

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

May 24, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

May 17, 2022

Board of Supervisors
River Ridge Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on May 24, 2022 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 and via Zoom at <https://us02web.zoom.us/j/86587552750>, Meeting ID: **865 8755 2750** or telephonically at **1-929-205-6099**, Meeting ID: **865 8755 2750**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)
3. Consideration of SOLitude Lake Management Item(s)
 - Change Order No. 1 for Lake and Wetland Maintenance
 - Addendum to Current Contract
4. PSGRC Updated Master Landscape Plan
5. Consideration of Sole Source Determination as to RainBird ICS Irrigation System Submitted by FIS
6. Consideration of Resolution 2022-03, Outlining Towing/Removal Procedures for Vehicles or Vessels Parked or Located in Designated "Tow-Away-Zones", Including but Not Limited to District Owned Drives and Parking Areas; Providing Definitions; Providing an Effective Date
7. Consideration of Synovus Bank Term Sheet
8. Consideration of Resolution 2022-05, Authorizing the Issuance of its Improvement Revenue Notes, Tax Exempt Series 2022A and Taxable Series 2022B, in the Aggregate Principal Amount Not to Exceed \$1,700,000 to Provide Funds to Finance Certain Capital Improvements Within the District and Related Costs; Providing that Such Notes Shall be Payable from Operation and Maintenance Special Assessments Upon Benefitted

Properties in the Pelican Sound Section of the District as Provided Herein; Awarding the Notes to Synovus Bank by Negotiated Sale; Authorizing the District to Enter Into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Notes; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer's Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Notes and to Issue the Notes and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date

- Consideration of Synovus Bank Loan Agreement
 - A. Tax Exempt Series 2022A Revenue Note
 - B. Taxable Series 2022B Revenue Note
- 9. Consideration of Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- 10. M.R.I. Underwater Specialists, Inc., Inspection Report
 - Consideration of Proposals/Estimates
 - A. Proposal #322 – CB 96 Pipe Replace [\$10,000.00]
 - B. Estimate No. 92 – Repair of Compromised Pipe [\$11,200.00]
 - C. Estimate No. 91 – Repair of Compromised Pipe [\$12,850.00]
 - D. Estimate #3415 – Install 4 New Grates [\$1,850.00]
 - E. Estimate #3414 – Repair Box #CB 132 [\$1,200.00]
 - F. Estimate #3373 – Install 6” Riser on Manhole [\$2,800.00]
 - G. Estimate #3410 – Clean and Remove Sand and Debris from Structures with 25% and More [\$54,650.00]
 - H. Estimate #3411 – Clean and Remove Sand and Debris from Structures with 35% and More [\$37,250.00]
 - I. Estimate #3412 – Clean and Remove Sand and Debris from Structures with 45% and More [\$20,150.00]
- 11. Consideration of Precision Cleaning Inc. Proposal for PSGRC Street Sweeping Services

12. Acceptance of Unaudited Financial Statements as of April 30, 2022

- 2022 Operations Financial Impact Analysis

13. Approval of April 26, 2022 Regular Meeting Minutes

- Active Action and Agenda Items

14. 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. Key Activity Dates

II. NEXT MEETING DATE: June 28, 2022 at 1:00 P.M.

- QUORUM CHECK

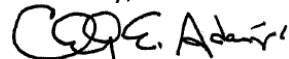
James (Jim) Gilman	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Bob Schultz	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Kurt Blumenthal	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Terry Mountford	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Bob Twombly	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

15. Supervisors' Requests and Public Comments (*5 minutes per speaker*)

16. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.

District Manager

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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CHANGE ORDER NO. 1

DATE OF ISSUANCE: June 1, 2022

PROJECT: Lake & Wetland Maintenance

OWNER: River Ridge Community Development District
9220 Bonita Beach Road Suite #214
Bonita Springs, Florida 34135

CONTRACTOR: Solitude Lake Management, LLC
5869 Enterprise Parkway
Fort Myers, FL 33905

CONTRACT FOR: Lake and Wetland Maintenance

You are directed to make the following changes in the Contract Documents:

Description: The following maintenance items are not covered under the contract and are additional work ordered. Additional funds required are as follows:

Effective June 1st 2022 thru December 31, 2022 a 7% increase due to inflation cost; fuel, chemicals and labor related.

\$431.16 per month x 7 MTHS = \$3,018.12

Purpose of Change Order: As noted above.

Contract Price (Original): \$73,884.00

Total Change Order Amount: **\$3,018.12**

Contract Price (Revised): \$76,902.12

Attachments: Exhibit "A"

RECOMMENDED & APPROVED:

by _____
Cleo Adams – District Manager
River Ridge Community Development District

date: _____

April 12, 2022

ADDENDUM TO CURRENT CONTRACT

CUSTOMER NAME: River Ridge CDD (R1203)
SUBMITTED TO: Cleo Adams
SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

This Addendum Letter is for the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer"), and will be under the same terms and conditions as your current Annual Management Services Contract except as amended here.

SOLitude Lake Management proposes an adjustment to your waterway management program investment with an estimated increase of 7%. Pricing rounded off to the nearest dollar value of each waterway. This increase will allow **SOLitude Lake Management** to dedicate the resources necessary to continue to maintain the waterway system to your complete satisfaction.

Effective May 1, 2022, through April 30, 2024 your annual price will increase from \$73,884.00 to \$79,058.00.

Attached is a copy of your pricing spreadsheet for your review reflecting the new two-year contract price. Please send in your addendum contract for signature.

Please contact us if you have any questions regarding your maintenance program.

Thank you for your continued business and we look forward to working with you in 2022 and beyond!

Have a great day,

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas

Aquatic Management

Bid Schedule

5/1/2022 thru 4/30/2023

5/1/2023 thru 4/30/2024

First Year

Second Year

Description	I.D. #	12 Month Price
Lake "A"	E1-A	\$4,187.00
Lake "A"	E1-B	\$6,585.00
Lake "A"	E1-E	\$4,183.00
Lake "A"	E1-G	\$2,470.00
Lake	E3-A	\$3,385.00
Lake "A"	E3-C	\$2,305.00
Lake "A" & "Bio"	E4-A	\$3,468.00
Lake "A" & "Nano"	E7-A	\$2,058.00
Lake "A"	E8-A	\$2,996.00
Lake "A"	E8-C	\$1,477.00
Lake "A" & "Nano"	H1-A	\$3,299.00
Lake "A" & "Nano"	H1-B	\$3,077.00
Lake "A"	H1-C	\$1,586.00
Lake "A"	H2-A	\$3,276.00
LAKES		
SUBTOTAL		\$44,352.00
AERATION		
SUBTOTAL		\$9,027.00

I.D. #	12 Month Price
E1-A	\$4,187.00
E1-B	\$6,585.00
E1-E	\$4,183.00
E1-G	\$2,470.00
E3-A	\$3,385.00
E3-C	\$2,305.00
E4-A	\$3,468.00
E7-A	\$2,058.00
E8-A	\$2,996.00
E8-C	\$1,477.00
H1-A	\$3,299.00
H1-B	\$3,077.00
H1-C	\$1,586.00
H2-A	\$3,276.00
LAKES	
SUBTOTAL	\$44,352.00
AERATION	
SUBTOTAL	\$9,027.00

