

**RIVER RIDGE**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

**March 27, 2018**

**River Ridge Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

March 20, 2018

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Board of Supervisors  
River Ridge Community Development District

Dear Board Members:

A Regular Meeting of the River Ridge Community Development District's Board of Supervisors will be held on Tuesday, March 27, 2018 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)
3. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2017, Prepared by Grau & Associates
4. Consideration of Resolution 2018-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017
5. Continued Discussion: Traffic Calming
6. Update: Drainage Remediation Efforts
7. Consideration of Resolution 2018-03, Letter of Understanding to PSGRC Regarding Street Trees Within District Easements and Right-of-Ways
8. Acceptance of Unaudited Financial Statements
  - A. as of January 31, 2018
  - B. as of February 28, 2018
9. Approval of February 27, 2018 Regular Meeting Minutes
  - A. Action/Agenda Items
10. Staff Reports
  - A. District Counsel: *Woodward Pires & Lombardo, P.A.*

- B. District Engineer: *Hole Montes, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - i. Annual Key Activities
    - ii. NEXT MEETING DATE: April 24, 2018 at 1:00 P.M.
11. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
12. Adjournment

Feel free to contact me directly at 239-464-7114 with any questions and/or concerns.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094  
CONFERENCE ID: 8593810**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2017**

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
River Ridge Community Development District  
Lee County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of River Ridge Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2017, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 28, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated February 28, 2018, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

February 28, 2018

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of River Ridge Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2017 resulting in a net position balance of \$8,196,584.
- The change in the District's total net position in comparison with the prior fiscal year was (\$129,157), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported ending fund balance of \$184,879, a decrease of (\$83,960) in comparison with the prior fiscal year. A portion of the fund balance is assigned for the Pelican sound program. The remaining fund balance is unassigned which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District maintains only one category of funds: governmental fund.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2017	2016
Current and other assets	\$ 236,021	\$ 288,508
Capital assets, net	8,507,473	8,056,902
Total assets	8,743,494	8,345,410
Current liabilities	58,910	19,669
Long-term liabilities	488,000	-
Total liabilities	546,910	19,669
Net position		
Net investment in capital assets	8,019,473	8,056,902
Restricted for debt service	(7,768)	-
Unrestricted	184,879	268,839
Total net position	\$ 8,196,584	\$ 8,325,741

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its net investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The decrease represents the degree to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDING SEPTEMBER 30,	
	2017	2016
Revenues:		
Program revenues		
Charges for services	\$ 545,068	\$ 546,515
General revenues	224	155
Total revenues	<u>545,292</u>	<u>546,670</u>
Expenses:		
General government	131,726	129,265
Maintenance and operations	505,930	445,746
Interest	19,743	-
Bond issue costs	17,050	-
Total expenses	<u>674,449</u>	<u>575,011</u>
Change in net position	<u>(129,157)</u>	<u>(28,341)</u>
Net position - beginning	8,325,741	8,354,082
Net position - ending	<u>\$ 8,196,584</u>	<u>\$ 8,325,741</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$674,449. The costs of the District's activities were primarily funded by program revenues. Expenses increased during the current year due to higher maintenance costs and the costs associated with the issuance of debt.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017. The general fund budget for the fiscal year ended September 30, 2017 was amended to increase revenues by \$798 and increase appropriations by \$695,970.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2017, the District had \$13,260,948 invested in land, land improvements, buildings and improvements, and infrastructure. In the government-wide financial statements depreciation of \$4,753,475 has been taken, which resulted in a net book value of \$8,507,473. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2017, the District had \$488,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the River Ridge Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2017**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 225,037
Assessments receivable	984
Restricted assets:	
Cash and cash equivalents	10,000
Capital assets:	
Nondepreciable	4,231,466
Depreciable, net	4,276,007
Total assets	8,743,494
 <b>LIABILITIES</b>	
Accounts payable	51,142
Accrued interest payable	7,768
Non-current liabilities:	
Due within one year	122,000
Due in more than one year	366,000
Total liabilities	546,910
 <b>NET POSITION</b>	
Net investment in capital assets	8,019,473
Restricted for debt service	(7,768)
Unrestricted	184,879
Total net position	\$ 8,196,584

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Charges for Services</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
				<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 131,726	\$ 131,726		\$ -
Maintenance and operations	505,930	413,342		(92,588)
Interest on long-term debt	19,743	-		(19,743)
Bond issue costs	17,050	-		(17,050)
Total governmental activities	<u>674,449</u>	<u>545,068</u>		<u>(129,381)</u>
General revenues:				
Investment earnings				<u>224</u>
Total general revenues				<u>224</u>
Change in net position				(129,157)
Net position - beginning				<u>8,325,741</u>
Net position - ending				<u><u>\$ 8,196,584</u></u>

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2017**

	Major Fund General	Total Governmental Funds
<b>ASSETS</b>		
Cash and cash equivalents	\$ 235,037	\$ 235,037
Assessments receivable	984	984
Total assets	\$ 236,021	\$ 236,021
<b>LIABILITIES</b>		
Accounts payable	\$ 51,142	\$ 51,142
Total liabilities	51,142	51,142
<b>FUND BALANCES</b>		
Assigned to:		
Pelican sound program	67,932	67,932
Unassigned	116,947	116,947
Total fund balances	184,879	184,879
Total liabilities and fund balances	\$ 236,021	\$ 236,021

Fund balance - governmental funds \$ 184,879

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,260,948	
Accumulated depreciation	(4,753,475)	8,507,473

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(7,768)	
Bonds payable	(488,000)	(495,768)

Net position of governmental activities \$ 8,196,584

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	<u>Major Fund</u>	<u>Total</u>
	<u>General</u>	<u>Governmental</u>
		<u>Funds</u>
<b>REVENUES</b>		
Assessments	\$ 545,068	\$ 545,068
Interest	224	224
Total revenues	<u>545,292</u>	<u>545,292</u>
<b>EXPENDITURES</b>		
Current:		
General government	131,726	131,726
Maintenance and operations	207,148	207,148
Debt service:		
Principal	122,000	122,000
Interest	11,975	11,975
Bond issue costs	17,050	17,050
Capital outlay	<u>749,353</u>	<u>749,353</u>
Total expenditures	<u>1,239,252</u>	<u>1,239,252</u>
Excess (deficiency) of revenues over (under) expenditures	(693,960)	(693,960)
<b>OTHER FINANCING SOURCES</b>		
Bond issuance	<u>610,000</u>	<u>610,000</u>
Total other financing sources	<u>610,000</u>	<u>610,000</u>
Net change in fund balances	(83,960)	(83,960)
Fund balances - beginning	<u>268,839</u>	<u>268,839</u>
Fund balances - ending	<u>\$ 184,879</u>	<u>\$ 184,879</u>

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Net change in fund balances - total governmental funds	\$ (83,960)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	749,353
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(298,782)
Governmental funds report bond proceeds when debt is first issued, whereas these proceeds are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(610,000)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	(7,768)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	<u>122,000</u>
Change in net position of governmental activities	<u><u>\$ (129,157)</u></u>

See notes to the financial statements

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

River Ridge Community Development District ("District") was created on February 12, 1996 by Ordinance 96-02 of Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes; which ordinance was amended by Ordinance 98-07 of Lee County, Florida, that added additional powers and land, changing the boundaries of the District. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. Principal and interest on general long-term debt are recorded as fund liabilities when due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted units and parcels in undeveloped acreage within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	7 - 39
Infrastructure	20 – 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities, Net Position and Fund Balance (Continued)**

#### Unearned Revenues

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities, Net Position and Fund Balance (Continued)**

