monthly Client Report**
7. **Safety and Access Control Supervisor Report**
8. **District Manager's Report**
 - A. Follow Up Items
 - B. Discussion of Preliminary Fiscal Year 2024 Budget
9. **Attorney's Report**
10. **Old Business**
11. **New Business**
12. **Other Committee Reports**
 - A. Beach Club Committee: Mr. Spillane
 - B. Campus Committee: Ms. Syrek
 - C. Dog Park Committee: Dr. McKee
 - D. Environmental Committee: Mr. Myhrberg
 - E. Finance Committee: Ms. Syrek
 - F. RV Park Committee Report: Mr. Myhrberg
 - G. Safety & Access Control Committee: Dr. McKee
 - H. Sewer Committee: Mr. Gipp
 - I. Strategic Planning Committee: Mr. Myhrberg

District Office:

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

Meeting Location:

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

J. Water/Utility Committee: Mr. Spillane

13. Supervisor Comments

14. Audience Comments

15. Adjournment

The next scheduled meeting is scheduled to be held Tuesday, May 16, 2023 at 2:00 p.m.

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

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

Fourth Order of Business

4A

**MINUTES OF MEETING
RIVERWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverwood Community Development District was held on Tuesday, March 21, 2023 at 2:00 p.m. at the Riverwood Activity Center, located at 4250 Riverwood Drive, Port Charlotte, Florida.

Present and constituting a quorum were:

- | | |
|-------------------|-------------------------------|
| Michael Spillane | Chairman |
| Donald Myhrberg | Vice Chairman |
| Dolly Syrek | Treasurer/Assistant Secretary |
| Dr. Cameron McKee | Assistant Secretary |
| Gregg Gipp | Assistant Secretary |

Also present were:

- | | |
|-----------------------|------------------|
| Justin Faircloth | District Manager |
| Scott Rudacille | District Counsel |
| John Mercer | On-Site Manager |
| Ron Lesinski | Riverwood CDD |
| Members of the Public | |

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 March 21, 2023 Agenda

- Mr. Faircloth noted the need to add 4c-Salary Increases to the Agenda.

On MOTION by Ms. Syrek seconded by Dr. McKee with all in favor, the March 21, 2023 Agenda along with the addition of item 4c was approved as amended.

36 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

- 37 • Residents commented on the proposal for landscape and irrigation items.

38
39 **FOURTH ORDER OF BUSINESS** **Approval of Consent Agenda**

40 **A. Approval of the Minutes of February 21, 2023 Meeting and the Minutes of the**
41 **February 28, 2023 Continued Meeting**

42 **B. Acceptance of the Financial Report and Check Registers as of February 2023**

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44

On MOTION by Ms. Syrek, seconded by Dr. Mckee with all in favor 45 the Consent Agenda was approved as presented.

46
47 **FIFTH ORDER OF BUSINESS** **On Site Manager’s Report**

- 48 • Mr. Mercer presented his report.
- 49 • Mr. Mercer noted the cost for the pool cabana design is \$850. Ms. Syrek noted the cabana
50 is a hazard and needs to be demolished.

51 **A. Pool Trooper’s Contract Discussion**

- 52 • Mr. Mercer noted the pool contract has been changed, Pool Troopers have been awarded
53 that contract at a cost of \$3,128 per month.

54 **B. New Hire Thomas Lewis**

- 55 • Mr. Mercer noted Mr. Lewis would like the same rate as the pool contractor.

56 **C. Tennis Lighting Proposals**

- 57 **i. Synergy Electric**
- 58 **ii. Florida Lighting Maintenance**

59

On MOTION by Ms. Syrek, seconded by Mr. Myhrberg with all in 60 favor the tennis lighting proposal from Synergy Electric NTE 61 \$31,500 was approved.
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62
63 Mr. Mercer continued to discuss items from his report.

- 64 • Mr. Mercer provided an update on the Welch Courts resurfacing.

65

On MOTION by Mr. Myhrberg, seconded by Mr. Gipp with all in favor 66 award of contract to Welch Tennis Courts for \$74,300 plus six nets at 67 \$220 each and six sets of posts at \$850 each was approved.

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On MOTION by Mr. Myhrberg, seconded by Dr. Mckee with all in favor 70 the renewal of the flood insurance policy was approved.
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On MOTION by Ms. Syrek, seconded by Mr. Gipp with all in favor the 73 pickleball court proposal by in the amount of \$27,510 with a deposit of 74 one-third the total amount to begin work after the rainy season was 75 approved.

March 21, 2023

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SIXTH ORDER OF BUSINESS **Monthly Client Report**

- Mr. Lesinski reviewed the report with the Board.

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

- Mr. Mercer reviewed safety and access items with the Board.

EIGHTH ORDER OF BUSINESS **District Manager’s Report**

A. Follow Up Items

- Mr. Faircloth provided an update on Florida GIS; they are developing data and should have something for the Board to review next month.

NINTH ORDER OF BUSINESS **Attorney’s Report**

- Mr. Rudacille noted a lawsuit has been filed against Evatech, and he will provide updates when a response is received.

TENTH ORDER OF BUSINESS **Old Business**

A. RCDD/RCA Activity Center Agreement

- Mr. Spillane noted the Activity Center Agreement has been completed.

On MOTION by Ms. Syrek, seconded by Mr. Myrhberg with all in favor the RCDD/RCA Activity Center Agreement as prepared by Mr. Rudacille was approved.

B. Activity Center Maintenance Vendor Contracts Discussion

- Discussion ensued regarding the vendor contracts.
- Mr. Gipp noted that a carpenter will be needed for office space construction.

ELEVENTH ORDER OF BUSINESS **New Business**

A. Consideration of Resolution 2023-02, Setting a Public Hearing for Rule Changes

- Ms. Syrek noted two additional rules for the Public Hearing.

On MOTION by Mr. Myrhberg, seconded by Ms. Syrek with all in favor Resolution 2023-02, to Designate Date, Time and Location of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Uniform Rules of Procedure for the District was adopted.

TWELFTH ORDER OF BUSINESS **Other Committee Reports**

A. Beach Club Committee: Mr. Spillane

- Mr. Spillane provided an update.

B. Campus Committee: Ms. Syrek

March 21, 2023

- 115 • Ms. Syrek provided an update.

116 **C. Dog Park Committee: Dr. McKee**

- 117 • Dr. McKee provided an update.

118 **D. Environmental Committee: Mr. Myhrberg**

- 119 • Mr. Myhrberg provided an update.

120 **i. Appointment of Catherine Baxter**

121 On MOTION by Mr. Myhrberg, seconded by Dr. McKee with all in favor
122 Ms. Catherine Baxter was re-appointed to the Environmental Committee.

123

124 **E. Finance Committee: Ms. Syrek**

- 125 • Ms. Syrek provided an update.

126 **i. Audit Committee Selection Process**

127 **a. Establishment of RFP Evaluation Criteria**

128 **b. Authorization to Proceed with RFP**

129 These items were not addressed.

130

131 **F. RV Park Committee Report: Mr. Myhrberg**

- 132 • Mr. Myhrberg provided an update.

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

- 134 • Dr. McKee presented an update.

- 135 • Board Consensus to appoint Ms. Joan Patterson as chair.

- 136 • The Golf Club agreed to send daily Tee Sheets to the gate house.

137 On MOTION by Dr. McKee, seconded by Mr. Myhrberg with all in favor
138 the ID scanners quoted by TEM for \$2,340 were approved

139

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

- 141 • Mr. Gipp provided an update.