First Year

Second Year

Description	I.D. #	12 Month Price
Conservation Area	Tract 1	\$2,860.00
Conservation Area	Tract 2	\$1,431.00
Conservation Area	Tract 3	\$564.00
Conservation Area	Tract 4	\$108.00
Conservation Area	Tract 5	\$239.00
Conservation Area	Tract 6	\$21.00
Conservation Area	Tract 7	\$131.00
Conservation Area	Tract 8	\$21.00
Conservation Area	Tract 9	\$108.00
Conservation Area	Tract 10	\$1,625.00
Conservation Area	Tract 11	\$260.00
Conservation Area	Tract 12	\$1,993.00
Conservation Area	Tract 13	\$325.00
Conservation Area	Tract 14	\$21.00
Conservation Area	Tract 15	\$325.00
Conservation Area	Tract 16	\$239.00
Dry Detention	Dry Detention	\$12,724.00
Dry Detention	Dry Detention	\$2,684.00
WETLAND		
SUBTOTAL		\$ 25,679.00

I.D. #	12 Month Price
Tract 1	\$2,860.00
Tract 2	\$1,431.00
Tract 3	\$564.00
Tract 4	\$108.00
Tract 5	\$239.00
Tract 6	\$21.00
Tract 7	\$131.00
Tract 8	\$21.00
Tract 9	\$108.00
Tract 10	\$1,625.00
Tract 11	\$260.00
Tract 12	\$1,993.00
Tract 13	\$325.00
Tract 14	\$21.00
Tract 15	\$325.00
Tract 16	\$239.00
Dry Detention	\$12,724.00
Dry Detention	\$2,684.00
WETLAND	
SUBTOTAL	\$ 25,679.00

Grand Total 1st Year:

\$79,058.00

Grand Total 2nd Year:

\$79,058.00

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

Single Source Certification

DATE:

Authority is requested to make the following purchase as a non-competitive purchase available from only one source.

ITEM(S):

PRICE: \$

FUND #:

VENDOR ID:

REQUISITION#:

VENDOR NAME:

PURCHASE ORDER #:



Describe the equipment, commodity or contractual service and how it is to be used. Provide the justification for the single source (note price cannot be used for justification). Attach additional pages if necessary.

The current irrigation system is 12 years old, consisting of outdated hardware and control systems. This project includes replacing all irrigation heads 1,371 in total, and irrigation stations throughout the golf courses. Efficient, consistent, and reliable operation of the irrigation system, with lowered maintenance costs, is critical and essential. The diagnostics of the IC (Irrigation Control) System unique and exclusive with the Rain Bird® IC System™ allows the operator to monitor status and proactively resolve issues. This exclusive innovation prevents turf damage and saves time. The Rain Bird® IC System™ connects central control directly to every rotor and valve, providing exceptional course conditions, with water conservation and energy efficiency. This Integrated Control Technology is used to communicate between the computer and the field devices. There will be no field satellites or interfaces visible on the golf course. The overall system provides the most efficient energy and water conservation controls available. The system provides the best in time management to operate this comprehensive system. FIS Outdoor is the only authorized vendor/distributor in Florida for the Rain Bird® IC System™. The Rain Bird® IC System™ is proprietary to Rain Bird. This is the only system and equipment that meets the specialized needs of the RRCDD and golf course and performs the intended function.

Chesley Adams, Jr, District Manager
Dated: _____

Approved by Board of Supervisors
Dated: _____

PUBLIC POSTING

START DATE

END DATE

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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SYNOVUS®

Government Banking Solutions

May 4, 2022

Board of Supervisors
River Ridge CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

RE: Bank Qualified, Tax Exempt Note, Series 2022

Synovus Bank ("Lender", "Bank" and/or "Synovus") is pleased to consider a financing arrangement (the "Facility") for the River Ridge Community Development District (the "District") the basic terms and conditions of which are set forth below. This financing proposal is not exhaustive, and the credit facilities are subject to other terms and conditions normally required by Synovus for similar transactions. The proposed Facilities are subject to the satisfactory completion of Synovus's customary due diligence, underwriting and receipt of credit approval. This letter is not a commitment to lend.

Borrower: River Ridge Community Development District (the "District")

Facility: Note A - \$870,000 Bank Qualified, Tax Exempt Term Note
Note B - \$870,000 Taxable Term Note

Amount: \$2,000,000

Purpose: The proceeds of the Notes will be used to finance certain capital improvements within the boundaries of the District and pay to the costs of issuance.

Term: The term of Notes shall not exceed Five years, fully amortizing.

Collateral: The Notes will be a Limited Obligation of the District. The principal and interest on the Notes will be payable solely from and secured by the assessments levied by the District against the benefitted properties ("Assessments").

Repayment: Semi-Annual interest payments on the 1st of each May and November, commencing on November 1, 2022. Principal will be due annually on the 1st of each May, commencing May 1, 2023. Interest will be calculated on the basis of a 360-day year consisting of twelve, thirty-day months.

Interest Rate: Note A -The interest rate would be fixed at **3.27** percent. This rate will be held until June 4, 2022. In the event the closing is delayed past this date, the rate will be reset 3 days prior to closing and would be indexed to 79 percent of the prevailing Five (5) Year Treasury Constant Maturity plus 107 basis points with a floor of 3.27 percent.

Note B – The interest rate would fixed at **4.08** percent. This rate will be held until June 4, 2022. In the event the closing is delayed past this date, the rate will be reset 3 days prior to closing and would be indexed to the prevailing Five (5) Year Treasury Constant Maturity plus 107 basis points with a floor of 4.08 percent.

The Treasury Constant Maturity will be as published by the Federal Reserve (<http://www.federalreserve.gov/releases/h15/update/>).

Pre-payment: The District may prepay and redeem the Note, in whole or part, at any time or from time to time, without penalty or premium, by paying to the Bank all or a part of the principal amount of the Note to be repaid, together with the unpaid interest accrued on the amount of principal so prepaid to the date of such prepayment. Each prepayment and redemption of such Note shall be made on such date and in such principal amount as shall be specified by the District in a written notice delivered to the Bank not less than ten days prior thereto specifying the principal amount to be prepaid and the date of such prepayment.

Fees: Twenty-Five basis point (0.25%) Note Commitment Fee for each Note, plus the District is responsible for all legal and out of pocket expenses associated with the proposed financing. The Bank will be represented by Greenspoon Marder Law, whose fee will be fixed at \$12,000.

Depository Accounts The District will be required to maintain their depository accounts at Synovus for the entire duration of the Note.

Affirmative Covenants: For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the District contemplated under the proposed Note remains unpaid or unperformed, the District covenants to the Bank as follows:

- a) *Payment* - The District shall pay the principal of and the interest on the proposed Note at the time and place and in the manner provided in the Note.
- b) *Use of Proceeds* - Proceeds from the Note will only be used to finance certain infrastructure within the Project Area (“Improvements”) and pay the costs of issuance.
- c) *Notice of Defaults* - The District shall within ten days after it acquires knowledge thereof, notify the Bank in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the District of all the relevant facts and the action being taken or proposed to be taken by the District with respect thereto.
- d) *Records* – The District agrees that any and all records of the District shall be open to inspection by the Bank or its representatives during normal business hours at the offices of the District.
- e) *Maintain Existence* - The District will take all reasonable legal action within its control in order to maintain its existence as a community development district of the State and shall not voluntarily dissolve.
- f) *Notice of Liabilities* - The District shall promptly inform the Bank in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the District or upon the ability of the District to perform its obligation under the proposed Note.