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 4,231,466	\$ -	\$ -	\$ 4,231,466
Total capital assets, not being depreciated	4,231,466	-	-	4,231,466
Capital assets, being depreciated				
Buildings and improvements	466,215	-	-	466,215
Infrastructure - water control and other	7,813,914	749,353	-	8,563,267
Total capital assets, being depreciated	8,280,129	749,353	-	9,029,482
Less accumulated depreciation for:				
Buildings and improvements	374,092	19,037	-	393,129
Infrastructure - water control and other	4,080,601	279,745	-	4,360,346
Total accumulated depreciation	4,454,693	298,782	-	4,753,475
Total capital assets, being depreciated, net	3,825,436	450,571	-	4,276,007
Governmental activities capital assets	\$ 8,056,902	\$ 450,571	\$ -	\$ 8,507,473

Depreciation expense was allocated to maintenance and operations.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2016

On October 1, 2016, the District issued \$610,000 of Operations and Maintenance Assessment Revenue Bonds, Series 2016 due on May 1, 2021 with a variable interest rate of 300 basis points above the five year Treasury Constant Maturity with a floor of 3.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2021. The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2017.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ -	\$ 610,000	\$ 122,000	\$ 488,000	\$ 122,000
Total	\$ -	\$ 610,000	\$ 122,000	\$ 488,000	\$ 122,000

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

At September 30, 2017, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2018	\$ 122,000	\$ 18,642	\$ 140,642
2019	122,000	13,981	135,981
2020	122,000	9,321	131,321
2021	122,000	4,660	126,660
Total	<u>\$ 488,000</u>	<u>\$ 46,604</u>	<u>\$ 534,604</u>

**NOTE 7 – MANAGEMENT COMPANY**

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**NOTE 8 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**NOTE 9 –LITIGATION AND CLAIMS**

During the prior fiscal year, a claim was filed against the District related to an alleged trip and fall. The insurance carrier was notified and is handling the claim. The claim is not expected to exceed the insurance coverage amount.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 543,084	\$ 544,908	\$ 545,068	\$ 160
Miscellaneous: Pelican Sound	500	-	-	-
Interest	750	224	224	-
Total revenues	544,334	545,132	545,292	160
<b>EXPENDITURES</b>				
Current:				
General government	137,950	141,543	131,726	9,817
Maintenance and operations	150,101	198,383	207,148	(8,765)
Debt service:				
Principal	-	122,000	122,000	-
Interest	-	11,975	11,975	-
Bond issue costs		17,050	17,050	-
Capital outlay	256,283	749,353	749,353	-
Total expenditures	544,334	1,240,304	1,239,252	1,052
Excess (deficiency) of revenues over (under) expenditures	-	(695,172)	(693,960)	1,212
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond issuance		610,000	610,000	-
Net change in fund balance	\$ -	\$ (85,172)	(83,960)	\$ 1,212
Fund balance - beginning			268,839	
Fund balance - ending			\$ 184,879	

See notes to required supplementary information

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.

The general fund budget for the fiscal year ended September 30, 2017 was amended to increase revenues by \$798 and increase appropriations by \$695,970.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
River Ridge Community Development District  
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of River Ridge Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 28, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 18, 2018



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
River Ridge Community Development District  
Lee County, Florida

We have examined River Ridge Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of River Ridge Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 28, 2018



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
River Ridge Community Development District  
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of River Ridge Community Development District ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated February 28, 2018.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 28, 2018, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of River Ridge Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank River Ridge Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 28, 2018

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2016.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2017 financial audit report.

6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2017. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2018-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2017;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2017, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2017, for the period ending September 30, 2017; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2017 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

## POLICY BACKGROUND

Hurricane Irma caused substantial damage, including damage to large, mature trees, primarily oak trees, in and along River Ridge CDD roadways in Pelican Sound. As a result, in the aftermath of Hurricane Irma, discussion has taken place at River Ridge CDD Board of Supervisors meetings regarding the removal, maintenance and/or repair obligations, if any, of the River Ridge CDD, of improvements of others located within the River Ridge CDD roadways right-of-way (ROW), most notably "street trees". The discussions included whether there are overlapping maintenance obligations among the River Ridge CDD, the Pelican Sound Golf and River Club (PSGRC) and/or residents and property owners who own property adjacent to a River Ridge CDD ROW, sidewalk and roadway.

When the District owns facilities [whether the interest in the real estate is via a deed, dedication or an easement] the Board has been advised that the District has the responsibility to maintain its facilities, to protect and preserve its facilities and to keep its facilities in a safe condition. The District may enter into and has entered into an agreements or contract with another party, such as the PSGRC for the maintenance and repair of District facilities.

The River Ridge CDD and the PSGRC have a written agreement that spells out various rights, authority and obligations of the PSGRC as to certain River Ridge CDD improvements, including but not limited to the River Ridge CDD ROW. That agreement is the Amended and Restated Community Development District Systems And Facilities Operation And Maintenance Agreement dated as of January 1, 2012 ("Amended And Restated Agreement"), as amended by the First Amendment of April, 2015 and the Second Amendment of June 28, 2016. Copies of the Amended And Restated Agreement, as amended, are available on the River Ridge CDD website. In an effort to clarify the authority and obligations of the PSGRC under the Amended And Restated Agreement, at its meeting of [REDACTED] the Board adopted a Resolution and approved a letter to the PSGRC clarifying certain operational aspects of the Amended And Restated Agreement.

As part of the post-Hurricane Irma discussion, research was performed and opinions were provided to the Board by District staff, including the District Manager, District Counsel and District Engineer, as to whether the River Ridge CDD owned the various "street trees" located within the River Ridge CDD ROW. The review indicated that generally the Lee County approved development order plans for Pelican Sound required/showed the "street trees" as being located outside the River Ridge CDD ROW.

The review indicated that generally those plans formed the basis for the River Ridge CDD acquisition of the River Ridge CDD ROW. Thus, the Board has been advised that trees located or placed in the River Ridge CDD ROW by others, contrary to the requirements of the issued Lee County development orders, would not be part of River Ridge's acceptance of the River Ridge CDD ROW and that any River Ridge authorization for the installation, placement and continued existence of such trees within the River Ridge CDD ROW is predicated upon the PSGRC maintaining the tree(s) in a safe and sound condition pursuant to the Amended And Restated Agreement.

As outlined in various memorandums to and discussions with the Board at Board meetings, whether or not the River Ridge CDD is determined to be the owner of any street tree(s), under Florida law the River Ridge CDD does not have liability for damage caused by fallen trees, unless the River Ridge CDD knew or should have known that a fallen tree was diseased or defective. In addition, if the River Ridge CDD becomes aware of tree growth that poses safety issues such as sight line issues on River Ridge roads or obstructs traffic control devices on River Ridge roads (eg. blocks the view of a stop sign), the River Ridge CDD has an obligation to warn of the asserted dangerous condition or take steps to correct an asserted dangerous condition.

DRAFT MARCH 2018

~~February~~March\_\_\_\_, 2018

Pelican Sound Golf & River Club, Inc.  
Attention: James Whitmore  
4561 Pelican Sound Blvd.  
Estero, Florida 33928

Re: Street Trees Within River Ridge Community Development District  
(District) Easements And/Or Right-of-Way (ROW)

Dear Mr. Whitmore:

As you are aware the District and the Pelican Sound Golf & River Club, Inc. (PSGRC) are parties to that certain Amended and Restated Community Development District Systems And Facilities Operation And Maintenance Agreement dated as of January 1, 2012 (“Amended And Restated Agreement”), as amended by the First Amendment of April, 2015 and the Second Amendment of June 28, 2016. Copies of the original Amended And Restated Agreement and its amendments are included in this correspondence for reference purposes.