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

- 143 • Mr. Myhrberg provided an update.

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

- 145 • None.

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147 **THIRTEENTH ORDER OF BUSINESS**

Supervisor Comments

- 148 • None.

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150 **FOURTEENTH ORDER OF BUSINESS**

Audience Comments

- 151 • Resident comments were received regarding the fitness machines, the gatehouse and visitor
152 rule change.

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154 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Ms. Syrek, seconded by Mr. Myhrberg, with all in favor, the meeting was adjourned.

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Michael Spillane
Chairman

4B

Riverwood Community Development District

Financial Statements

(unaudited)

March 31, 2023

Prepared by



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Riverwood Community Development District

Financial Statements

Balance Sheet
March 31, 2023

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Assets										
Current Assets										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,278,509	\$ 2,278,509
Equity in Pooled Cash	1,091,146	2,156,018	174,302	79,352	-	-	556,899	1,926,998	(5,984,715)	-
Accounts Receivable	-	-	-	-	-	-	257,893	-	-	257,893
Accounts Receivable > 120	-	-	-	-	-	-	96	-	-	96
FEMA Receivable	233,358	-	9,200	-	-	-	29,885	-	-	272,443
Loan Due from Beach Fund	165,492	-	-	-	-	-	-	-	-	165,492
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	3,706,206	3,706,206
Reserve Fund	-	-	-	-	-	131,302	-	-	-	131,302
Revenue Fund	-	-	-	-	-	853,561	-	-	-	853,561
Prepaid Items	2,588	-	857	-	-	-	2,734	-	-	6,179
Deposits	12,378	-	-	-	-	-	-	-	-	12,378
Total Current Assets	1,504,962	2,156,018	184,359	79,352	-	984,863	847,507	1,926,998	-	7,684,059
Noncurrent Assets										
Fixed Assets										
Land	-	-	-	-	-	-	343,998	-	-	343,998
Buildings	-	-	-	-	-	-	1,413,584	-	-	1,413,584
Accum Depr - Buildings	-	-	-	-	-	-	(829,875)	-	-	(829,875)
Infrastructure	-	-	-	-	-	-	10,649,119	-	-	10,649,119
Accum Depr - Infrastructure	-	-	-	-	-	-	(4,210,623)	-	-	(4,210,623)
Equipment and Furniture	-	-	-	-	-	-	37,977	-	-	37,977
Accum Depr - Equip/Furniture	-	-	-	-	-	-	(12,203)	-	-	(12,203)
Total Noncurrent Assets	-	-	-	-	-	-	7,391,977	-	-	7,391,977
Total Assets	\$ 1,504,962	\$ 2,156,018	\$ 184,359	\$ 79,352	\$ -	\$ 984,863	\$ 8,239,484	\$ 1,926,998	\$ -	\$ 15,076,036

Riverwood Community Development District

Financial Statements

Balance Sheet
March 31, 2023

Account Description	General Fund	General Fund - Reserves	Beach Club Fund (Operations)	Beach Club Fund (Reserve)	Beach Club Fund (Loan)	Debt Service Fund (Valley National)	Enterprise Fund	Enterprise Fund - Reserves	Pooled Cash Fund	Total
Liabilities										
Current Liabilities										
Accounts Payable	\$ 29,433	\$ -	\$ 130	\$ -	\$ -	\$ -	\$ 3,926	\$ -	\$ -	\$ 33,489
Accrued Expenses	5,550	-	-	-	-	-	82,166	-	-	87,716
Sales Tax Payable	3	29	24	-	-	-	-	-	-	56
Deposits	-	-	-	-	-	-	202,422	-	-	202,422
Loan Due to General Fund	-	-	-	-	165,492	-	-	-	-	165,492
Total Current Liabilities	34,986	29	154	-	165,492	-	288,514	-	-	489,175
Total Liabilities	34,986	29	154	-	165,492	-	288,514	-	-	489,175
Fund Balances / Net Position										
Nonspendable:										
Prepaid Items	2,588	-	-	-	-	-	-	-	-	2,588
Restricted for:										
Debt Service	-	-	-	-	-	984,863	-	-	-	984,863
Assigned to:										
Operating Reserves	350,000	-	-	-	-	-	-	-	-	350,000
Reserves - Activity Center	-	578,337	-	-	-	-	-	-	-	578,337
Reserves - Settlement	-	231,899	-	-	-	-	-	-	-	231,899
Environmental Services	-	419,660	-	-	-	-	-	-	-	419,660
Reserves - Roadways	-	796,613	-	-	-	-	-	-	-	796,613
Reserves - RV Park	-	129,480	-	-	-	-	-	-	-	129,480
Reserves - Beach Club	-	-	-	79,352	-	-	-	-	-	158,704
Unassigned:	1,117,388	-	184,205	-	(165,492)	-	-	-	-	1,136,101
Net Investment in capital assets	-	-	-	-	-	-	7,391,976	-	-	7,391,976
Reserves - Emergency	-	-	-	-	-	-	-	240,667	-	240,667
Reserves - Sewer System	-	-	-	-	-	-	-	1,360,697	-	1,360,697
Reserves - Water System	-	-	-	-	-	-	-	132,340	-	132,340
Reserves - Irrigation System	-	-	-	-	-	-	-	193,294	-	193,294
Unrestricted/Unreserved	-	-	-	-	-	-	558,994	-	-	558,994
Total Fund Balances / Net Position	1,469,976	2,155,989	184,205	79,352	(165,492)	984,863	7,950,970	1,926,998	-	14,507,509
Total Liabilities & Fund Balances / Net Position	\$ 1,504,962	\$ 2,156,018	\$ 184,359	\$ 79,352	\$ -	\$ 984,863	\$ 8,239,484	\$ 1,926,998	\$ -	\$ 15,076,036

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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	\$ 16,350	\$ 17,800	\$ (1,450)	\$ 1,270,215	\$ 1,287,499	\$ (17,284)	-1.3%	\$ 1,354,155
Special Assmnts- Discounts	(160)	(718)	558	(44,933)	(51,964)	7,031	-13.5%	(54,654)
Non-Resident Members	-	833	(833)	5,350	4,998	352	7.0%	10,000
Other Miscellaneous Revenues	50	42	8	3,882	252	3,630	1440.5%	500
Interest - Investments	3,671	141	3,530	16,608	846	15,762	1863.2%	1,693
Total Revenue / Other Sources	19,911	18,098	1,813	1,251,122	1,241,631	9,491	0.8%	1,311,694

Expenditures

Administration

P/R-Board of Supervisors	506	225	(281)	1,806	1,350	(456)	-33.8%	2,696
Payroll-Salaries	2,503	1,644	(859)	10,633	9,864	(769)	-7.8%	19,724
ProfServ-Engineering	-	542	542	-	3,252	3,252	n/a	6,500
ProfServ-Mgmt Consulting	6,703	6,703	(0)	40,261	40,218	(43)	-0.1%	80,437
ProfServ-Legal Services	6,990	2,917	(4,073)	21,005	17,502	(3,503)	-20.0%	35,000
ProfServ-Trustee Fees	-	-	-	-	3,717	3,717	n/a	3,717
Auditing Services	1,400	-	(1,400)	2,500	1,800	(700)	-38.9%	3,600
Communications-Other	421	250	(171)	2,674	1,500	(1,174)	-78.3%	3,000
Insurance	672	-	(672)	23,284	20,712	(2,572)	-12.4%	20,712
Misc-Non Ad Valorem Taxes	17	208	191	17	1,248	1,231	98.6%	2,500
Misc-Assessment Collection Cost	324	342	18	24,506	24,721	215	0.9%	26,000
Website Hosting/Email services	-	275	275	1,946	1,650	(296)	-17.9%	3,300
Janitorial /Office supplies	-	167	167	-	1,002	1,002	n/a	2,000
Office Expense	138	1,000	862	2,674	6,000	3,326	55.4%	12,000
Misc-Credit Card Fees	-	103	103	221	618	397	64.2%	1,232
Total Administration	19,673	14,376	(5,297)	131,527	135,154	3,627	2.7%	222,418