- g) *Insurance* - The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State and shall upon request of the Bank, provide evidence of such coverage to the Bank.
- h) *Comply with Laws* - The District is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.
- i) *Taxes* - In the event the proposed Note should be subject to the excise tax or any other Note Document should be subject to the excise tax on documents, or any similar tax, the District shall pay such taxes or reimburse the Bank for any such taxes paid by it.
- k) *Audited Financial Statements* - The District will cause a financial audit to be completed of its books and accounts for each fiscal year, beginning with the fiscal year ending September 30, 2020, and shall furnish such financial audit to the Bank within 270 days of the end of each such fiscal year. The financial audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor state or rule governing Florida local governmental entity audits.
- l) *Annual Budget*. The District shall adopt an annual budget as required by law. The District shall provide the Bank with a copy of its annual operating budget for each fiscal year not later than 45 days after the commencement thereof.
- m) *Assessment Records*. The District shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Bank at such times, and in such format as the Bank may reasonably request. Upon the occurrence of any Event of Default, the District will, upon request of the Bank, and payable from the debt service reserve fund, engage the services of a consultant reasonable acceptable to the Bank to assist the District in levying the Assessments until such time as the default is cured.
- n) *Assessment Roll*. Commencing with the tax roll adopted during the year 2021, the District shall provide to the Bank the certified assessment roll detailing the Assessments, if any, to be imposed for each tax year within 30 days of the date such roll becomes available.
- o) *Maintenance of Improvements*. All Improvements are and will be owned by the District or another political subdivision of the State of Florida and all Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The District shall levy assessments as shall be necessary to provide for the maintenance of the Improvements.

*Negative
Covenants:*

For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the District under the proposed Note remains

unpaid or any obligation of the District under any of the Note Documents remain unpaid or unperformed, that:

- a) *No Amendments.* The District shall not alter, amend or repeal the Assessment Resolutions, or take any action impairing the authority thereby or hereby given with respect to the imposition of the Assessments, or the payment of the Note, without prior written approval of the Bank which shall not be unreasonably withheld. However, the District may amend the Assessment Resolution to expand the Project Area so long as the Assessments are not reduced.
- b) *No Liens.* The District shall not create or permit any pledge, assignment, mortgage or lien on the Assessments or the Improvements other than pursuant to the Note Documents.
- c) *Disposition of Assets.* The District shall not dispose of any of the Improvements other than in the ordinary course of business.
- d) *Loans.* The District shall not loan money or make advances or other extensions of credit to other persons or entities except in the normal course of the District's Operations.

Assessments:

- a) *Limited Obligation.* The District promises that it will promptly pay the principal of and interest on the Note(s) at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof; provided that the principal of and interest on the Note(s) is payable solely from the Assessments, and nothing in the Note(s) or in the Note Resolution shall be construed as pledging any other funds or assets of the District to such payment or authorizing such payment to be made from any other source. The District is not and shall not be liable for the payment of the principal of and interest on the Note or for the performance of any pledge, obligation or agreement for payment undertaken by the District hereunder from any property other than the Assessments. The Bank shall not have any right to resort to legal or equitable action to require or compel the District to levy and collect any tax or special assessment or to keep any tax or special assessment in force, except for the Assessments, to pay principal or interest on the Note.
- b) *Pledge of Assessments.* The principal of and interest on the Note shall be payable from and secured by a lien upon the Assessments. The District will grant a security interest in favor of the Bank in the Assessments. Promptly upon collection by the District, all Assessments shall be deposited by the District into an account (the "Revenue Account") maintained by the District at the Bank, in which account, and the proceeds therein, the District hereby grants the Bank a security interest in order to secure the repayment of the Note.
- c) *Levy of Assessments.* The District will levy and assess Assessments upon the benefitted lands within the District in accordance with the Act and the Assessment Resolutions, in amounts and at the times, when combined with the amounts in the Revenue Account and subject to the limitations set forth in the Assessment Resolutions and in the Act, that are sufficient to pay the principal of and interest on the Note as herein provided. It is contemplated that the District shall utilize the uniform method for the collection of the Assessments authorized by Section 197.3632, Florida Statutes for platted lots. However, in the future, the District may, if it is not able to utilize the uniform method for platted lots, with written consent of the Bank, collect the assessments using an alternative method. The District will take all necessary steps to levy and collect Assessments Revenues sufficient to pay the principal and interest of the Note when due.

- d) *Use of Assessments.* The District will use the proceeds of Assessments levied for debt service solely to pay principal of and interest on the Note and Collection Costs.

Events of Default:

- An "Event of Default" shall be deemed to have occurred under this Agreement if:
- a) the District shall fail to make any payment of the principal of or interest on the Note after the same shall become due and payable ("Monetary Default"), whether by maturity, or otherwise; or
 - b) the District shall default in the performance of or compliance with any term or covenant contained in the Loan Documents, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified, whichever is earlier. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days; or any representation or warranty made in writing by or on behalf of the District in any Note Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
 - c) the District admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself; or
 - d) the District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 90 days from the date of entry thereof; or
 - e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
 - f) the District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any other subsidiary or affiliate of the Bank; or
 - g) a judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days.

Default Rate &

Acceleration: The "default rate of interest" shall be the lesser of five percentage points in excess of the Bank's Prime Rate of interest or the maximum interest rate allowed by law, charged at the time of the event of default.

Interest Rate

Adjustments: In the event the interest on the Loans become subject to federal income tax **due to actions or inactions of the District** and upon final judgement of the IRS, the interest rate will convert to the taxable rate. The taxable rate will be calculated by dividing the current tax-exempt rate by 1 minus the maximum federal corporate income tax rate at that time. In addition, the District shall make the Bank whole for any interest, penalties, and additions to tax suffered by the Bank.

Conditions of Lending:

The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

- a) Documents are and shall be true and correct to the best of the District's knowledge at the time of closing.
- b) On the closing date the District shall be in compliance with all the terms and provisions set forth in the Note Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.
- c) On or prior to the closing date, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank): (i) the opinion of counsel to the District, regarding the due authorization, execution, delivery, validity and enforceability of the Agreement and the Note, the District's power to incur the debt evidenced by the Note, the due adoption and enforceability of the Note Resolution and Assessment Resolutions and the due creation and existence of the District and to the effect that the Note is excluded from gross income for federal income tax purposes and is exempt from State excise tax on documents, and (ii) such additional supporting documents as the Bank may reasonably request.
- d) No material and adverse changes shall have occurred in the financial condition of the District.
- f) The Bank shall not be required to enter into the proposed Credit Accommodation until the completion of all due diligence inquiries, receipt of approvals from all requisite parties and the execution and receipt of all necessary documentation reasonably acceptable to the Bank and its counsel. The Bank complies with the US Patriot Act of 2001 (the "Act"), including, but not limited to; those sections relating to customer identification, monitoring and reporting of suspicious activities, and the prevention of money laundering. This Act mandates that we verify certain information about the borrower and any guarantor while processing the Credit Accommodation request. Furthermore, certain assumptions are made for this proposal which, if altered, could affect the overall credit approval and or the terms of the proposed Credit Accommodation.
- g) Evidence provided by the Bank that it is a qualified public depository according to Florida law.

Waiver of Jury Trial

District and Bank knowingly, intentionally, and voluntarily waive any right which any of them may have to a trial by jury in connection with any matter directly or indirectly relating to any Note document executed in connection herewith or any other matter arising from the relationship between Bank and District.

Synovus appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a Note by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate to contact me at (239) 552-1819.