As a result of various questions, comments and concerns that arose in the aftermath of Hurricane Irma, the District Board of Supervisors (Board) has discussed with the PSGRC clarification concerning certain operational aspects of the Amended And Restated Agreement as they relate to the removal and/or replacement of “street trees” located within “District ROW” (as “District ROW” is defined in the Amended And Restated Agreement).

At its meetings of December 12, 2017 and January 23, 2018, the Board authorized: 1.) sending a letter to PSGRC advising the PSGRC of the Board’s clarification concerning the removal and/or replacement of “street trees” located within District ROW; and, 2.) drafting of an appropriate Resolution of the District in order to properly record the Board’s clarification.

This letter is for the purpose of advising the PSGRC of the following clarifying position and policy adopted by the Board of the District to implement the Amended And Restated Agreement as to trees within District ROW (as the District ROW is defined in the Amended And Restated Agreement):

1. with regards to the trees located within a District ROW, PSGRC (or its authorized agent) is authorized to remove

any tree within a District ROW after providing a courtesy notice to the District at least fifteen (15) days prior to the removal date, SUBJECT TO THE FOLLOWING: the removal of any tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact removal .

2. If a property owner within Pelican Sounds desires the removal of a tree located in the District ROW, such person shall submit a request for removal to PSGRC.

~~3.1. PSGRC (or its authorized agent) is hereby authorized, as agent for and on behalf of the District to apply for necessary development orders and permits from Lee County and/or the Village of Estero for the purposes of the removal of trees within the District ROW, provided that the removal is in conformance with the Amended And Restated Agreement and the terms and conditions of this letter. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement.~~

43. Except as otherwise may be required by applicable permits,

agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions or regulations, replacement trees need not be installed. If the PSGRC desires the planting of replacement trees in the District ROW, it shall provide a courtesy notice to the District at least fifteen (15) days prior to the planned planting date.;

SUBJECT TO THE FOLLOWING: the planting of the replacement tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of replacement planting plans as the District may possess information as

to site conditions or facilities that could be impacted by or impact replacement planting.

4. PSGRC (or its authorized agent) is hereby authorized, as agent for and on behalf of the District to apply for necessary development orders and permits from Lee County and/or the Village of Estero for the purposes of the removal and/or planting of replacement of trees within the District ROW, provided that the removal or replacement is in conformance with the Amended And Restated Agreement and the terms and conditions of this letter. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal and replacement planting plans as the District may possess information as to site conditions or facilities that could be impacted by or impact removal or replacement.

me. If you have any further questions, please do not hesitate to contact

Sincerely,

Chuck Adams, District Manager  
River Ridge Community Development District

Enclosures

**RESOLUTION NO. 2018- 03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO NOTICE TO BE PROVIDED BY THE PELICAN SOUND GOLF & RIVER CLUB, INC. ("PSGRC"), AS AGENT FOR THE DISTRICT UNDER THE AMENDED AND RESTATED COMMUNITY DEVELOPMENT SERVICES OPERATION AND MAINTENANCE AGREEMENT DATED AS OF JANUARY 1, 2012, AS AMENDED, CONCERNING REMOVAL OF TREES IN "DISTRICT ROW".**

WHEREAS, the District is the owner of certain streets, roads and sidewalks within District roads rights of way or the grantee of certain street, road or sidewalk easements (hereinafter the "District ROW") within the Pelican Sound community in Lee County, Florida, within the boundaries of the District; and,

WHEREAS, the District and PSGRC are the parties to that certain Amended And Restated Community Development District Systems and Facilities Operation and Maintenance Agreement dated as of January 1, 2012, as amended (the " Amended And Restated Agreement"); and,

WHEREAS, the District and PSGRC desire to clarify certain authority provided to PSGRC under the Amended and Restated Agreement concerning the removal of trees located within the District ROW; and,

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. With regards to the trees located within a District ROW, as the District ROW is defined in the Amended And Restated Agreement, PSGRC is authorized to remove any tree within a District ROW, as the District ROW is defined in the Amended And Restated Agreement, after providing a courtesy notice to the District at least fifteen (15) days prior to the removal date, SUBJECT TO THE FOLLOWING: the removal of any tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact removal.
2. If a property owner within Pelican Sounds desires the removal of a tree located in the District ROW, such person shall submit a request for removal to PSGRC.
3. PSGRC (or its authorized agent) is hereby authorized, as agent for and on behalf of the District to apply for necessary development orders and permits from Lee County

and/or the Village of Estero for the purposes of the removal of trees within the District ROW, provided that the removal is in conformance with the Amended And Restated Agreement and the terms and conditions of this Resolution. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of removal plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement.

4. Except as otherwise may be required by applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions or regulations, replacement trees need not be installed.

5. If the PSGRC desires the planting of replacement trees in the District ROW, it shall provide a courtesy notice to the District at least fifteen (15) days prior to the planned planting date; SUBJECT TO THE FOLLOWING: the planting of the replacement tree is allowed by all applicable permits, agreements, development orders, statutes, codes, ordinances, policies, rules, resolutions, and regulations and is performed in strict conformance with all applicable permits, development orders, statutes, codes, ordinances, policies, rules, resolutions and regulations. It is the intention that the courtesy notice is for the limited purpose of allowing the District to be informed of replacement planting plans as the District may possess information as to site conditions or facilities that could be impacted by or impact replacement planting.

6. This Resolution shall take effect immediately upon adoption.

**THIS RESOLUTION ADOPTED** after motion, second, and majority vote favoring same this \_\_\_\_\_ day of February, 2018.

ATTEST:

BOARD OF SUPERVISORS, RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Chairman

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8A**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2018**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2018**