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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-Environmental Services	6,035	3,533	(2,502)	23,970	21,198	(2,772)	-13.1%	42,391
Contracts-Preserve Maintenance	-	2,917	2,917	-	17,502	17,502	n/a	35,000
Contracts-Lakes	1,850	2,017	167	11,100	12,102	1,002	8.3%	24,200
ProfServ-Consultants	651	1,250	599	3,351	7,500	4,149	55.3%	15,000
Electricity - General	(82)	200	282	1,575	1,200	(375)	-31.2%	2,400
Utility - Water & Sewer	46	167	121	687	1,002	315	31.4%	2,000
R&M-Sidewalks	-	833	833	3,360	4,998	1,638	32.8%	10,000
R&M-Storm Drain Cleaning	12,321	1,250	(11,071)	12,321	7,500	(4,821)	-64.3%	15,000
R&M-Preserves	-	5,000	5,000	3,385	30,000	26,615	88.7%	60,000
R&M-Road Scaping	62	833	772	350	4,998	4,648	93.0%	10,000
R&M-Roads,Signage,Striping	-	917	917	-	5,502	5,502	n/a	11,000
R&M-Lakes,Bank Erosion,Planting	-	417	417	-	2,502	2,502	n/a	5,000
Misc-Contingency	-	1,763	1,763	-	10,578	10,578	n/a	21,157
Total Environmental Services	20,883	21,097	214	60,099	126,582	66,483	52.5%	253,148
Activity Center Campus								
P/R-Board of Supervisors	377	167	(210)	1,347	1,002	(345)	-34.4%	2,000
Payroll-Salaries	3,109	2,055	(1,054)	13,561	12,330	(1,231)	-10.0%	24,656
Payroll-Maintenance	2,776	1,449	(1,327)	8,938	8,694	(244)	-2.8%	17,391
Payroll-Gatehouse	31,536	20,467	(11,069)	129,685	122,804	(6,881)	-5.6%	245,609
Electricity - General	-	4,222	4,222	24,884	25,332	448	1.8%	50,666
Utility - Water & Sewer	370	1,333	963	6,054	7,998	1,944	24.3%	16,000
Insurance - Property	1,043	-	(1,043)	36,090	32,100	(3,990)	-12.4%	32,103
R&M-Pools	3,705	667	(3,038)	4,215	4,002	(213)	-5.3%	8,000
R&M-Fitness Equipment	199	417	218	1,568	2,502	934	37.3%	5,000
R&M-Gate	(323)	2,083	2,406	3,455	12,500	9,045	72.4%	25,000
R&M-Gatehouse/Security	7,592	2,083	(5,509)	11,676	12,500	824	6.6%	25,000
Op Supplies - Gatehouse	189	1,250	1,061	1,237	7,500	6,263	83.5%	15,000
R&M-Activity Campus Buildings	11,723	3,333	(8,390)	29,697	19,998	(9,699)	-48.5%	40,000
Misc-Special Projects	-	6,373	6,373	-	38,238	38,238	n/a	76,477
Tools and Equipment	419	1,250	831	3,584	7,500	3,916	52.2%	15,000
Operating Supplies	-	167	167	-	1,002	1,002	n/a	2,000
Misc-Contingency	-	1,520	1,520	-	9,120	9,120	n/a	18,241
Capital Outlay	-	-	-	10,145	-	(10,145)	0.0%	-
Total Activity Center Campus	62,715	48,837	(13,878)	286,137	325,123	38,985	12.0%	618,143
Total Expenditures	103,271	84,310	(18,961)	477,763	586,859	109,095	18.6%	1,093,709

Riverwood Community Development District

Financial Statements

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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 - Activity Center Campus	6,499	6,499	0	38,993	38,994	2	0.0%	77,985
Reserve - Roadways	10,833	10,833	(0)	65,000	64,998	(2)	0.0%	130,000
Reserve - Environmental Services	833	833	(0)	5,000	4,998	(2)	0.0%	10,000
Total Transfers Out	18,165	18,165	(0)	108,992	108,990	(2)	0.0%	217,985
Total Expenditures & Transfers	121,437	102,475	(18,962)	586,756	695,849	109,093	15.7%	1,311,694
Net Surplus (Deficit)	\$ (101,526)	\$ (84,377)	\$ (17,149)	664,367	545,782	118,584		-
Fund balance as of Oct 01, 2022				805,608	805,608	-		805,608
Fund Balance as of Mar 31, 2023				\$ 1,469,974	\$ 1,351,390	\$ 118,584		\$ 805,608

Riverwood Community Development District

Financial Statements

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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	417	4,750	(4,333)	53,923	28,500	25,423	89.2%	57,000
Transfer In - Roadways	10,833	10,833	0	65,000	64,998	2	0.0%	130,000
Transfer In - Environmental Services	833	833	0	5,000	4,998	2	0.0%	10,000
Transfer In - Activity Center Campus	6,499	6,499	(0)	38,993	38,994	(2)	0.0%	77,985
Other Miscellaneous Revenues	1	-	1	48	-	48	n/a	-
Interest - Investments	7,138	-	7,138	36,002	-	36,002	n/a	-
Total Revenue / Other Sources	25,722	22,915	2,807	198,966	137,490	61,476	44.7%	274,985
Expenditures								
Activity Center Campus								
Reserve-Activity Center Campus	-	6,499	6,499	-	38,994	38,994	100.0%	77,985
R&M-Activity Center	-	-	-	9,870	-	(9,870)	n/a	-
R&M-Pools	23,980	-	(23,980)	23,980	-	(23,980)	n/a	-
Total Activity Center Campus	23,980	6,499	(17,481)	33,850	38,994	5,144	13.2%	77,985
Roadways								
Reserve - Roadways	-	10,833	10,833	-	64,998	64,998	100.0%	130,000
Materials & Supplies	-	-	-	41,250	-	(41,250)	n/a	-
Total Roadways	-	10,833	10,833	41,250	64,998	23,748	36.5%	130,000
RV Park								
Reserve - RV Park	-	2,506	2,506	-	15,036	15,036	100.0%	30,070
Payroll- RV Park	1,690	1,000	(690)	6,836	6,000	(836)	-13.9%	12,000
Materials & Supplies	4,728	417	(4,311)	4,728	2,502	(2,226)	-89.0%	5,000
Capital Projects	-	708	708	-	4,248	4,248	100.0%	8,500
Postage and Freight	-	3	3	-	18	18	100.0%	40
Fuel, Gasoline and Oil	-	8	8	-	48	48	100.0%	90
Credit Card Fees	-	108	108	1,230	648	(582)	-89.8%	1,300
Total RV Park	6,418	4,750	(1,668)	12,794	28,500	15,706	55.1%	57,000
Environmental Services								
Reserve - Environmental Services	-	833	833	-	4,998	4,998	100.0%	10,000
Total Environmental Services	-	833	833	-	4,998	4,998	100.0%	10,000
Total Expenditures	30,398	22,915	(7,483)	87,895	137,490	49,595	36.1%	274,985
Net Surplus (Deficit)	\$ (4,677)	\$ -	\$ (4,677)	111,071	-	111,071		-
Fund balance as of Oct 01, 2022				2,044,918	2,044,918	-		2,044,918
Fund Balance as of Mar 31, 2023				\$ 2,155,989	\$ 2,044,918	\$ 111,071		\$ 2,044,918

General Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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.
Environmental Services Reserve	\$407,706	\$5,000	\$6,954	\$0	\$419,660
Activity Center Campus Reserve	\$539,731	\$39,040	\$9,438	\$9,870	\$578,338
Roadways Reserve	\$759,490	\$65,000	\$13,373	\$41,250	\$796,613
Construction Settlement Reserve	\$251,618	\$0	\$4,261	\$23,980	\$231,899
RV Park Reserve	\$86,373	\$53,923	\$1,978	\$12,794	\$129,480
Total	\$2,044,918	\$162,963	\$36,002	\$87,895	\$2,155,989

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, 2023

(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	\$ -	\$ -	\$ -	\$ 161,500	\$ 161,500	\$ -	0.0%	\$ 161,500
Initiation Fees	250	250	-	1,600	1,500	100	6.7%	3,000
Amenities Revenue	99	83	16	594	498	96	19.3%	1,000
Summer Membership	-	625	(625)	-	3,750	(3,750)	-100.0%	7,500
Other Miscellaneous Revenues	0	42	(42)	169	252	(83)	-32.9%	500
Interest - Investments	260	17	243	1,300	102	1,198	1174.4%	200
Total Revenue / Other Sources	609	1,017	(408)	165,163	167,602	(2,439)	-1.5%	173,700

Expenditures

Beach Club Operations

Payroll-Administrative	692	417	(275)	2,836	2,502	(334)	-13.3%	5,000
Payroll-Attendants	7,734	6,195	(1,539)	31,198	37,170	5,972	16.1%	74,339
ProfServ-Mgmt Consulting	429	429	(0)	2,578	2,574	(4)	-0.1%	5,150
Auditing Services	700	-	(700)	1,250	900	(350)	-38.9%	1,800
Contracts-On-Site Maintenance	382	83	(299)	467	498	31	6.2%	1,000
Contracts-Landscape	-	250	250	-	1,500	1,500	100.0%	3,000
Communication - Telephone	221	208	(13)	1,046	1,248	202	16.1%	2,500
Utility - General	97	75	(22)	469	450	(19)	-4.3%	900
Utility - Refuse Removal	73	75	2	439	450	11	2.5%	900
Utility - Water & Sewer	87	150	63	480	900	420	46.7%	1,800
Insurance	568	-	(568)	19,667	17,495	(2,172)	-12.4%	17,495
R&M-Buildings	-	417	417	1,492	2,502	1,010	40.4%	5,000
R&M-Equipment	-	417	417	610	2,502	1,892	75.6%	5,000
Preventative Maint-Security Systems	-	146	146	-	876	876	100.0%	1,750
Misc-Special Projects	-	250	250	-	1,500	1,500	100.0%	3,000
Misc-Web Hosting	-	46	46	-	276	276	100.0%	550
Misc-Taxes	842	-	(842)	842	756	(86)	-11.4%	756
Misc-Contingency	-	260	260	-	1,560	1,560	100.0%	3,116
Credit Card Fees	5	417	412	4,072	2,502	(1,570)	-62.8%	5,000
Office Supplies	-	17	17	-	102	102	100.0%	200
Op Supplies - General	42	83	41	333	498	165	33.2%	1,000
Total Beach Club Operations	11,873	9,935	(1,938)	67,779	78,761	10,982	13.9%	139,256

Riverwood Community Development District

Financial Statements

Beach Club Fund - Operations

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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	23,617
Interest Expense	-	-	-	-	-	-	n/a	827
Total Debt Service	-	-	-	-	-	-	n/a	24,444
Total Expenditures	11,873	9,935	(1,938)	67,779	78,761	10,982	13.9%	163,700
Transfer Out								
Reserve - Beach Club	833	833	(0)	5,000	4,998	(2)	0.0%	10,000
Total Transfer Out	833	833	(0)	5,000	4,998	(2)	0.0%	10,000
Total Expenditures & Transfer	12,707	10,768	(1,939)	72,779	83,759	10,980	13.1%	173,700
Net Surplus (Deficit)	<u>\$ (12,097)</u>	<u>\$ (9,751)</u>	<u>\$ (2,346)</u>	92,384	83,843	8,541		-
Fund balance as of Oct 01, 2022				91,822	91,822	-		91,822
Fund Balance as of Mar 31, 2023				<u>\$ 184,205</u>	<u>\$ 175,665</u>	<u>\$ 8,541</u>		<u>\$ 91,822</u>

Riverwood Community Development District

Financial Statements

Beach Club Fund - Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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	\$ 833	\$ 833	\$ 0	\$ 5,000	\$ 4,998	\$ 2	0.0%	\$ 10,000
Total Revenue / Other Sources	833	833	0	5,000	4,998	2	0.0%	10,000
Expenditures								
Reserve - Beach Club	-	833	833	-	4,998	4,998	100.0%	10,000
Total Expenditures	-	833	833	-	4,998	4,998	0.0%	10,000
Net Surplus (Deficit)	<u>\$ 833</u>	<u>\$ -</u>	<u>\$ 833</u>	5,000	-	5,000		-
Fund balance as of Oct 01, 2022				74,352	74,352	-		74,352
Fund Balance as of Mar 31, 2023				<u>\$ 79,352</u>	<u>\$ 74,352</u>	<u>\$ 5,000</u>		<u>\$ 74,352</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Beach Club Reserve	\$74,353	\$5,000	\$0	\$0	\$79,353
Total	\$74,353	\$5,000	\$0	\$0	\$79,353

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, 2023

(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, 2022				(165,492)	(165,492)	-		(165,492)
Fund Balance as of Mar 31, 2023				<u>\$ (165,492)</u>	<u>\$ (165,492)</u>	<u>\$ -</u>		<u>\$ (165,492)</u>

Riverwood Community Development District

Financial Statements

Series 2018 Debt Service Fund (Valley National Bank)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(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	\$ 8,765	\$ 9,180	\$ (415)	\$ 653,424	\$ 664,034	\$ (10,610)	-1.6%	\$ 698,412
Special Assmnts- Discounts	(86)	(367)	281	(23,548)	(26,561)	3,013	-11.3%	(27,936)
Interest - Investments	2,890	42	2,848	8,934	252	8,682	3445.4%	500
Total Revenue / Other Sources	11,569	8,855	2,714	638,811	637,725	1,086	0.2%	670,976
Expenditures								
Debt Service								
Misc-Assessment Collection Cost	174	184	10	12,598	13,281	683	5.1%	13,968
Principal Debt Retirement	-	-	-	-	-	-	n/a	440,000
Interest Expense	-	-	-	111,934	111,934	(0)	0.0%	223,867
Total Debt Service	174	184	10	124,531	125,215	683	0.5%	677,835
Total Expenditures	174	184	10	124,531	125,215	683	0.5%	677,835
Net Surplus (Deficit)	<u>\$ 11,396</u>	<u>\$ 8,671</u>	<u>\$ 2,725</u>	514,280	512,511	1,769		(6,859)
Fund balance as of Oct 01, 2022				470,583	470,583	-		470,583
Fund Balance as of Mar 31, 2023				<u>\$ 984,863</u>	<u>\$ 983,094</u>	<u>\$ 1,769</u>		<u>\$ 463,724</u>