Respectfully,

Jim Mitchell, SVP
Senior Director
Government Solutions Group
Synovus Bank
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
JimMitchell@synovus.com

Agreed to and accepted this ____ day of _____, 2022

BORROWER: River Ridge Community Development District

Signature: _____

Name: _____

Title: _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS IMPROVEMENT REVENUE NOTES, TAX EXEMPT SERIES 2022A AND TAXABLE SERIES 2022B, , IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,700,000 TO PROVIDE FUNDS TO FINANCE CERTAIN CAPITAL IMPROVEMENTS WITHIN THE DISTRICT AND RELATED COSTS; PROVIDING THAT SUCH NOTES SHALL BE PAYABLE FROM OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS UPON BENEFITTED PROPERTIES IN THE PELICAN SOUND SECTION OF THE DISTRICT AS PROVIDED HEREIN; AWARDING THE NOTES TO SYNOVUS BANK BY NEGOTIATED SALE; AUTHORIZING THE DISTRICT TO ENTER INTO A LOAN AGREEMENT WITH SYNOVUS BANK; PROVIDING FOR THE RIGHTS, SECURITY AND REMEDIES FOR THE OWNER OF SUCH NOTES; PROVIDING FOR THE CREATION OF CERTAIN FUNDS; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; DECLARING THE ISSUER'S OFFICIAL INTENT TO PAY FOR THE PROJECT OR A PORTION THEREOF PRIOR TO THE ISSUANCE OF THE NOTES AND TO ISSUE THE NOTES AND TO USE A PORTION OF THE PROCEEDS THEREOF TO REIMBURSE EXPENDITURES PAID OR INCURRED PRIOR TO THE DATE OF ISSUANCE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of the Act, as hereinafter defined.

Section 2. Definitions. The following words and phrases shall have the following meanings when used herein:

“Act” means Chapter 190, Florida Statutes, the Enabling Ordinance, and other applicable provisions of law.

“Bank” means Synovus Bank, the original purchaser of the Notes.

“Chair” means the Chair or Vice Chair of the Issuer’s Board of Supervisors.

“Code” means the Internal Revenue Code of 1986, as amended, including the applicable regulations of the Department of the Treasury (including applicable final regulations, temporary regulations and proposed regulations), the applicable rulings of

the Internal Revenue Service (including published Revenue Rulings and private letter rulings) and applicable court decisions.

“Costs of the Projects” means with respect to the Projects, all items of cost authorized by the Act, including the costs of issuance of the Notes.

“Enabling Ordinance” means Ordinance No. 96-02, enacted by the Lee County Board of County Commissioners on February 7, 1996, as amended by Ordinance No. 98-07, enacted by the Lee County Board of County Commissioners on April 14, 1998.

“Issuer” or “District” means the independent special district known as the River Ridge Community Development District, created in accordance with the provisions of the Act, or its successor.

“Loan Agreement” means the Loan Agreement between the Bank and the Issuer, dated the date of issuance of the Note, authorized by Section 4 hereof.

“Notes” means the Tax Exempt Series 2022A Note and the Taxable Series 2022B Note.

“Owner” or “Owners” means the Person or Persons in whose name or names the Note shall be registered on the books of the Issuer kept for that purpose in accordance with provisions of this Resolution.

“Person” or “Persons” means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

“Pledged Funds” means (i) the Special Assessments, (ii) the proceeds of any additional debt issued by the Issuer (with the exception of debt resulting from borrowing from the Pelican Sound Golf and River Club and debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster), and (iii) the amounts on deposit in the funds created under the Loan Agreement.

“Projects” means, collectively, the Series 2022A Project and the Series 2022B Project.

“Resolution” means this Resolution, pursuant to which the Note is authorized to be issued.

“Secretary” means the Secretary or any Assistant Secretary of the Issuer.

“Series 2022A Project” means capital improvements consisting of common area and right-of-way area paver brick replacement and renovation in the Pelican Sound section of the District and related costs thereto including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Series 2022A Note.

"Series 2022B Project" means capital improvements consisting of the overhaul of the golf course irrigation system currently leased to the District including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Series 2022B Note.

"Special Assessments" means the operation and maintenance special assessments levied by the District on all of the assessable real property in the Pelican Sound section of the District in accordance with the Act.

"Tax Exempt Series 2022A Note" means the Issuer's Improvement Note, Tax Exempt Series 2022A, issued pursuant to Section 5 hereof.

"Taxable Series 2022B Note" means the Issuer's Improvement Note, Taxable Series 2022B, issued pursuant to Section 5 hereof.

"State" means the State of Florida.

"Supervisor" means a member of the Board of Supervisors of the Issuer.

Section 3. Resolution to Constitute a Contract. In consideration of the purchase and acceptance of the Notes authorized to be issued hereunder by those who shall be the Owners thereof from time to time, this Resolution shall constitute a contract between the Issuer and the Owners.

Section 4. Authorization of Loan Agreement and Note. Subject and pursuant to the provisions of this Resolution, the Issuer is hereby authorized to enter into the Loan Agreement in substantially the form attached hereto as Exhibit "A," and the Notes are hereby authorized to be issued under and secured by this Resolution and as provided in the Loan Agreement in the form attached to the Loan Agreement as Exhibit "A," in the aggregate principal amount not to exceed \$1,700,000 for the purpose of providing funds together with other funds of the Issuer to finance the Costs of the Projects. The Issuer shall not use the proceeds of the Tax Exempt Series 2022A Note for any purpose other than the Costs of the Series 2022A Project without the written approval of the Bank, and the Issuer shall not use the proceeds of the Taxable Series 2022B Note for any purpose other than the Costs of the Series 2022B Project without the written approval of the Bank. Because of the characteristics of the Notes, prevailing market conditions, and additional savings to be realized from an expeditious sale of the Notes, it is in the best interest of the Issuer to negotiate with the Bank to purchase the Notes at a private negotiated sale. Prior to the issuance of the Notes the Issuer shall receive from the Bank a disclosure statement containing the information required by Section 218.385, Florida Statutes.

Section 5. Description of Notes. The Tax Exempt Series 2022A Note and the Taxable Series 2022B Note shall each be dated the date of its execution and delivery and shall be in an aggregate amount not to exceed \$1,700,000, the exact amount of each Note to be as shall be set forth in the final Loan Agreement, the approval of such amount to be conclusively evidenced by the Chair's execution of the Loan Agreement. The Notes shall each bear interest from such date as set forth in the Loan Agreement (subject to

adjustment as provided in the Notes), and shall mature not later than five (5) years from the date of its issuance. The principal of the Notes shall be payable on such dates, and the Notes shall have such other terms and provisions and shall be in the form of the Tax Exempt Series 2022A Note attached as Exhibit “A-1” to the Loan Agreement and in the form of the Taxable Series 2022B Note attached as Exhibit “A-2” to the Loan Agreement. The Notes shall be executed on behalf of the Issuer with the manual signature of the Chair and attested by the Secretary and the said Chair and Secretary are hereby authorized to respectively execute and attest the Notes on behalf of the Issuer.

Section 6. Limited Obligation. The Notes, when delivered by the Issuer pursuant to the terms hereof and of the Loan Agreement, shall not be or constitute general obligations or indebtedness of the Issuer, Lee County, Florida or the State, or any political subdivision thereof, within the meaning of any Constitutional, statutory or other limitation of indebtedness, but shall be a special obligation of the Issuer payable solely from the Pledged Funds as herein, in the Notes and in the Loan Agreement provided. Any agreements or representations herein or contained in the Notes or the Loan Agreement do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the Issuer, and in the event of a breach of any agreement, covenant, or representation, no personal or pecuniary liability or charge payable directly or indirectly from any revenues of the Issuer other than the Pledged Funds shall arise therefrom. No Owner shall ever have the right to compel the exercise of the taxing power of the Issuer to pay the Notes or the interest thereon, or to make any other payments provided for in this Resolution including any deposits to the Note Payment Fund, or be entitled to payment of such principal and interest from any funds other than those pledged herein for such purpose. The Notes shall not constitute a lien upon any of the facilities of the Issuer.