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash			
SunTrust			
Operating	\$ 187,563	\$ -	\$ 187,563
SRF - Pelican Sound	-	366,547	366,547
Florida Community Bank			
Note reserve	-	10,000	10,000
Due from special revenue fund	9,411	-	-
Total assets	<u>\$ 196,974</u>	<u>\$ 376,547</u>	<u>\$ 564,110</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 39,321	\$ 57,003	\$ 96,324
Due to general fund	-	9,411	9,411
Total liabilities	<u>39,321</u>	<u>66,414</u>	<u>105,735</u>
<b>FUND BALANCE</b>			
Unassigned	157,653	310,133	467,786
Total fund balance	<u>157,653</u>	<u>310,133</u>	<u>467,786</u>
Total liabilities and fund balance	<u>\$ 196,974</u>	<u>\$ 376,547</u>	<u>\$ 573,521</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 6,718	\$ 197,940	\$ 214,051	92%
Interest & miscellaneous	20	47	750	6%
Total revenues	<u>6,738</u>	<u>197,987</u>	<u>214,801</u>	92%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,153	3,875	10,918	35%
Management/accounting	4,284	17,136	51,408	33%
Audit	1,280	1,280	7,100	18%
Special assessment preparation	6,500	6,500	6,500	100%
Legal	1,355	3,423	10,000	34%
Engineering	2,120	5,155	10,000	52%
NPDES reporting filing	2,700	8,700	15,000	58%
Telephone	33	133	400	33%
Postage	115	375	1,000	38%
Insurance	-	6,874	6,986	98%
Printing & binding	63	250	750	33%
Legal advertising	-	282	1,000	28%
Contingencies	63	252	4,000	6%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	650	0%
Property taxes	-	9	-	N/A
Total administrative	<u>20,666</u>	<u>54,419</u>	<u>125,887</u>	43%
<b>Debt service</b>				
Interest expense	11,975	21,386	-	N/A
	<u>11,975</u>	<u>21,386</u>	<u>-</u>	N/A
<b>Field services</b>				
Other contractual - field management				
Q & A	216	867	2,601	33%
Contingencies	-	-	1,000	0%
Other contractual	14,395	25,830	40,000	65%
Street lighting	298	895	4,500	20%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	1,848	2,500	74%
Aquascaping	-	-	20,000	0%
Hurricane Clean-Up	8,735	21,246	-	N/A
Total field services	<u>23,644</u>	<u>50,686</u>	<u>84,601</u>	60%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2018**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,230	2,588	86%
Total other fees and charges	-	2,230	4,313	52%
Subtotal expenditures: general	<u>56,285</u>	<u>128,721</u>	<u>214,801</u>	60%
Net change in fund balances	(49,547)	69,266	-	
Fund balances - beginning				
Unassigned	<u>217,200</u>	<u>98,387</u>	<u>75,765</u>	
Fund balances - ending				
Unassigned	<u>157,653</u>	<u>157,653</u>	<u>75,765</u>	
Fund balances - ending	<u><u>\$ 157,653</u></u>	<u><u>\$ 157,653</u></u>	<u><u>\$ 75,765</u></u>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES:  
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM  
FOR THE PERIOD ENDED JANUARY 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 10,302	\$ 300,133	\$ 328,283	91%
Interest and miscellaneous: Pelican Sound	-	-	500	0%
Total revenues	<u>10,302</u>	<u>300,133</u>	<u>328,783</u>	91%
<b>EXPENDITURES</b>				
<b>Pelican Sound program (lake &amp; wetland maintenance)</b>				
<b>Professional services</b>				
Audit	720	720	4,000	18%
Legal	3,298	3,297	5,000	66%
Engineering	1,400	2,800	20,000	14%
Total professional services	<u>5,418</u>	<u>6,817</u>	<u>29,000</u>	24%
<b>Field services</b>				
GC irrigation pump station reim	56,283	56,283	-	N/A
Total Field services	<u>56,283</u>	<u>56,283</u>	<u>-</u>	
<b>Other contractual</b>				
Field management	417	1,667	5,000	33%
Lake/wetland	12,314	12,314	75,000	16%
Capital outlay	-	-	56,283	0%
Roadway resurfacing- loan repayment	9,411	9,411	140,000	7%
Roadway RM/traffic calming	-	-	15,000	0%
Contingencies	-	-	8,500	0%
Total other contractual	<u>22,142</u>	<u>23,392</u>	<u>299,783</u>	8%
<b>Other fees and charges</b>				
Total expenditures	<u>83,843</u>	<u>86,492</u>	<u>328,783</u>	26%
<b>OTHER FINANCING SOURCES</b>				
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	(73,541)	213,641	-	
Fund balances - beginning				
Unassigned	<u>383,674</u>	<u>96,492</u>	<u>151,269</u>	
Fund balances - ending				
Unassigned	<u>310,133</u>	<u>310,133</u>	<u>151,269</u>	
Fund balances - ending	<u>\$ 310,133</u>	<u>\$ 310,133</u>	<u>\$ 151,269</u>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
JANUARY 31, 2018**

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**River Ridge Community Development District**  
**Check Register**  
January 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	01/05/2018	LARRY J. FIESEL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	01/05/2018	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	01/09/2018	LARRY J. FIESEL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	01/09/2018	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	321	01/05/2018	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	322	01/05/2018	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	323	01/05/2018	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	324	01/09/2018	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70

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## River Ridge Community Development District Check Register January 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>325</b>	<b>01/09/2018</b>	<b>JAMES E. GILMAN JR.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>326</b>	<b>01/09/2018</b>	<b>ROBERT SCHULTZ {Employee}</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-184.70</b>
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>5474</b>	<b>01/12/2018</b>	<b>A J C ASSOCIATES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-6,500.00</b>
Bill	010918	01/09/2018		513.310 · Assessment Roll Services	-6,500.00	6,500.00
TOTAL					-6,500.00	6,500.00
<b>Bill Pmt -Check</b>	<b>5475</b>	<b>01/12/2018</b>	<b>F P L</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-298.23</b>
Bill	5569...	01/09/2018		538.431 · Street Lighting	-298.23	298.23
TOTAL					-298.23	298.23
<b>Bill Pmt -Check</b>	<b>5476</b>	<b>01/12/2018</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-115.51</b>
Bill	6-029...	01/09/2018		519.410 · Postage	-6.94	6.94
Bill	6-022...	01/09/2018		519.410 · Postage	-108.57	108.57
TOTAL					-115.51	115.51
<b>Bill Pmt -Check</b>	<b>5477</b>	<b>01/12/2018</b>	<b>HOLE, MONTES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,213.20</b>
Bill	77134	01/09/2018		519.320 · Engineering	-1,213.20	1,213.20
TOTAL					-1,213.20	1,213.20
<b>Bill Pmt -Check</b>	<b>5478</b>	<b>01/12/2018</b>	<b>JOHNSON ENGINEERING, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-2,700.00</b>

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## River Ridge Community Development District Check Register January 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2004...	01/09/2018		538.300 · NPDES Program	-2,700.00	2,700.00
TOTAL					-2,700.00	2,700.00
<b>Bill Pmt -Check</b>	<b>5479</b>	<b>01/12/2018</b>	<b>LAKE MASTERS AQUATIC WEED CONTROL, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-6,940.60</b>
Bill	17-10...	01/09/2018		539.622 · Hurricane Clean-Up	-6,390.60	6,390.60
Bill	17-09...	01/09/2018		539.622 · Hurricane Clean-Up	-550.00	550.00
TOTAL					-6,940.60	6,940.60
<b>Bill Pmt -Check</b>	<b>5480</b>	<b>01/12/2018</b>	<b>LYKINS SIGNTEK, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,795.00</b>
Bill	94637	01/09/2018		539.622 · Hurricane Clean-Up	-1,795.00	1,795.00
TOTAL					-1,795.00	1,795.00
<b>Bill Pmt -Check</b>	<b>5481</b>	<b>01/12/2018</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-4,596.58</b>
Bill	2017-...	01/09/2018		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
<b>Bill Pmt -Check</b>	<b>5482</b>	<b>01/12/2018</b>	<b>CARDNO, INC.</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-1,400.00</b>
Bill	246733	01/09/2018		519.320 · Engineering	-1,400.00	1,400.00
TOTAL					-1,400.00	1,400.00
<b>Bill Pmt -Check</b>	<b>5483</b>	<b>01/12/2018</b>	<b>LAKE MASTERS AQUATIC WEED CONTROL, INC.</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-12,314.00</b>
Bill	17-10...	01/09/2018		539.021 · Lake/Wetland	-6,157.00	6,157.00
Bill	17-09...	01/09/2018		539.021 · Lake/Wetland	-6,157.00	6,157.00
TOTAL					-12,314.00	12,314.00
<b>Bill Pmt -Check</b>	<b>5484</b>	<b>01/12/2018</b>	<b>WOODWARD, PIRES AND LOMBARDO. P.A.</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-3,297.40</b>
Bill	257	01/09/2018		514.310 · Legal Fees	-3,297.40	3,297.40
TOTAL					-3,297.40	3,297.40

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**River Ridge Community Development District**  
**Check Register**  
January 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	5485	01/12/2018	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2017-...	01/09/2018		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8B**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2018**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2018**

	General Fund	Special Revenue Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash			
SunTrust			
Operating	\$ 158,433	\$ -	\$ 158,433
SRF - Pelican Sound	-	317,622	317,622
Florida Community Bank			
Note reserve	-	10,000	10,000
Due from special revenue fund	9,411	-	-
Total assets	<u>\$ 167,844</u>	<u>\$ 327,622</u>	<u>\$ 486,055</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 640	\$ 360	\$ 1,000
Due to general fund	-	9,411	9,411
Total liabilities	<u>640</u>	<u>9,771</u>	<u>10,411</u>
<b>FUND BALANCE</b>			
Unassigned	167,204	317,851	485,055
Total fund balance	<u>167,204</u>	<u>317,851</u>	<u>485,055</u>
Total liabilities and fund balance	<u>\$ 167,844</u>	<u>\$ 327,622</u>	<u>\$ 495,466</u>