Enterprise Fund - Breakdown by Utility Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending March 31, 2023

(50% Yr Complete)

Description	Utility Services			Total	Total	Variance	%	Adopted
	Water	Sewer	Irrigation	YTD	YTD			
				Actuals	Budget	Fav (Unfav)	Variance	Budget
Revenue / Other Sources								
Base Charges for Services	\$ 231,697	\$ 655,765	\$ 117,252	\$ 1,004,714	\$ 998,346	\$ 6,368	0.6%	\$ 1,996,700
Usage Charges for Services	125,375	-	-	125,375	104,586	20,789	19.9%	209,170
Standby Fees	-	3,362	-	3,362	3,150	212	6.7%	6,300
Meter Fees	-	-	-	-	498	(498)	-100.0%	1,000
Connection Fees - W/S	-	5,000	-	5,000	-	5,000	0.0%	-
Backflow Fees	64,260	-	-	64,260	15,132	49,128	324.7%	30,259
Other Miscellaneous Revenues	1,051	4,787	-	5,838	5,898	(60)	-1.0%	11,800
Interest - Investments	1,865	3,477	778	6,120	402	5,718	1422.4%	800
Total Revenue / Other Sources	424,248	672,391	118,031	1,214,669	1,128,012	86,657	7.7%	2,256,029
Expenses								
Administration	26,682	88,664	10,597	125,943	143,373	17,430	12.2%	230,906
Utility Services	264,138	312,265	30,245	606,647	820,584	213,937	26.1%	1,641,123
Transfers Out	15,000	155,000	22,000	192,000	192,000	-	0.0%	384,000
Total Expenses	305,819	555,928	62,843	924,590	1,155,957	231,367	20.0%	2,256,029
Net Profit (Loss)	<u>\$ 118,429</u>	<u>\$ 116,462</u>	<u>\$ 55,188</u>	290,079	(27,945)	318,024		-
Net Position as of Oct 01, 2022				7,660,892	7,660,892	-		7,660,892
Net Position as of Mar 31, 2023				<u>\$ 7,950,971</u>	<u>\$ 7,632,947</u>	<u>\$ 318,024</u>		<u>\$ 7,660,892</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, 2023

(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	\$ 38,579	\$ 38,308	\$ 271	\$ 231,697	\$ 229,848	\$ 1,849	0.8%	\$ 459,700
Water-Usage	26,298	17,431	8,867	125,375	104,586	20,789	19.9%	209,170
Backflow Fees	64,260	2,522	61,738	64,260	15,132	49,128	324.7%	30,259
Other Miscellaneous Revenues	22	150	(128)	1,051	900	151	16.8%	1,800
Interest - Investments	650	25	625	1,865	150	1,715	1143.3%	300
Total Revenue / Other Sources	129,809	58,436	71,373	424,248	350,616	73,632	21.0%	701,229
Administration								
P/R-Board of Supervisors	517	229	(288)	1,848	1,374	(474)	-34.5%	2,745
Payroll-Project Manager	2,567	1,667	(900)	11,246	10,002	(1,244)	-12.4%	20,000
ProfServ-Engineering	-	417	417	-	2,502	2,502	100.0%	5,000
ProfServ-Legal Services	-	567	567	410	3,402	2,993	88.0%	6,800
ProfServ-Mgmt Consulting	456	456	(0)	2,740	2,736	(4)	-0.1%	5,474
Auditing Services	1,190	-	(1,190)	2,125	1,530	(595)	-38.9%	3,060
Postage and Freight	-	26	26	-	156	156	100.0%	306
Insurance	240	-	(240)	8,308	7,391	(917)	-12.4%	7,391
Printing and Binding	3	28	25	5	168	163	97.0%	340
Legal Advertising	-	40	40	-	240	240	100.0%	485
Miscellaneous Services	-	79	79	-	474	474	100.0%	949
Office Supplies	-	9	9	-	54	54	100.0%	102
Total Administration	4,972	3,518	(1,454)	26,682	30,029	3,347	11.1%	52,652
Utility Services								
ProfServ-Utility Billing	185	856	671	4,838	5,136	298	5.8%	10,266
Contracts-Other Services	3,887	4,482	595	25,105	26,892	1,787	6.6%	53,783
Utility - Base Rate	12,764	12,764	0	76,581	76,584	3	0.0%	153,162
Utility - Water-Usage	26,746	24,935	(1,811)	157,588	149,610	(7,978)	-5.3%	299,218
Utility-CCU Admin Fee	4	4	(0)	26	24	(2)	-7.2%	50
R&M-General	-	4,625	4,625	-	27,750	27,750	100.0%	55,500
Misc-Licenses & Permits	-	25	25	-	150	150	100.0%	300
Back Flow Preventors	-	2,522	2,522	-	15,132	15,132	100.0%	30,259
Misc-Contingency	-	1,337	1,337	-	8,022	8,022	100.0%	16,039
Total Utility Services	43,585	51,550	7,965	264,138	309,300	45,162	14.6%	618,577
Total Expenses	48,557	55,068	6,511	290,819	339,329	48,510	14.3%	671,229

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, 2023

(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	2,500	2,500	-	15,000	15,000	-	0.0%	30,000
Total Transfers Out	2,500	2,500	-	15,000	15,000	-	0.0%	30,000
Total Expenses & Transfers	51,057	57,568	6,511	305,819	354,329	48,510	13.7%	701,229
Net Profit (Loss)	<u>\$ 78,752</u>	<u>\$ 868</u>	<u>\$ 77,884</u>	<u>\$ 118,429</u>	<u>\$ (3,713)</u>	<u>\$ 122,142</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, 2023

(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	\$ 109,471	\$ 108,250	\$ 1,221	\$ 655,765	\$ 649,500	\$ 6,265	1.0%	\$ 1,299,000
Standby Fees	571	525	46	3,362	3,150	212	6.7%	6,300
Connection Fees - W/S	-	-	-	5,000	-	5,000	n/a	-
Other Miscellaneous Revenues	102	833	(731)	4,787	4,998	(211)	-4.2%	10,000
Interest - Investments	1,212	42	1,170	3,477	252	3,225	1279.7%	500
Total Revenue / Other Sources	111,356	109,650	1,706	672,391	657,900	14,491	2.2%	1,315,800
Expenses								
Administration								
P/R-Board of Supervisors	1,309	579	(730)	4,675	3,474	(1,201)	-34.6%	6,943
Payroll-Project Manager	3,305	2,167	(1,138)	14,533	13,002	(1,531)	-11.8%	26,000
ProfServ-Engineering	-	1,667	1,667	-	10,002	10,002	100.0%	20,000
ProfServ-Legal Services	-	1,467	1,467	683	8,802	8,120	92.2%	17,600
ProfServ-Mgmt Consulting	1,989	1,989	(0)	11,948	11,934	(14)	-0.1%	23,870
Auditing Services	3,010	-	(3,010)	5,375	3,870	(1,505)	-38.9%	7,740
Postage and Freight	34	65	31	124	390	266	68.1%	775
Insurance	1,461	-	(1,461)	50,617	45,026	(5,591)	-12.4%	45,026
Printing and Binding	142	72	(70)	148	432	284	65.7%	860
Legal Advertising	-	-	-	-	-	-	n/a	3
Miscellaneous Services	-	200	200	560	1,200	640	53.3%	2,399
Office Supplies	-	25	25	-	150	150	100.0%	300
Total Administration	11,251	8,231	(3,020)	88,664	98,282	9,618	9.8%	151,516
Utility Services								
ProfServ-Utility Billing	1,154	5,330	4,176	30,144	31,980	1,836	5.7%	63,962
Electricity - General	-	4,750	4,750	25,024	28,500	3,476	12.2%	57,000
Utility - Water & Sewer	346	292	(54)	2,704	1,752	(952)	-54.3%	3,500
Communication - Telephone	665	542	(123)	3,256	3,252	(4)	-0.1%	6,500
Contracts-Other Services	24,216	27,926	3,710	156,426	167,556	11,130	6.6%	335,110
R&M-Sludge Hauling	9,416	6,385	(3,031)	49,305	38,310	(10,995)	-28.7%	76,620
Maintenance - Security Systems	-	146	146	-	876	876	100.0%	1,750
R&M-General	15,016	20,833	5,817	23,591	124,998	101,407	81.1%	250,000
Misc-Licenses & Permits	-	12	12	-	72	72	100.0%	140
Misc-Bad Debt	-	292	292	-	1,752	1,752	100.0%	3,500
Misc-Contingency	191	2,350	2,159	1,274	14,100	12,826	91.0%	28,202
Op Supplies - Chemicals	1,850	2,333	483	20,542	13,998	(6,544)	-46.8%	28,000
Total Utility Services	52,854	71,191	18,337	312,265	427,146	114,881	26.9%	854,284
Total Expenses	64,105	79,422	15,317	400,928	525,428	124,500	23.7%	1,005,800