Section 7. Notes Secured by Lien on Pledged Funds. The Notes shall be secured by, and the Issuer hereby grants to the Owner to secure payment of the Notes, a lien upon and pledge of the Pledged Funds, as more particularly described in the Loan Agreement. The Issuer promises that it will promptly pay the principal of and interest on the Notes at the place, on the dates and in the manner provided therein.

Section 8. Amendment. This Resolution shall not be modified or amended in any respect subsequent to the issuance of the Notes without the written consent of the Owner.

Section 9. Limitation of Rights. With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Resolution or the Notes is intended or shall be construed to give to any Person other than the Issuer and the Owner any legal or equitable right, remedy or claim under or with respect to this Resolution or any covenants, conditions and provisions herein contained; this Resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the Issuer and the Owner.

Section 10. Severability. If any provision of this Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such

provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

Section 11. Applicable Provisions of Law. This Resolution shall be governed by and construed in accordance with the laws of the State.

Section 12. Captions. The captions and headings in this Resolution are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Resolution.

Section 13. Authorizations. The Chair, the Secretary and any other Supervisor, and such other officials and employees of the Issuer as may be designated by the Chair are each designated as agents of the Issuer in connection with the issuance and delivery of the Notes and are authorized and empowered, collectively or individually, to take all action and steps and to execute the Loan Agreement and all other instruments, documents, and contracts on behalf of the Issuer that are necessary or desirable in connection with the execution and delivery of the Note, and which are specifically authorized or are not inconsistent with the terms and provisions of this Resolution.

Section 14. Designation of Tax Exempt Series 2022A Note. The Issuer hereby designates the Tax Exempt Series 2022A Note as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3)(B)(i) of the Code.

Section 15. Reimbursement Resolution. The Issuer may pay for a portion of the Costs of the Series 2022A Project before the Tax Exempt Series 2022A Note is issued in anticipation of the reimbursement of such expenditures from proceeds of the Tax Exempt Series 2022A Note. In accordance with Section 1.150-2 of the Federal income tax regulations requires an issuer to officially declare its intent to use proceeds of a tax exempt borrowing to reimburse expenditures paid prior to issuance thereof as a prerequisite to the proceeds being treated as used for reimbursement purposes.

To the extent the Issuer has not previously done so, the Issuer hereby declares its reasonable official intention to finance the costs of the Series 2022A Project through the issuance of the Tax Exempt Series 2022A Note by the Issuer in an amount, at a minimum, that is necessary to finance the Costs of the Series 2022A Project, up to a maximum principal amount of \$1,700,000.

Section 16. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED at a meeting of the Board of Supervisors on the 24th day of May, 2022.

**RIVER RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

(SEAL)

By: _____
Vice Chair, Board of Supervisors

ATTEST:

By: _____
Secretary, Board of Supervisors

EXHIBIT "A"

FORM OF LOAN AGREEMENT

LOAN AGREEMENT

This LOAN AGREEMENT (the “Agreement”) is made and entered into as of May 27, 2022, by and between the River Ridge Community Development District, an independent special district created pursuant to and in accordance with Chapter 190, Florida Statutes (the “Issuer”), and Synovus Bank (the “Bank”), and their respective successors and assigns.

WHEREAS, the Board of Supervisors of the Issuer did, on May 24, 2022 adopt its Resolution No. 2022-05 (the “Resolution”) authorizing, among other things, the borrowing by the Issuer of the principal amount not to exceed \$1,700,000 (the “Notes”) for the purpose of providing funds, together with other funds of the Issuer, to pay the Costs of the Project (as defined herein); and

WHEREAS, the Issuer has determined that the Tax Exempt Series 2022A Note (as defined herein) shall be in the amount of \$850,000, and Taxable Series 2022B Note (as defined herein) shall be in the amount of \$850,000 ; and

WHEREAS, the Bank, the initial holder of the Notes, and the Issuer have determined that it is desirable and in their best interest to enter into this Agreement; and

WHEREAS, the Notes shall be issued pursuant to the terms and provisions of the Resolution and this Agreement.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby and in consideration of the mutual covenants hereinafter contained, DO HEREBY AGREE as follows:

ARTICLE I

DEFINITION OF TERMS

Section 1.01 Definitions. The following words and terms as used in this Agreement shall have the following meanings:

“Act” means Chapter 190, Florida Statutes, the Enabling Ordinance, and other applicable provisions of law.

“Agreement” means this Loan Agreement and any and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

“Bank” means Synovus Bank, the original purchaser of the Notes.

“Business Day” means any day except any Saturday or Sunday or day on which the Principal Office of the Bank is lawfully closed.

“Chair” means the Chair or Vice Chair of the Issuer’s Board of Supervisors.

“Code” means the Internal Revenue Code of 1986, as amended, including the applicable regulations of the Department of the Treasury (including applicable final regulations, temporary regulations and proposed regulations), the applicable rulings of the Internal Revenue Service (including published Revenue Rulings and private letter rulings) and applicable court decisions.

“Costs of the Projects” means with respect to the Projects, all items of cost authorized by the Act, including the costs of issuance of the Notes.

“Default Rate” shall mean the lesser of (a) five (5) percentage points in excess of the Prime Rate, or (b) the maximum interest rate allowed by law.

“Enabling Ordinance” means Ordinance No. 96-02, enacted by the Lee County Board of County Commissioners on February 7, 1996, as amended by Ordinance No. 98-07, enacted by the Lee County Board of County Commissioners on April 14, 1998.

“Event of Default” means an event of default specified in Article VI of this Agreement.

“Issuer” or “District” means the independent special district known as the River Ridge Community Development District, created in accordance with the provisions of the Act, or its successor.

“Loan” means the outstanding principal amount of the Notes issued hereunder.

“Maturity Date” means May 1, 2027.

“Notes” means the Tax Exempt Series 2022A Note and the Taxable Series 2022B Note.

“Noteholder” or “Holder” or “Owner” means the Bank as the holder of the Notes, or any other Person or Persons in whose name the Notes shall be registered on the books of the Issuer kept for that purpose in accordance with provisions of this Agreement.

“Person” means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

“Pledged Funds” means (i) the Special Assessments, (ii) the proceeds of any additional debt issued by the Issuer (with the exception of debt resulting from borrowing from the Pelican Sound Golf and River Club and debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster), and (iii) the amounts on deposit in the funds created hereunder.

“Prime Rate” shall mean the rate published from time to time in The Wall Street Journal as the “U.S. Prime Rate” or, in the event The Wall Street Journal ceases to be published, goes on strike, is otherwise not published or ceases publication of “U.S. Prime Rate,” the base, reference or other rate then designated by the Bank, in its sole discretion, for general commercial loan reference. The U.S. Prime Rate is not necessarily the lowest or best rate of interest offered by the Bank to any borrower or class of borrower.

“Principal Office” means, with respect to the Bank, the office located at the address set forth in Section 7.06 hereof, or such other office as the Bank may designate to the Issuer in writing.

“Project Funds” means, collectively, the Series 2022A Project Fund and the Series 2022B Project Fund.

"Projects" means, collectively, the Series 2022A Project and the Series 2022B Project.

“Resolution” means Resolution No. 2022-05, adopted by the Board of Supervisors of the Issuer on May 24, 2022.