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2018**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 8,063	\$ 206,003	\$ 214,051	96%
Interest & miscellaneous	15	62	750	8%
Total revenues	<u>8,078</u>	<u>206,065</u>	<u>214,801</u>	96%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	3,875	10,918	35%
Management/accounting	4,284	21,420	51,408	42%
Audit	5,824	7,104	7,100	100%
Special assessment preparation	-	6,500	6,500	100%
Legal	-	3,423	10,000	34%
Engineering	-	5,155	10,000	52%
NPDES reporting filing	560	9,260	15,000	62%
Telephone	33	167	400	42%
Postage	99	474	1,000	47%
Insurance	-	6,874	6,986	98%
Printing & binding	63	313	750	42%
Legal advertising	-	282	1,000	28%
Contingencies	1,603	1,855	4,000	46%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	650	0%
Property taxes	-	9	-	N/A
Total administrative	<u>12,466</u>	<u>66,886</u>	<u>125,887</u>	53%
<b>Field services</b>				
Other contractual - field management				
Q & A	216	1,084	2,601	42%
Other	1,125	1,125	-	
Contingencies	-	-	1,000	0%
Other contractual	-	25,830	40,000	65%
Street lighting	298	1,193	4,500	27%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	1,848	2,500	74%
Aquascaping	-	-	20,000	0%
Hurricane Clean-Up	5,807	27,052	-	N/A
Total field services	<u>7,446</u>	<u>58,132</u>	<u>84,601</u>	69%

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2018**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,230	2,588	86%
Total other fees and charges	-	2,230	4,313	52%
Subtotal expenditures: general	<u>19,912</u>	<u>127,248</u>	<u>214,801</u>	59%
Net change in fund balances	(11,834)	78,817	-	
Fund balances - beginning				
Unassigned	<u>189,038</u>	<u>98,387</u>	<u>75,765</u>	
Fund balances - ending				
Unassigned	<u>167,204</u>	<u>167,204</u>	<u>75,765</u>	
Fund balances - ending	<u><u>\$ 167,204</u></u>	<u><u>\$ 167,204</u></u>	<u><u>\$ 75,765</u></u>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES:  
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM  
FOR THE PERIOD ENDED FEBRUARY 28, 2018**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: Pelican Sound	\$ 12,366	\$ 312,499	\$ 328,283	95%
Interest and miscellaneous: Pelican Sound	-	-	500	0%
Total revenues	<u>12,366</u>	<u>312,499</u>	<u>328,783</u>	95%
<b>EXPENDITURES</b>				
<b>Pelican Sound program (lake &amp; wetland maintenance)</b>				
<b>Professional services</b>				
Audit	3,276	3,996	4,000	100%
Legal	-	3,297	5,000	66%
Engineering	-	2,800	20,000	14%
Total professional services	<u>3,276</u>	<u>10,093</u>	<u>29,000</u>	35%
<b>Field services</b>				
GC irrigation pump station reim	-	56,283	-	N/A
Total Field services	<u>-</u>	<u>56,283</u>	<u>-</u>	
<b>Debt Service</b>				
Interst expense	-	9,411	-	N/A
Total debt service	<u>-</u>	<u>9,411</u>	<u>-</u>	N/A
<b>Other contractual</b>				
Field management	417	2,083	5,000	42%
Lake/wetland	-	12,314	75,000	16%
Capital outlay	-	-	56,283	0%
Roadway resurfacing- loan repayment	-	-	140,000	0%
Roadway RM/traffic calming	-	-	15,000	0%
Street Lighting	955	956	-	N/A
Contingencies	-	-	8,500	0%
Total other contractual	<u>1,372</u>	<u>15,353</u>	<u>299,783</u>	5%
Total expenditures	<u>4,648</u>	<u>91,140</u>	<u>328,783</u>	28%
Net change in fund balances	7,718	221,359	-	
Fund balances - beginning				
Unassigned	<u>310,133</u>	<u>96,492</u>	<u>151,269</u>	
Fund balances - ending				
Unassigned	<u>317,851</u>	<u>317,851</u>	<u>151,269</u>	
Fund balances - ending	<u>\$ 317,851</u>	<u>\$ 317,851</u>	<u>\$ 151,269</u>	

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
FEBRUARY 28, 2018**

1:29 PM  
03/20/18

**River Ridge Community Development District**  
**Check Register**  
February 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>5486</b>	<b>02/02/2018</b>	<b>FLORIDA COMMUNITY BANK</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-21,386.06</b>
Bill	013018	01/30/2018		517.723 - Interest expense	-21,386.06	21,386.06
TOTAL					-21,386.06	21,386.06
<b>Bill Pmt -Check</b>	<b>5487</b>	<b>02/02/2018</b>	<b>GIRARD ENVIRONMENTAL SERVICES, INC.</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-14,395.00</b>
Bill	191720	01/30/2018		538.340 - Other Contractual Services	-14,395.00	14,395.00
TOTAL					-14,395.00	14,395.00
<b>Bill Pmt -Check</b>	<b>5488</b>	<b>02/02/2018</b>	<b>HOLE, MONTES, INC.</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-906.30</b>
Bill	77299	01/30/2018		519.320 - Engineering	-906.30	906.30
TOTAL					-906.30	906.30
<b>Bill Pmt -Check</b>	<b>5489</b>	<b>02/02/2018</b>	<b>WOODWARD, PIRES AND LOMBARDO. P.A.</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-1,354.50</b>
Bill	258	01/30/2018		514.310 - Legal Fees	-1,354.50	1,354.50
TOTAL					-1,354.50	1,354.50
<b>Bill Pmt -Check</b>	<b>5490</b>	<b>02/02/2018</b>	<b>PELICAN SOUND GOLF &amp; RIVER CLUB, INC.</b>	<b>151.003 - SRF - Pelican Sound</b>		<b>-56,282.80</b>
Bill	013018	01/30/2018		538.601 - GC Irrigation Pump Station Reim	-56,282.80	56,282.80
TOTAL					-56,282.80	56,282.80
<b>Bill Pmt -Check</b>	<b>5491</b>	<b>02/06/2018</b>	<b>PRESSTIGE PRINTING</b>	<b>151.002 - Suntrust Operating Account</b>		<b>-1,537.67</b>
Bill	112982	02/06/2018		519.491 - Contingencies	-1,537.67	1,537.67
TOTAL					-1,537.67	1,537.67
<b>Bill Pmt -Check</b>	<b>5492</b>	<b>02/09/2018</b>	<b>COLLIER PAVING AND CONCRETE</b>	<b>151.002 - Suntrust Operating Account</b>		<b>0.00</b>
TOTAL					0.00	0.00
<b>Bill Pmt -Check</b>	<b>5493</b>	<b>02/09/2018</b>	<b>F P L</b>	<b>151.002 - Suntrust Operating Account</b>		<b>0.00</b>

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03/20/18

**River Ridge Community Development District**  
**Check Register**  
February 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					0.00	0.00
Bill Pmt -Check	5494	02/09/2018	FEDEX	151.002 - Suntrust Operating Account		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5495	02/09/2018	GIRARD ENVIRONMENTAL SERVICES, INC.	151.002 - Suntrust Operating Account		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5496	02/09/2018	LEE COUNTY BOARD OF COUNTY COMMISSIONERS	151.002 - Suntrust Operating Account		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5497	02/09/2018	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 - Suntrust Operating Account		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5498	02/09/2018	GRAU AND ASSOCIATES	151.002 - Suntrust Operating Account		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5499	02/09/2018	BENTLEY ELECTRIC CO.	151.003 - SRF - Pelican Sound		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5500	02/09/2018	GRAU AND ASSOCIATES	151.003 - SRF - Pelican Sound		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5501	02/09/2018	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 - SRF - Pelican Sound		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	5502	02/13/2018	COLLIER PAVING AND CONCRETE	151.002 - Suntrust Operating Account		-5,806.76
Bill	4526	02/07/2018		539.622 - Hurricane Clean-Up	-5,806.76	5,806.76
TOTAL					-5,806.76	5,806.76
Bill Pmt -Check	5503	02/13/2018	F P L	151.002 - Suntrust Operating Account		-298.28