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, 2023

(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	(0)	155,000	154,998	(2)	0.0%	310,000
Total Transfers Out	25,833	25,833	(0)	155,000	154,998	(2)	0.0%	310,000
Total Expenses & Transfers	89,938	105,255	15,317	555,928	680,426	124,498	18.3%	1,315,800
Net Profit (Loss)	<u>\$ 21,417</u>	<u>\$ 4,395</u>	<u>\$ 17,022</u>	<u>\$ 116,462</u>	<u>\$ (22,526)</u>	<u>\$ 138,988</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, 2023

(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	\$ 19,810	\$ 19,833	\$ (23)	\$ 117,252	\$ 118,998	\$ (1,746)	-1.5%	\$ 238,000
Meter Fees	-	83	(83)	-	498	(498)	-100.0%	1,000
Interest - Investments	271	-	271	778	-	778	n/a	-
Total Revenue / Other Sources	20,081	19,916	165	118,031	119,496	(1,465)	-1.2%	239,000
Expenses								
Administration								
P/R-Board of Supervisors	305	135	(170)	1,088	810	(278)	-34.4%	1,616
Payroll-Project Manager	739	500	(239)	3,288	3,000	(288)	-9.6%	6,000
ProfServ-Engineering	-	443	443	-	2,658	2,658	100.0%	5,320
ProfServ-Legal Services	-	417	417	-	2,502	2,502	100.0%	5,000
ProfServ-Mgmt Consulting	196	196	1	1,174	1,176	2	0.1%	2,346
Auditing Services	700	-	(700)	1,250	900	(350)	-38.9%	1,800
Postage and Freight	-	15	15	2	90	89	98.3%	180
Insurance	110	-	(110)	3,793	3,374	(419)	-12.4%	3,374
Printing and Binding	2	17	16	2	102	101	98.5%	200
Legal Advertising	-	24	24	-	144	144	100.0%	285
Miscellaneous Services	-	46	46	-	276	276	100.0%	557
Office Supplies	-	5	5	-	30	30	100.0%	60
Total Administration	2,051	1,798	(253)	10,597	15,062	4,465	29.6%	26,738
Utility Services								
ProfServ-Utility Billing	85	395	310	2,233	2,370	137	5.8%	4,738
Electricity - General	(54)	2,500	2,554	3,377	15,000	11,623	77.5%	30,000
Contracts-Other Services	1,794	2,069	275	11,587	12,414	827	6.7%	24,823
Utility - Water-Usage	696	3,667	2,971	8,656	22,002	13,346	60.7%	44,000
Utility-CCU Admin Fee	4	-	(4)	26	-	(26)	n/a	-
R&M-General	4,365	4,167	(198)	4,365	25,002	20,637	82.5%	50,000
Misc-Contingency	-	558	558	-	3,348	3,348	100.0%	6,701
Op Supplies - Chemicals	-	667	667	-	4,002	4,002	100.0%	8,000
Total Utility Services	6,890	14,023	7,133	30,245	84,138	53,893	64.1%	168,262
Total Expenses	8,941	15,821	6,880	40,843	99,200	58,357	58.8%	195,000

Riverwood Community Development District

Financial Statements

Enterprise Fund - Irrigation Services

Statement of Revenues, Expenses and Changes in Net Position

For the Period Ending March 31, 2023

(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	3,667	3,667	0	22,000	22,002	2	0.0%	44,000
Total Transfers Out	3,667	3,667	0	22,000	22,002	2	0.0%	44,000
Total Expenses & Transfers	12,608	19,488	6,880	62,843	121,202	58,359	48.2%	239,000
Net Profit (Loss)	<u>\$ 7,473</u>	<u>\$ 428</u>	<u>\$ 7,045</u>	<u>\$ 55,188</u>	<u>\$ (1,706)</u>	<u>\$ 56,894</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, 2023

(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	\$ 2,500	\$ 2,500	\$ -	\$ 15,000	\$ 15,000	\$ -	0.0%	\$ 30,000
Transfer In - Sewer Services	25,833	25,833	0	155,000	154,998	2	0.0%	310,000
Transfer In - Irrigation Services	3,667	3,667	(0)	22,000	22,002	(2)	0.0%	44,000
Interest - Investments	5,507	-	5,507	28,104	-	28,104	n/a	-
Total Revenue / Other Sources	37,507	32,000	5,507	220,104	192,000	28,104	14.6%	384,000
Expenses								
Water Services								
Capital Projects	-	-	-	261,206	-	(261,206)	n/a	-
Reserve - Water System	-	2,500	2,500	-	15,000	15,000	100.0%	30,000
Total Water Services	-	2,500	2,500	261,206	15,000	(246,206)	-1641.4%	30,000
Sewer Services								
Reserve - Sewer System	-	25,833	25,833	-	154,998	154,998	100.0%	310,000
Total Sewer Services	-	25,833	25,833	-	154,998	154,998	100.0%	310,000
Irrigation Services								
Reserves - Irrigation System	-	3,667	3,667	-	22,002	22,002	100.0%	44,000
Total Irrigation Services	-	3,667	3,667	-	22,002	22,002	100.0%	44,000
Total Expenses	-	32,000	32,000	261,206	192,000	(69,206)	-36.0%	384,000
Net Profit (Loss)	<u>\$ 37,507</u>	<u>\$ -</u>	<u>\$ 37,507</u>	(41,102)	-	(41,102)		-
Net Position as of Oct 01, 2022				1,968,100	1,968,100	-		1,968,100
Net Position as of Mar 31, 2023				<u>\$ 1,926,998</u>	<u>\$ 1,968,100</u>	<u>\$ (41,102)</u>		<u>\$ 1,968,100</u>

Reserve Balances

Reserve Name	Beg Bal.	Additions	Interest	Expenses	Ending Bal.
Water Services Reserve	\$375,083	\$15,000	\$3,464	\$261,206	\$132,340
Sewer Services Reserve	\$1,184,102	\$155,000	\$21,595	\$0	\$1,360,696
Irrigation Services Reserve	\$168,248	\$22,000	\$3,045	\$0	\$193,294
Emergency Reserve	\$240,667	\$0	\$0	\$0	\$240,667
Total	\$1,968,100	\$192,000	\$28,104	\$261,206	\$1,926,997