“Revenue Fund” means the River Ridge Community Development District Improvement Revenue Notes, Series 2022, Special Assessment Revenue Fund established pursuant to Section 6.01 hereof.

“Secretary” means the Secretary or any Assistant Secretary of the Issuer.

"Series 2022A Project" means capital improvements consisting of common area and right-of-way area paver brick replacement and renovation in the Pelican Sound section of the District and related costs thereto including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Series 2022A Note.

"Series 2022B Project" means capital improvements consisting of the overhaul of the golf course irrigation system currently leased to the District including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Series 2022B Note.

“Series 2022A Project Fund” means the River Ridge Community Development District Improvement Revenue Note, Tax Exempt Series 2022A Project Fund established pursuant to Section 6.02(a) hereof.

“Series 2022B Project Fund” means the River Ridge Community Development District Improvement Revenue Note, Taxable Series 2022B Project Fund established pursuant to Section 6.02(b) hereof.

“Special Assessments” means the operation and maintenance special assessments levied by the District on all of the assessable real property in the Pelican Sound section of the District in accordance with the Act.

“State” means the State of Florida.

“Tax Exempt Series 2022A Note” means the Issuer’s Improvement Revenue Note, Tax Exempt Series 2022A, issued pursuant to Section 5.03(a) hereof.

“Taxable Series 2022B Note” means the Issuer’s Improvement Revenue Note, Taxable Series 2022B, issued pursuant to Section 5.03(b) hereof.

Section 1.02 Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

Section 1.03 Titles and Headings. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II

REPRESENTATIONS OF ISSUER

The Issuer represents and warrants to the Bank that:

Section 2.01 Powers of Issuer. The Issuer is a political subdivision duly organized and validly existing as an independent special district pursuant to the Act. The Issuer has the power to borrow the amount provided for in this Agreement, to execute and deliver this Agreement and the Notes, to secure the Notes in the manner contemplated hereby and to perform and observe all the terms and conditions of the Notes and this Agreement on its part to be performed and observed. The Issuer may lawfully issue the Notes in order to finance the Projects.

Section 2.02 Authorization of Loan. The Issuer has duly authorized the borrowing of the amount provided for in this Agreement, the execution and delivery of this Agreement and the making and delivery of the Notes to the Bank provided for in this Agreement and to that end the Issuer warrants that it will take all action and will do all things which it is authorized by law to take and to do in order to fulfill all covenants on its part to be performed and to provide for and to assure payment of the Notes. The Issuer has duly authorized the execution, delivery, and performance of the Notes and this Agreement and the taking of any and all other such action as may be required on the part of the Issuer to carry out, give effect to and consummate the transactions contemplated by this Agreement. The Notes have been duly authorized, executed, issued and delivered to the Bank and constitutes the legal, valid and binding obligations of the Issuer enforceable in accordance with their terms, and are entitled to the benefits and security of this Agreement. All approvals, consents, and orders of and filings with any governmental authority or agency which would constitute a condition precedent to the issuance of the Notes or the execution and delivery of or the performance by the Issuer of its obligations under this Agreement or the Notes have been obtained or made and any consents, approvals, and orders to be received or filings so made are in full force and effect.

Section 2.03 Agreements. The making and performing by the Issuer of this Agreement will not violate any provision of the Act, or any bond or note resolution of the Issuer, or any regulation, order or decree of any court, and will not result in a breach of any of the terms of any agreement or instrument to which the Issuer is a party or by which the Issuer is bound.

Section 2.04 Litigation, Etc. There are no actions or proceedings pending against the Issuer or affecting the Issuer or, to the knowledge of the Issuer, threatened, which, either in any case or in the aggregate, might result in any material adverse change in the financial condition of the Issuer, or which questions the validity of this Agreement or the Notes or of any action taken or to be taken in connection with the transactions contemplated hereby or thereby. The Issuer is not in default in any material respect under any agreement or other instrument to which it is a party or by which it may be bound.

Section 2.05 General Financial Information.

(a) The financial information regarding the Issuer furnished to the Bank by the Issuer in connection with the Loan is complete and accurate, and there has been no material and adverse change in the financial condition of the Issuer from that presented in such information.

(b) The Issuer shall adopt an annual budget as required by law. The Issuer shall provide the Owner of the Notes with a copy of its annual operating budget for each fiscal year not later than forty five (45) days after the commencement thereof. The budget shall specifically detail the Special Assessments and any other special assessments to be levied by the Issuer with respect to such fiscal year. The Issuer covenants that, so long as the Notes shall remain unpaid, it will appropriate in its annual budget, by amendment, if required, amounts from Special Assessments sufficient to pay the principal of and interest on the Notes when due. In the event that the amount previously budgeted for such purpose is at any time insufficient to pay such principal of and interest on the Notes, the Issuer covenants to take immediate action to amend its budget so as to budget and appropriate an amount sufficient to pay such debt service on the Notes.

(c) The Issuer shall cause an audit to be completed of its books and accounts and shall furnish to the Owner within 270 days after the end of each fiscal year audited year-end financial statements of the District certified by an independent certified public accountant selected pursuant to Florida law to the effect that such audit has been conducted in accordance with generally accepted accounting standards and stating whether such financial statements present fairly in all material respects the financial position of the District and the results of its operations and cash flows for the periods covered by such audit report, all in conformity with generally accepted accounting principles applied on a consistent basis. Such financial statements shall include a balance sheet and statement of revenues, expenditures and changes in fund balances, with comparative figures to the prior year and including a comparison of actual results to budgeted projections, and shall be prepared in accordance with Chapter 10.550 of the rules of the Florida Auditor General or the provisions of any successor statute or rule governing Florida local government entity audits.

ARTICLE III

COVENANTS OF THE ISSUER

Section 3.01 Certain Affirmative Covenants. The Issuer covenants, for so long as the Notes are outstanding and unpaid or any duty or obligation of the Issuer hereunder or under the Notes remains unpaid or unperformed, as follows:

(a) The Issuer shall duly and punctually pay the principal of the Notes and the interest thereon at the dates and place and in the manner provided herein and in the Notes according to the true intent and meaning thereof.

(b) Proceeds from the Tax Exempt Series 2022A Note will be used only to pay Costs of the Series 2022A Project, and, except as otherwise provided in Section 6.02(b)(3) hereof, proceeds from the Taxable Series 2022B Note will be used only to pay Costs of the Series 2022B Project..

(c) The Issuer shall within ten (10) days after it acquires knowledge thereof, notify the Bank in writing upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the Issuer of all relevant facts and the action being taken or proposed to be taken by the Issuer with respect thereto.

(d) The Issuer will take all reasonable legal action within its control in order to maintain its existence as a community development district pursuant to the Act until all amounts due and owing from the Issuer to the Bank under the Notes have been paid in full, and shall not voluntarily alter its boundaries or dissolve.

(e) The Issuer agrees that any and all records of the Issuer with respect to the Project and/or the Loan Documents shall be open to inspection by the Bank or its representatives at all reasonable times at the offices of the Issuer.

(f) In the event the Notes or this Loan Agreement should be subject to the excise tax on documents, the Issuer shall pay such taxes or reimburse the bank for any such taxes paid by it.

Section 3.02 Certain Negative Covenants. The Issuer covenants, for so long as any of the principal amount of or interest on the Notes is outstanding and unpaid or any obligations of the Issuer under any of the Loan Documents remain unpaid or unperformed, that:

(a) The Issuer shall not take any action impairing the authority thereby or hereby given with respect to the issuance and payment of the Notes.