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## River Ridge Community Development District Check Register February 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	5569...	02/07/2018		538.431 · Street Lighting	-298.28	298.28
TOTAL					-298.28	298.28
<b>Bill Pmt -Check</b>	<b>5504</b>	<b>02/13/2018</b>	<b>FEDEX</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-98.85</b>
Bill	6-071...	02/07/2018		519.410 · Postage	-6.55	6.55
Bill	6-064...	02/07/2018		519.410 · Postage	-92.30	92.30
TOTAL					-98.85	98.85
<b>Bill Pmt -Check</b>	<b>5505</b>	<b>02/13/2018</b>	<b>GIRARD ENVIRONMENTAL SERVICES, INC.</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-1,125.00</b>
Bill	193328	02/07/2018		538.335 · Other Contractual-Field Mgmt	-1,125.00	1,125.00
TOTAL					-1,125.00	1,125.00
<b>Bill Pmt -Check</b>	<b>5506</b>	<b>02/13/2018</b>	<b>GRAU AND ASSOCIATES</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-6,464.00</b>
Bill	16198	01/09/2018		513.320 · Audit Fees	-819.20	1,280.00
				513.320 · Audit Fees	-460.80	720.00
Bill	16324	02/07/2018		513.320 · Audit Fees	-3,317.76	5,824.00
				513.320 · Audit Fees	-1,866.24	3,276.00
TOTAL					-6,464.00	11,100.00
<b>Bill Pmt -Check</b>	<b>5507</b>	<b>02/13/2018</b>	<b>LEE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-560.00</b>
Bill	2095	02/07/2018		538.300 · NPDES Program	-560.00	560.00
TOTAL					-560.00	560.00
<b>Bill Pmt -Check</b>	<b>5508</b>	<b>02/13/2018</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.002 · Suntrust Operating Account</b>		<b>-4,596.58</b>
Bill	2017-...	02/07/2018		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
<b>Bill Pmt -Check</b>	<b>5509</b>	<b>02/13/2018</b>	<b>BENTLEY ELECTRIC CO.</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-955.00</b>

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03/20/18

**River Ridge Community Development District**  
**Check Register**  
February 2018

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2018-...	02/07/2018		538.431 · Street Lighting	-955.00	955.00
TOTAL					-955.00	955.00
<b>Bill Pmt -Check</b>	<b>5510</b>	<b>02/13/2018</b>	<b>GRAU AND ASSOCIATES</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-3,636.00</b>
Bill	16198	01/09/2018		513.320 · Audit Fees	-460.80	1,280.00
				513.320 · Audit Fees	-259.20	720.00
Bill	16324	02/07/2018		513.320 · Audit Fees	-1,866.24	5,824.00
				513.320 · Audit Fees	-1,049.76	3,276.00
TOTAL					-3,636.00	11,100.00
<b>Bill Pmt -Check</b>	<b>5511</b>	<b>02/13/2018</b>	<b>WRATHELL, HUNT AND ASSOCIATES, LLC</b>	<b>151.003 · SRF - Pelican Sound</b>		<b>-416.67</b>
Bill	2017-...	02/07/2018		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

9

1 **MINUTES OF MEETING**  
2 **RIVER RIDGE**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Regular Meeting of the River Ridge Community Development District’s Board of  
6 Supervisors was held on Tuesday, February 27, 2018 at 1:00 p.m., in the Sound Room at the  
7 River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard,  
8 Estero, Florida 33928.  
9

10 **Present at the meeting were:**

11		
12	Bob Schultz	Chair
13	Terry Mountford	Vice Chair
14	Kurt Blumenthal	Assistant Secretary
15	Larry Fiesel	Assistant Secretary

16  
17 **Also present were:**

18			
19	Chuck Adams	District Manager	
20	Cleo Adams	Assistant Regional Manager	
21	Tony Pires	District Counsel	
22	Charlie Krebs	District Engineer	
23	Jim Whitmore	Resident/PSGRC General Manager	
24	Eric Long	Resident/PSGRC Assistant	General
25		Manager	
26	Neil Severance	Resident/PSGRC Board Member	

27  
28  
29 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

30  
31 Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Schultz, Mountford,  
32 Blumenthal and Fiesel were present, in person. Supervisor Gilman was not present.  
33

34 **SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (5  
minutes per speaker)**

35  
36  
37 There being no public comments, the next item followed.  
38

39 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Traffic Calming**

40  
41 Mr. Schultz received two property owner emails related to traffic calming and read them  
42 into the record.

43 Mrs. Barsky wrote:

44 *“May I suggest that the speed limit in our community be changed*  
45 *to 15 miles per hour for carts and cars. Thank you.”*

46 Mr. Wes Hrynychuk wrote:

47 *“Unless there is good evidence that the radar device is effective,*  
48 *consider getting rid of it. Personally, I think it’s a community eyesore and*  
49 *I wonder about its effectiveness relative to the cost. If you want to*  
50 *continue using radar, consider getting the model that takes a picture of the*  
51 *speeder’s license plate so that repeat violators can be dealt with. I’m sure*  
52 *the cost would be more but it would be a lot more effective controlling*  
53 *speeders, which is the goal. Maybe one can be rented on a random basis.*  
54 *A related thought: I wonder if some of the 15 MPH speed limits are too*  
55 *restrictive. Golf carts go faster. I appreciate the improved signage at the*  
56 *Corkscrew circle. No response necessary. Thank you.”*

57 Discussion ensued regarding the emails, the speed limit, the radar sign and speeders.

58

59 **FOURTH ORDER OF BUSINESS** **Update: Drainage Remediation Efforts**

60

61 Mr. Krebs presented the Ongoing Review of the Surface Water Management System  
62 (SWMS), dated January 31, 2018. In trying to improve the District’s drainage system, he was  
63 working closely with South Florida Water Management District (SFWMD) Staff to find  
64 additional outfalls, from basin to basin. Mr. Krebs responded to questions and comments.

65 In response to a question regarding the Estimated Budget for SWMS Modifications, Mr.  
66 Krebs stated that the document was an action item, with cost estimates. It was included in case  
67 the District was to proceed with the improvements and the letter to Mr. Brian Rose, of the  
68 SFWMD, requesting relocation of the control structures in Pelican Sound Basins E1 and E3, was  
69 pending Board approval. The accompanying exhibits detailed the existing location of the control  
70 structures and where they would be moved to on the banks of the lakes; moving them will open  
71 up the cross-drains and improve the capacity to clean the systems. A Board Member inquired  
72 about the plan to improve flow out of E3-A, to prevent it from overflowing. Mr. Krebs  
73 explained that, currently, the water was restricted from flowing freely due to a plate, which  
74 would be removed and replaced by a box to improve water flow. In response to a question

75 regarding the baffle and the restrictions, Mr. Krebs stated that they were an eyesore and the goal  
76 was to hide the big concrete boxes in the shoreline and put a plate in between the basins so the  
77 box was not visible in the lake shore. A Board Member asked if there would be any issues with  
78 the SFWMD. Mr. Krebs replied no because the calculations were intended for the system to act  
79 that way and placing the box back in the shoreline would make it in compliance with the original  
80 design calculations; netting would be placed around the box to catch golf balls. Regarding the  
81 next steps, Mr. Krebs stated that, with approval, he would submit the paperwork to the SFWMD  
82 for permit modification. Mr. Adams asked about the turnaround time. Mr. Krebs stated that,  
83 lately, reviews were completed within 10 to 12 days and Mr. Rose and Ms. Melissa Roberts, of  
84 the SFWMD, were familiar with the project and already on board. The project would be  
85 categorized under maintenance; the drainage system would not be changed; rather, it would be  
86 brought into compliance. Mr. Adams stated the District could afford to proceed with the project  
87 by re-purposing funds and utilizing fund balance; there was \$8,000 remaining in aquascaping  
88 and \$12,000 was expended on hurricane recovery, which was unbudgeted; the Control Structure  
89 Relocation project was an absolute priority, as it would cause the water to move a lot faster.  
90 Regarding time frame, Mr. Krebs stated that the project must be completed before June. The  
91 consensus was to proceed with the project.