Riverwood Community Development District

Financial Statements

Shared Services

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

(50% Yr Complete)

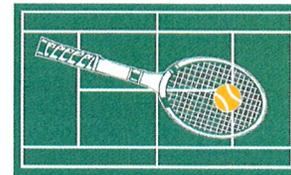
Description	Current Month			Year-to-Date				Adopted Budget	
	Actual	Budget	Variance Fav (Unfav)	Actual	Budget	Variance Fav (Unfav)	% Variance		
ALLOCATIONS									
Total Payroll - Board	\$ 3,014	\$ 1,335	\$ (1,679)	\$ 10,765	\$ 8,010	\$ (2,755)	-34.4%	\$ 16,000	
Allocated to GF (Activity Ctr)	(377)	(167)	210	(1,347)	(1,002)	345	-34.4%	(2,000)	
Allocated to Water	(517)	(229)	288	(1,848)	(1,374)	474	-34.5%	(2,745)	
Allocated to Sewer	(1,309)	(579)	730	(4,675)	(3,474)	1,201	-34.6%	(6,943)	
Allocated to Irrigation	(305)	(135)	170	(1,088)	(810)	278	-34.4%	(1,616)	
Balance in General Fund (Admin)	506	225	(281)	1,806	1,350	(456)	-33.8%	2,696	
Total Payroll - Salaries	\$ 54,268	\$ 36,144	\$ (18,124)	\$ 223,082	\$ 216,866	\$ (6,216)	-2.9%	\$ 433,719	
Allocated to GF (Activity Ctr Salaries)	(3,109)	(2,055)	1,054	(13,561)	(12,330)	1,231	-10.0%	(24,656)	
Allocated to GF (Activity Ctr Maint.)	(2,776)	(1,449)	1,327	(8,938)	(8,694)	244	-2.8%	(17,391)	
Allocated to GF (Env. Srv. Gatehouse)	(31,536)	(20,467)	11,069	(129,685)	(122,804)	6,881	-5.6%	(245,609)	
Allocated J. Mercer to Water	(2,567)	(1,667)	900	(11,246)	(10,002)	1,244	-12.4%	(20,000)	
Allocated J. Mercer to Sewer	(3,305)	(2,167)	1,138	(14,533)	(13,002)	1,531	-11.8%	(26,000)	
Allocated J. Mercer to Irrigation	(739)	(500)	239	(3,288)	(3,000)	288	-9.6%	(6,000)	
Allocated to Beach Club- Attendants	(7,734)	(6,195)	1,539	(31,198)	(37,170)	(5,972)	16.1%	(74,339)	
Balance in General Fund (Admin)	2,503	1,644	(859)	10,633	9,864	(769)	-7.8%	19,724	
Total Inframark Contract	9,773	9,773	(0)	58,701	58,638	(63)	-0.1%	117,277	
Allocated to Beach Club	(429)	(429)	0	(2,578)	(2,574)	4	-0.1%	(5,150)	
Allocated to Water	(456)	(456)	0	(2,740)	(2,736)	4	-0.1%	(5,474)	
Allocated to Sewer	(1,989)	(1,989)	0	(11,948)	(11,934)	14	-0.1%	(23,870)	
Allocated to Irrigation	(196)	(196)	(1)	(1,174)	(1,176)	(2)	0.1%	(2,346)	
Balance in General Fund (Admin)	6,703	6,703	-	40,261	40,218	(43)	-0.1%	80,437	
Total Insurance Expense	4,093	-	(4,093)	141,760	126,098	(15,662)	-12.4%	126,101	
Allocated to GF (Activity Ctr)	(1,043)	-	1,043	(36,090)	(32,100)	3,990	-12.4%	(32,103)	
Allocated to Beach Club	(568)	-	568	(19,667)	(17,495)	2,172	-12.4%	(17,495)	
Allocated to Water	(240)	-	240	(8,308)	(7,391)	917	-12.4%	(7,391)	
Allocated to Sewer	(1,461)	-	1,461	(50,617)	(45,026)	5,591	-12.4%	(45,026)	
Allocated to Irrigation	(110)	-	110	(3,793)	(3,374)	419	-12.4%	(3,374)	
Balance in General Fund (Admin)	672	-	(672)	23,284	20,712	(2,572)	-12.4%	20,712	

Fifth Order of Business

5A

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

FAST DRYING TENNIS COURT RESURFACING PROPOSAL

USTA - USPTA
ASBA - TIY

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to resurface the following: six (6) HydroGrid® Tennis Courts for: Riverwood Community Development District (hereinafter referred to as the "Owner") located at 4250 Riverwood Drive, Port Charlotte, Florida 33953. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **COURT RESURFACING:** The Contractor shall resurface six (6) HydroGrid® Tennis Courts each court measuring approximately 60 feet by 120 feet.
 - a. The existing nets, line tapes and nails shall be removed. If nails require removal by hand (missing nail heads or nails do not pull out when line tape is removed) or new line tapes require pre-drilling each hole (determined if line tape nails bend during normal installation), a change order shall be issued for the additional work which shall be performed at a rate of \$75 per man-hour.
 - b. Scarify court surfaces as needed, clean court of all excess dead material, surface algae, mold, and other organic growth.
 - c. Treat the courts using Welch Tennis AlgaeBlaster™ algacide to inhibit future organic growth.
 - d. Adding approximately 100 tons of Hydroblend material to the tennis courts (Courts 1 and 2 – 10 tons each; Courts 3 through 6 – 20 tons each); this material shall be placed on the tennis courts with laser-guided grading equipment to provide a smooth and even surface. Courts shall be rolled twice after the placement of the Hydroblend material and once more after installation of the line tapes. The courts may require additional rolling by the Owner to obtain a firmer playing surface.
 - e. New herringbone line tapes shall be installed.
 - f. The existing net posts shall be re-painted; the existing nets shall be re-installed.
 - g. The Owner shall be responsible for providing the contractor an onsite dumpster during the resurfacing.

2. **CONTRACT PRICE:** The Contractor shall resurface the courts specified in this proposal/contract for the following contract price:

LASER GRADING SIX COURTS (adding 100 tons total to the courts) \$96,600.00

NOTE: The Contractor makes no guarantee implied or otherwise that the amounts of Hydroblend material shown above will be sufficient to bring the court to the recommended one (1) inch of total surface material or recommended slope. If during scarification the screening layer is encountered, scarification shall be suspended, and application of clay shall proceed without any further scarification.

OPTIONS

(Options listed below are priced based on the work being performed in conjunction with the work described above.)

OPTION 1: PROVIDE AND INSTALL NEW WTC 3.0 DTS PROFESSIONAL NETS

Quantity _____ \$184.00/EA _____ (Initials)

OPTION 2: PROVIDE AND INSTALL NEW WTC PROFESSIONAL NET POSTS

Quantity _____ \$700.00/SET _____ (Initials)
 (Price is for posts installed and replaced in existing foundations. If old net posts or old sleeves cannot be removed, the replacement net posts will be left with the customer.)