(b) The Issuer shall not pledge or encumber the Pledged Funds except pursuant to or as permitted by this Agreement.

(c) The Issuer shall not alter, amend or repeal the proceedings pursuant to which the Special Assessments are levied and collected, or any action impairing the authority thereby or hereby given with respect to the levy, collection and pledge of the Special Assessments or the payment of the Notes, without the prior written approval of the Bank.

(d) The Issuer shall not loan money or make advances or other extensions of credit to other Persons.

Section 3.03. Bank Fees and Expenses. The Issuer hereby agrees to pay the fees and expenses of counsel to the Bank in connection with the issuance of the Notes in the amount of \$15,000.00 said amount to be due and payable upon the issuance of the Notes. In addition, the Issuer agrees to pay at closing the Bank's loan commitment fee of \$4,250.00 (1/4 of one percent of the Loan).

Section 3.04. Miscellaneous Covenants and Representations.

(a) The Issuer shall not dispose of any of its assets other than in the ordinary course of business.

(b) The Issuer shall promptly inform the Bank of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the Issuer or which, if determined adversely to the Issuer would adversely affect the security for the payment of the Notes.

(c) The Issuer shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated community development districts of the State and shall upon the request of the Bank, provide evidence of such coverage to the Bank.

(d) The Issuer is in compliance with and shall comply with all applicable federal, state and local laws and regulatory requirements.

(e) The Issuer shall not incur any other indebtedness payable from the Special Assessments, without the Bank's written consent, which consent may be withheld or conditioned in the Bank's sole discretion, regardless of whether such obligation or debt is superior to, on a parity with or subordinate to the Notes. Notwithstanding the foregoing, the Issuer shall not be precluded from incurring indebtedness to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster. The Issuer shall be permitted to incur debt resulting from borrowing from the Pelican Sound Golf and River Club, but only if such debt is not payable from or secured by the Special Assessments.

(f) All improvements of the Issuer are and will be owned by or leased to the Issuer or by another political subdivision of the State and all such improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the Issuer or another political subdivision of the State as may be necessary to protect the health, safety and general welfare of the Issuer and its inhabitants, visitors, property owners and workers or to

protect such improvements from damage, misuse or destruction. The Issuer shall observe and perform all of the terms and conditions of the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the improvements. The Issuer shall levy, in addition to the Special Assessments, assessments as shall be necessary to provide for the maintenance of the improvements.

(g) The Issuer will maintain its primary depository accounts with the Bank so long as the Bank is an Owner of the Notes.

(h) It is the intention of the Issuer and all parties under its control that the interest on the Tax Exempt Series 2022A Note be and remain excluded from gross income for federal income tax purposes and to this end the Issuer hereby represents to and covenants with the Owner that it will comply with the requirements applicable to it contained in Section 103 and Part IV of Subchapter B of Chapter 1 of the Internal Revenue Code of 1986, as amended, to the extent necessary to preserve the exclusion of the interest on the Tax Exempt Series 2022A Note issued hereunder from gross income for federal income tax purposes.

Section 3.05. Payment of Principal and Interest. The Issuer promises that it will promptly pay the principal of, interest on and any other amounts due under the Notes at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof, provided that the principal of, interest on and any other amounts due under the Notes is payable from and secured solely by the Pledged Funds, and nothing in the Notes or this Loan Agreement shall be construed as pledging any other funds or assets of the Issuer to such payment or as authorizing such payment to be made from any other source.

In order to secure the payment of the principal of and interest on the Notes the Issuer in the Resolution has pledged and does hereby pledge and grant a lien on the Pledged Funds to the Owner.

Section 3.06. Business Days. In any case where the due date of interest on or principal of the Notes is not a Business Day, then payment of such principal or interest may be made on the next preceding Business Day, but interest shall continue to accrue until payment is actually received by the Owner.

Section 3.07. Notes Mutilated, Destroyed, Stolen or Lost. In case a Note shall become mutilated, or be destroyed, stolen or lost, the Issuer shall issue and deliver a new Note of like tenor as the Note so mutilated, destroyed, stolen or lost, in exchange and in substitution for such mutilated Note, or in lieu of and in substitution for the Note destroyed, stolen or lost and upon the Owner furnishing the Issuer proof of ownership thereof and indemnity reasonably satisfactory to the Issuer and complying with such other reasonable regulations and conditions as the Issuer may prescribe and paying such expenses as the Issuer may incur. The Note so surrendered shall be canceled and shall be of no further force and effect.

Section 3.08. Special Assessments.

The Issuer will annually determine the amount of the Special Assessments necessary to pay the principal of and interest on the Notes in accordance with the Act, and will separately identify such amount in its annual operating budget for each fiscal year.

The Issuer represent that it has levied the Special Assessments for the Issuer's fiscal year beginning October 1, 2021, and covenants that it will cause the Special Assessments to be levied and collected each year, commencing with the Issuer's fiscal year beginning October 1, 2022, pursuant to the method provided for in Section 197.3632 and 197.3635, Florida Statutes, in such amounts as shall produce an amount at least sufficient to pay the principal of and interest on the Notes as the same becomes due and payable, in addition to all other expenses payable out of the Special Assessments, and including amounts sufficient to cover any shortfall in Special Assessments from prior fiscal years. The Issuer represents to the Bank that the Issuer has taken all steps legally necessary to have been taken as of the date of issuance of the Notes in order to impose the Special Assessments and the Issuer shall take all steps within its power as shall in the future be legally necessary to impose the Special Assessments in such amount. The Issuer covenants that if any of the Special Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make any such assessment when it might have done so, the Issuer covenants that it will take all necessary steps to cause new Special Assessments to be made in the manner provided by law and in any case any such second Special Assessment or an initial Special Assessment for one that shall have been omitted, shall either in whole or in part be annulled, vacated or set aside, or be unenforceable or uncollectible by reason of defect or irregularity, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

Section 3.09. Special Assessment Records. The Issuer shall maintain records with respect to the Special Assessments which shall be updated as Special Assessments are collected. The records shall detail Special Assessments (i) levied to date on a parcel-by-parcel basis and (ii) collected to date. A report setting forth the foregoing information as of May 1 of each year will be provided to the Bank by May 31 of each year, and if there are any delinquent Special Assessments, the Issuer will provide the Bank with another report, by September 1 of such year, updating the information in said report. Also, commencing with the Issuer's fiscal year beginning October 1, 2021, the Issuer shall provide the Bank with a copy of the certified assessment roll detailing the Special Assessments to be imposed for such fiscal year, within thirty (30) days of the date such roll becomes available. Upon the occurrence of any Event of Default, the Issuer will, upon request of the Bank, engage the services of a consultant acceptable to the Bank to assist the Issuer in levying the Special Assessments until such time as the Event of Default is cured.

Section 3.10. Supervisors, Officers and Employees of the Issuer Exempt from Personal Liability. No recourse under or upon any obligation, covenant or agreement of this Agreement, the Resolution or the Notes or for any claim based thereon or otherwise in respect thereof, shall be had against any Supervisor, or any officer, consultant, agent or employee, as such, of the Issuer past, present or future, either directly or through the Issuer whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty or

otherwise, it being expressly understood (a) that the obligation of the Issuer under this Agreement, the Resolution and the Notes is solely a corporate one, (b) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the Supervisors, or the officers, agents, consultants, or employees, as such, of the Issuer, or any of them, under or by reason of the obligations, covenants or agreements contained in this Agreement, the Resolution or the Notes, or implied therefrom, and (c) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such Supervisor, and every officer, agent, consultant, or employee, as such, of the Issuer under or by reason of the obligations, covenants or agreements contained in this Agreement, the Resolution or the Notes, or implied therefrom, are waived and released as a condition of, and as a consideration for, the execution of this Agreement and the Resolution, and the issuance of the Notes on the part of the Issuer.