92  
93 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-03,  
Letter of Understanding to PSGRC  
Regarding Street Trees Within District  
Easements and Right-of-Ways**

94  
95  
96  
97  
98 Mr. Pires presented Resolution 2018-03. The document was a combination of a draft  
99 Resolution and a draft Letter of Understanding, which was changed from the prior version  
100 discussed at the previous meeting. Although the changes were not redlined, the idea was to  
101 capture a sense of clarification under the existing Agreement between the District and the  
102 PSGRC, regarding operational aspects; it was more of a courtesy notice regarding tree removal  
103 by the District. Mr. Blumenthal inquired about who would be responsible for the trees if the  
104 maintenance agreement went away and the PSGRC changed Section 5.3, of its Declarations. Mr.  
105 Pires stated, if that occurred, the Board would revisit the issue, procure an approach and discuss  
106 the implications to the District; further, the issue was predicated on the facts as they currently  
107 existed. Mr. Blumenthal took issue with the project. Mr. Schultz stated that street tree

108 maintenance was the same for the past 20 years or so; therefore, he did not see any justification  
109 for the objection. Mr. Blumenthal would like it if the PSGRC assumed responsibility for all of  
110 the trees in the right-of-way (ROW). Mr. Schultz questioned whether it could be done under  
111 applicable codes and stated that it was subjected to regulations. Discussion ensued regarding  
112 street tree maintenance, the PSGRC, the Tree Committee and creating a policy background  
113 statement. Mr. Pires felt that it was important to have a policy in place, in advance of the next  
114 hurricane season, so that there was no confusion among the community, and suggested that the  
115 resolution letter include that the plantings were a work in progress.

116 This item was tabled to the March meeting.

117

118 **SIXTH ORDER OF BUSINESS**

**Notice of General Election: November 6,  
2018**

119

120

121 **A. Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018**

122

**i. Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.**

123

124 **B. Consideration of Resolution Implementing Section 190.006(3)(A)(2)(C), Florida  
125 Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the  
126 District’s General Election**

127

**i. Resolution 2018-04, River Ridge Community Development District [Seats 1  
& 2]**

128 Mr. Adams presented Resolution 2018-04. He noted the dates and times of the official  
129 candidate qualifying and pre-qualifying periods.

130

**On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel,  
with all in favor, Resolution 2018-04, Implementing Section  
190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Lee  
County Supervisor of Elections to Conduct the District’s  
General Election, was adopted.**

131

132

133

134

135

136

137

138 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of December 31, 2017**

139

140

141 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2017. The  
142 Board would receive financials from the preceding month at the next meeting. Assessment  
143 revenue collections were at 89% and expenditures were at 34%.

144 A resident asked for an explanation of the “note reserve.” Mr. Adams stated that part of  
145 the note requirement was that a certain percentage of the overall note value be reserved in case  
146 there is a shortage in collection of funds to make the annual payment; it was similar to having a  
147 debt service reserve in a bond program. Mr. Blumenthal questioned the \$9,411 “Interest  
148 expense” line item, on Page 2. Mr. Adams explained that it was the interest payment against the  
149 actual note. Mr. Blumenthal questioned why the expense was in the “General Fund”. Mr.  
150 Adams stated that it should not have been included there; the necessary adjustments would be  
151 made. A Board Member asked about the Cardno Inc., payment, in the December Check  
152 Register. Mr. Adams explained that the District was receiving irrigation water through an  
153 agreement with Lee County, which the PSGRC administered through the pump stations and  
154 transmission lines; the cost was related to filing for and securing the permit versus just relying on  
155 the previous agreement; it changed from an agreement to a permit scenario. In response to a  
156 question, Mrs. Adams stated that Southeast Spreading Company installed pine straw on the  
157 District’s landscape beds. In response to a Board Member’s question, Mr. Adams confirmed that  
158 Lee County Utilities was still in charge of what was in the permit and the District could not  
159 negotiate. In response to a question regarding the “Q&A” billings on the Check Register, under  
160 the District Management fees, Mr. Adams stated that Q&A signified quality assurance and was  
161 also a line item within the District’s budget; part of the annual reports that were completed in the  
162 field and part of the District’s wetland audits.

163

164 **EIGHTH ORDER OF BUSINESS**165 **Approval of January 23, 2018 Regular**  
166 **Meeting Minutes**

167 Mr. Adams presented the January 23, 2018 Regular Meeting Minutes and asked for any  
168 additions, deletions or corrections. The following changes were made:

169 Line 104: Delete “has” after “the”

170 Line 115: Change “A Board Member” to “Mr. Pires”

171 Line 168: Insert “of SFWMD” after “the Staff”

172 Line 177: Delete “and out and where water from E-3”

173 Line 178: Delete “would be going.”

174 Lines 185 and 186: Change “E-AA” to “E-8A”

175 Line 322: Change “\$12.510.” to “\$12,510”

176 Line 358: Change “requiring” to “acquiring”

177 Line 401: Change “does” to “do”

178

**On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor, the January 23, 2018 Regular Meeting Minutes, as amended, were approved.**

179

180

181

182

183

184 **A. Action/Agenda Items**

185 Items 6 was completed and removed. Mr. Krebs stated that the roadways looked good  
186 but he was amazed at how much oil and fluid dripped from the Waste Management trucks.

187 Mr. Neil Severance, a resident, asked whether spray pump water agitators were better  
188 than bubblers for water quality improvement. Mrs. Adams stated that, other than for aesthetics,  
189 it had no effect.

190 Item 9 was ongoing and the date specified would be removed.

191 Item 11 was ongoing. Mr. Krebs stated there was vegetation blocking the intersection and  
192 the stop bar could be moved forward. The CDD owned and maintained the vegetation. A portion  
193 of the shrubs were in line with a few palm trees, at the last 5’ or 6’ going across the road, along  
194 with a clump of shrubs on the very top that was visible if approaching the intersection. They  
195 blocked the street sign and the District should do something with the plant material to open the  
196 site corridor and make it easier for people who are leaving Southern Hills and looking west and  
197 for those going east on Pelican Sound Drive. None of the palm trees should be removed but the  
198 shrubs and ground cover should be trimmed and, since that intersection was very dark at night, it  
199 would be good to convert the sign post to a lighted lamp post to illuminate the intersection.  
200 Thinning out the vegetation and moving the stop bar forward would be very helpful to motorists.  
201 Mr. Adams stated that the District would not be able to mount any signage on the Florida Power  
202 & Light (FPL) pole, which was made of spun fiberglass.