3. **PAYMENT TERMS:** A 20% scheduling deposit, which is due upon acceptance and signing of this proposal/contract, is required in order to schedule the court resurfacing. A 30% payment shall be due upon mobilization. The final 50% will be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.
4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.
5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).
6. **BUILDING REQUIREMENTS. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons** and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example, damage to sod, landscaping, sprinkler lines, pavement access, etc.).
 The Owner shall notify, locate, and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.
 The Owner shall provide an onsite dumpster for the Contractors use during construction. In the event the Owner is unable to or would like for the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a construction dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.
The Owner shall ensure the proper operation of their irrigation system prior to arrival of the Contractor. An operational irrigation system is required for all resurfacing projects.
7. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigns of either party.
8. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from

this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

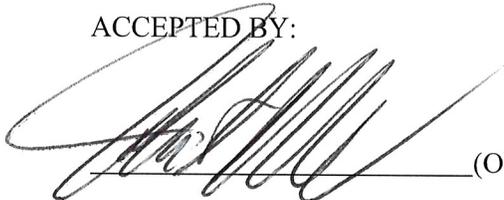
9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing Owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts, Inc. unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts, Inc.

SALES REPRESENTATIVE

John Clark, (239) 872-5347

ACCEPTED BY:


_____ (OWNER)

\$ _____
Total Contract Price (Including
Options)

DATE: _____

Manager, John Mercer
Type/Print Name & Title

Accepted and Approved By:
WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: Riverwood CDD

Project Address: 4250 Riverwood Dr
Port Charlotte FL
33953

Billing Address: 4250 Riverwood Dr
Port Charlotte FL
33953

Primary Contact:

Name: John Mercer

Number: 941-626-0003

Email Address: Jmercer@riverwoodcdd.org

Accts Payable Contact:

Name: SAME

Number: SAME

Email Address: SAME

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

[Handwritten Signature]

(Signature)

John Mercer, Manager

(Print Name)

(Date)

Sixth Order of Business

RIVERWOOD CDD

March Monthly Client Report

April 18, 2023



Florida Utility Solutions, Inc

Summary

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

Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost

Operations

- **Compliance**

- All Wastewater Plant requirements were met.

- All Water distribution requirements were met.

- **Reuse Pump Station Status:**

- New VFD installed; #2 pump rebuilt

- **Performance metrics:**

- Wastewater Treatment Plant

- 5.379 million gals of wastewater received in March

- Water Treatment

- 6.267 million gals of water metered at Riseley Ave between 2/23/23-3/28/23
 - 5.882 million gals of water billed from CCU between 2/23/23-3/28/23
 - 1.730 million gals of water metered at Proude St. between 2/23/23-3/28/23
 - 1.713 million gals of water billed from CCU between 2/23/23-3/28/23

- Reuse

- Received from Charlotte County Utilities 4.81 million gals of reuse
 - 4.262 million gals of reuse produced by Riverwood discharged into the pond

Performance Metrics	Current Month March	Prior Month February
Wastewater treated	5,379,000	4,803,000
Sludge produced and disposed	48,000	48,000
Reclaimed Water Produced (irrigation)	25,308,000	20,355,000
Number of line breaks	0	0
Hydrants flushed	19	19
Valves Exercised	10	10
Meters Read	1134	1134
Consumables	Current Month	Current Month
Chlorine Usage - WWTP	1,511	2,863
Chlorine Usage – Irrigation	150	0

Maintenance and Repair

- Corrective Maintenance:
 - New cover for blowers were delivered; scheduled to install at the end of the month
 - Ordered cover for bar screen, scheduled delivery is April 23

Preventive Maintenance

- Inspected all pump stations weekly
- Monthly blower checks: see estimate from Compressed Air for factory recommended repairs
- Flushed water at sample locations
- Odor control weekly checks performed
- Plant generator inspections completed
- Greased all pumps and motors
- Decreased flushing

Water Meters – All meters have been installed.

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

Health & Safety

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

Personnel

- Mitch Gilbert – Florida Utility Solutions - Manager
- ~~Jason Foster~~ 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 March	Gallons Flushed February
S. Silver Lakes CT	31	58,900	62,100
N. Silver Lake CT	31	131,300	169,800
Club Drive	31	4,700	102,000
Scrub Jay CT.	31	39,800	56,800
Creekside Lane	31	43,100	63,200
North Marsh Dr.	31	259,029	251,615
Mill Creek	31	181,000	220,100
Preserve Ct.	31	129,300	195,200
Total Flushed		847,129	1,120,815

DAYS	CCU Drinking Water Meter #0011845095	Flow Mgd	Meter Reading High	Flow Mdg	Meter Reading Low	Flow Mgd	March 1, 2023				
							Remote CI2	Riesley CI2	Proude CI2	Riesley PSI	Proude PSI
	Riesley Ave.		Proude St.				Proude St.				
1	11897265	0.185	12113821	0.037	3735151	0.029	3.9	4.1	3.8	48	65
2	12081891	0.212	12150880	0.027	3764235	0.031	4.0	4.3	4.1	46	66
3	12294331	0.610	12178331	0.079	3795534	0.058	4.0	4.7	3.5	45	64
4		0.000		0.000		0.000					
5		0.000		0.000		0.000					
6	12904485	0.188	12257460	0.030	3853839	0.022	4.1	4.8	4.2	47	66
7	13092104	0.197	12287145	0.028	3875379	0.019	4.2	4.7	4	46	65
8	13288828	0.199	12315339	0.027	3894865	0.002	3.9	4.8	4.3	46	66
9	13487727	0.213	12342740	0.030	3896551	0.020	3.5	4.3	3.9	48	68
10	13700948	0.620	12372541	0.081	3916808	0.048	3.2	3.5	3.2	45	68
11		0.000		0.000		0.000					
12		0.000		0.000		0.000					
13	14320922	0.194	12453828	0.032	3965034	0.022	3.3	3.6	3.2	47	68
14	14514493	0.168	12485352	0.028	3987228	0.019	3.3	3.7	3.2	48	69
15	14682019	0.168	12513509	0.028	4005987	0.020	3.2	3.6	3.3	48	68
16	14849545	0.182	12541272	0.038	4025830	0.024	3.3	3.6	3.2	48	68
17	15031348	0.545	12578967	0.075	4050248	0.073	3.2	3.7	3.4	46	68
18		0.000		0.000		0.000					
19		0.000		0.000		0.000					
20	15576760	0.202	12654357	0.027	4123503	0.024	3.2	3.5	3.3	45	66
21	15778363	0.174	12681214	0.030	4147482	0.012	4.8	4.8	4.6	46	66
22	15951937	0.173	12710786	0.030	4159800	0.035	4.5	4.7	4.6	46	66
23	16124526	0.215	12740358	0.031	4194615	0.022	4.0	3.8	3.9	45	64
24	16339111	0.554	12771113	0.085	4216588	0.086	2.9	3.7	3.7	45	66
25		0.000		0.000		0.000					
26		0.000		0.000		0.000					
27	16893554	0.194	12856057	0.023	4302227	0.027	3.0	3	2.9	44	65
28	17087950	0.196	12878883	0.022	4328906	0.026	3.0	3	2.9	44	66
29	17283666	0.192	12901380	0.023	4355104	0.026	2.9	3	3	44	65
30	17475355	0.196	12923927	0.023	4381433	0.028	3.0	3	2.9	45	66
31	17671138	0.596	12947360	0.084	4408944	0.092	3.0	3	3	44	65
	AVERAGE	0.205		0.030		0.025	3.6	3.9	3.6	46.0	66.3
	TOTAL FLOW	5.774		0.834		0.674	Total Flow	7.281			
	MAX	0.620		0.085		0.086	4.8	4.8		48	
	MIN	0.000		0		0	2.9	3		44	