203 Item 14 occurs quarterly and is ongoing.

204

205 **NINTH ORDER OF BUSINESS**

**Staff Reports**

206

207 **A. District Counsel**

208 There being no report, the next item followed.

209 **B. District Engineer**

210 There being no report, the next item followed.

211 C. District Manager

212 i. Annual Key Activities

213 The 2018 Key Activity Dates Report was provided for informational purposes.

214 ii. NEXT MEETING DATE: March 27, 2018 at 1:00 P.M.

215 Mr. Adams stated that the next meeting will be held on March 27, 2018 at 1:00 p.m., at  
216 this location. The audit should be completed by March 31 and will be presented at the April or  
217 May meeting.

218

219 TENTH ORDER OF BUSINESS

Supervisors’ Requests and Public  
220 Comments (5 minutes per speaker)

221

222 Mr. Schultz asked Mr. Adams and Mr. Krebs to select a March, 2019 date, on  
223 Wednesdays and Thursdays, from 1:00 p.m., to 3:00 p.m., or 3:00 p.m., to 5:00 p.m., to give  
224 brief learning presentations on the state of the CDD. A response was needed within the next few  
225 days. Mr. Krebs preferred Wednesday. Mr. Adams would email his availability to the Chair.

226 It was noted that several positive comments were received regarding the annual letter. A  
227 resident wanted to know who to call or write to about the dirty wall. Mr. Adams would forward  
228 the maintenance group information. In response to a question regarding ownership of the wall,  
229 Mr. Adams stated that the Shopping Center side of the wall was their responsibility to clean,  
230 regardless of ownership.

231

232 ELEVENTH ORDER OF BUSINESS

Adjournment

233

234 There being nothing further to discuss, the meeting adjourned.

235

236 **On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal,**  
237 **with all in favor, the meeting adjourned at 2:32 p.m.**

238

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243

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

244

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246  
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253

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Secretary/Assistant Secretary

---

Chair/Vice Chair

DRAFT

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9A**

**ACTIVE ACTION AND AGENDA ITEMS**

1. **ACTION:** Speakers to identify themselves. **STATUS: ONGOING**
2. **AGENDA:** Traffic calming discussion. **STATUS: ONGOING**
3. **ACTION/AGENDA:** Mr. Whitmore will take pictures of sidewalk issues and provide to the Board at each meeting, as discovered. Mr. Krebs will inspect the sidewalks in the spring and the PSGRC will inspect in the fall. Sidewalk issues would be handled, per occurrence. **STATUS: ONGOING**
4. **ACTION:** Mr. Whitmore will inform Mr. Adams when pressure washing would occur. **STATUS: ONGOING**
5. **ACTION:** Mr. Whitmore will inform Mr. Adams when additional street sweeping was necessary. **STATUS: ONGOING**
6. **ACTION:** Mrs. Adams to contact Pelican Landing to discuss weekly schedule for street sweeping and ensure it is being completed weekly through the month of March. **STATUS: ONGOING**
7. **ACTION:** LakeMasters updated report. **STATUS: ONGOING**
8. **ACTION:** Mr. Schultz to use the value engineering process to determine a potential price reduction for Timo Brother's estimate for \$251,495 (Interlocking Pavers and Concrete). Next month, Mr. Schultz and Mr. Krebs will go around to determine paver installation. **STATUS: ONGOING**
9. **ACTION:** Schedule inspections and cleanouts for March/April. Inspections scheduled to commence March 2<sup>nd</sup>. **STATUS: ONGOING**
10. **ACTION:** Mr. Krebs to review asphalt for dents/gouges caused by truck/vehicle deliveries and provide an update at every meeting. **STATUS: ONGOING**
11. **ACTION:** Meadows Sidewalk Project. Mr. Adams to follow up. **STATUS: ONGOING**
12. **ACTION:** Southern Hills/Pelican Sound Drive line of sight issues – remove vegetation around March/April. Install signage. **STATUS: ONGOING**
13. **ACTION:** Flood Mitigation Efforts – Mr. Krebs to write a letter to the County informing the County and municipalities of our efforts of what we are doing; send to Walter McCarthy of The Village of Estero as well. **STATUS: ONGOING**

**ACTIVE ACTION AND AGENDA ITEMS**

- 14. **ACTION:** Attorney to draft letter to the PSGRC surrounding trees/responsibility. To be discussed as an agenda item at next meeting. **STATUS: ONGOING**
  
- 15. **ACTION:** **ACTION:** Review flowway located on the FPL easement to the Estero River to ensure cleared of vegetation. **STATUS: IN PROGRESS**
  
- 16. **ACTION:** Add section to District website to include critical documents such as, Board Resolutions, etc. **STATUS: ONGOING**
  
- 17. **ACTION:** Mr. Krebs to review speed limit sign in Palmetto Dunes to clarify the current speed limit of 15 or 25. **STATUS: ONGOING**
  
- 18. **ACTION:** Mr. Krebs to submit letter to SFWMD for permit considerations to relocate basin E-1 & basin E-3. Estimated project completion date end of May. **STATUS: ONGOING**
  
- 19. **ACTION:** Pelican Sound Drive/Southern Hills Drive – Move stop bar forward on Southern Hills Drive; Mr. Whitmore to request FPL to relocate the light fixture; Supervisor Fiesel to work with Mr. Whitmore in removing the vegetation that is causing road line of sight concerns. **STATUS: ONGOING**
  
- 20. **ACTION ITEM:** Mr. Adams & Mr. Krebs to attend a meeting and provide a brief summary of storm water management and what the CDD is. Dates to consider March 6/7; 13/14 or 20/21; 1:00 – 3:00 or 3:00 – 5:00. **STATUS: ONGOING**
  
- 21. **ACTION ITEM:** Mr. Adams to forward Mr. Schultz contact information for commercial wall cleaning and tree trimming. **STATUS: ONGOING**

**RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**10Ci**

# RIVER RIDGE CDD

## Key Activity Dates

### Updated: March 2018

Description	Reference	Submit To	Due Date
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services- Division of Treasury - Collateral Management.	By November 30 of each year, file annual report for the period ending September 30, 2017
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175 is paid to the Florida department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.
Certification of District Registered Voters	190(3)(a)(2)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15th each year.
Annual Letter to the Residents		All Residents as well as PSGRC Staff	Annual news letter to be distributed to all residents during the January/February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter.

Culvert/Interconnecting Drain Pipe inspection and cleanout	SOP	N/A	Annual inspection of all culverts to be inspected in the March/April time frame yearly after Oaks have defoliated and prior to rainy season. Inspection and clean out of all lake and wetland interconnecting drain pipes and control structures, that are owned and operated by the District, where the percentage of pipe block exceeds 25%. Inspection commenced March 2nd.
Lake Audit Report	SOP	N/A	Annual inspection and report of all District owned lakes (May/June). Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes. Lake Audit Scheduled for Wednesday, March 21st.
Assessment Roll Certification	Local County requirement.	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th each year.
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.
Mowing of Tract 12/13 (also known as Sound #9)	SOP	N/A	Following annual review in May to ascertain if will be in a position to mow 50% prior to rainy season.
Lake Littoral Plantings	SOP	N/A	It was agreed by the Supervisors and Staff we will not be planting this year due to budget constraints.
FPL and outfall ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. (Jan, Apr, Jul, Oct)
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Detention	SOP	N/A	This exercise is a quarterly inspection/cleaning as required. (Jan, Apr, Jul, Oct) Cleaning November 2nd & 3rd.
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection completed January & July yearly.

Street Sweeping	SOP	N/A	Weekly January 1 through March 31, Bi weekly remainder of the year. Street Sweeper emails their gate pass with each visit.
Sidewalk Inspections	SOP	N/A	Bi-Annual Inspection completed in June by the PSGRC, by the District Engineer in November
Road & Gutter Inspections	SOP	N/A	Annual Inspection completed by the District Engineer in June.
NPDES Report Filing			As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.