ARTICLE IV

CONDITIONS OF LENDING

The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

Section 4.01 Representations and Warranties. The representations and warranties set forth herein, in the Resolution and in the Notes are and shall be true and correct on and as of the date hereof.

Section 4.02 No. Default. On the date hereof the Issuer is in compliance with all the terms and provisions set forth herein, in the Resolution and in the Notes on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.

Section 4.03 Supporting Documents. On or prior to the date hereof, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Notes by the Bank):

(a) The opinion of Woodward, Pires & Lombardo, P.A., counsel to the Issuer, regarding the due authorization, execution, delivery, validity and enforceability of this Agreement and the Notes, the due adoption of the Resolution and such other matters as may be required by the Bank;

(b) The opinion of Greenspoon Marder LLP, counsel to the Bank, regarding, or to the effect that, (i) the interest on the Tax Exempt Series 2022A Note is excluded from gross income for federal income tax purposes, and (ii) the Tax Exempt Series 2022A Note is a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Code; and

- (c) Such additional supporting documents as the Bank may reasonably request.

ARTICLE V

THE LOAN; ISSUER'S OBLIGATION; DESCRIPTION AND PAYMENT TERMS

Section 5.01 The Loan. The Bank hereby agrees to loan to the Issuer the aggregate amount of \$1,700,000.00 to be evidenced by the Notes, to provide funds to pay the Costs of the Projects, upon the terms and conditions set forth in this Agreement. The Issuer agrees to repay the principal amount borrowed plus interest thereon, upon the terms and conditions set forth herein and in the Notes. The Loan shall close not later than May 27, 2022.

Section 5.02 Notes Not to be Indebtedness of the Issuer or State. The Notes, when delivered by the Issuer pursuant to the terms of this Agreement, shall not be or constitute a general obligation or indebtedness of the Issuer, or the State, or any political subdivision of the State, within the meaning of any Constitutional, statutory or other limitation of indebtedness, but shall be a special obligation payable solely as herein provided. No Noteholder shall ever have the right to compel the exercise of the ad valorem taxing power, if any, of the Issuer to pay the Notes or the interest thereon or other amounts due thereunder or hereunder. Neither this Agreement nor the Notes create a lien upon any facilities of the Issuer. Any agreements or representations herein or contained in the Notes do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the Issuer, and in the event of a breach of any agreement, covenant, or representation, no personal or pecuniary liability or charge payable directly or indirectly from any revenues of the Issuer other than the Pledged Funds shall arise therefrom.

Section 5.03 Description and Payment Terms of the Notes.

(a) The Issuer shall issue and deliver to the Bank the Tax Exempt Series 2022A Note in the form attached as Exhibit "A-1" hereto. The Tax Exempt Series 2022A Note shall be issued in one (1) typewritten certificate, shall be dated the date of issuance thereof, shall be in the principal amount of \$850,000 and shall mature on the Maturity Date. The Tax Exempt Series 2022A Note shall bear interest at a fixed rate of 3.27%, calculated on the basis of a 360 day year consisting of twelve (12) thirty (30) day months. Accrued interest on the Tax Exempt Series 2022A Note shall be payable in arrears on May 1 and November 1 of each year, from November 1, 2022 through and including the Maturity Date. Principal of the Tax Exempt Series 2022A Note shall be payable on May 1 of each year, from May 1, 2023 through and including the Maturity Date, in the amounts set forth in the form of Tax Exempt Series 2022A Note attached hereto as Exhibit "A-1."

(b) The Issuer shall issue and deliver to the Bank the Taxable 2022A Note in the form attached as Exhibit "A-2" hereto. The Tax Exempt Series 2022A Note shall be issued in one (1) typewritten certificate, shall be dated the date of issuance thereof, shall be in the principal amount of \$850,000 and shall mature on the Maturity Date. The Taxable Series 2022B Note

shall bear interest at a fixed rate of 4.08%, calculated on the basis of a 360 day year consisting of twelve (12) thirty (30) day months. Accrued interest on the Taxable Series 2022B Note shall be payable in arrears on May 1 and November 1 of each year, from November 1, 2022 through and including the Maturity Date. Principal of the Taxable Series 2022B Note shall be payable on May 1 of each year, from May 1, 2023 through and including the Maturity Date, in the amounts set forth in the form of Taxable Series 2022B Note attached hereto as Exhibit “A-2.”

(c) The Notes shall be in registered form, contain substantially the same terms and conditions as set forth in Exhibits “A-1” and “A-2” hereto, shall be payable in lawful money of the United States of America, and the principal thereof, interest thereon and any other payments thereunder shall be payable by check, wire, draft or bank transfer to the Holder at such address as may be provided in writing by such Holder to the Secretary. So long as the Notes shall remain outstanding, the Issuer shall maintain and keep books for the registration and transfer of the Notes. The Notes may be assigned as provided in the form of Notes. The Tax Exempt Series 2022A Note and the Taxable Series 2022B Note are *pari passu* with one another.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.01. Revenue Fund. There is hereby created by the Issuer and ordered established a fund to be designated “River Ridge Community Development District Improvement Revenue Notes, Series 2022, Special Assessment Revenue Fund.” The Issuer shall deposit into the Revenue Fund an amount sufficient to pay the interest due on the Notes on November 1, 2022 at least five (5) Business Days prior to such date, and thereafter shall deposit all Special Assessments into the Revenue Fund immediately upon receipt until the amount therein is sufficient to pay the principal of and interest on the Notes for the next succeeding May 1 and November 1. The Issuer shall pay to the Bank from the Revenue Fund on each date when principal or interest on the Notes is due, the amount (including, if applicable, any redemption premium) due on the Notes on such date. So long as the Bank is the Holder of the Notes, payments from the Revenue Fund will be set up on an “auto-debit basis,” which will automatically transfer to the Bank the interest and principal payments on the Notes when due.

Section 6.02. Project Funds.

(a) Series 2022A Project Fund.

- (1) There is hereby created by the Issuer and ordered established a fund to be designated “River Ridge Community Development District Improvement Revenue Note, Tax Exempt Series 2022A Project Fund (the “Series 2022A Project Fund”). The proceeds from the sale of the Tax Exempt Series 2022A Note shall be deposited into the Series 2022A Project Fund and there may be paid into the Series 2022A Project Fund, at the option of the Issuer, any moneys received for or in connection with the Series 2022A Project by the Issuer from any other source. Amounts in the Series 2022A Project Fund shall be applied by the

Issuer to pay the Costs of the Series 2022A Project, So long as the Bank is an “authorized depository” under State law, the Series 2022A Project Fund shall be in an account with the Bank.

- (2) During the period of construction of the Series 2022A Project or portion thereof, the moneys received pursuant to an insurance claim from insurance maintained against physical loss of or damage to the Series 2022A Project, or of contractors’ performance bonds with respect thereto, pertaining to the period of construction thereof, shall be paid into the Series 2022A Project Fund.
- (3) Upon the completion of the Series 2022A Project, the balance in the Series 2022A Project Fund in excess of the amount, if any, to be retained therein for payment of any remaining cost of the Series 2022A Project shall, as directed by the Issuer (i) be deposited in the Revenue Fund and applied to the prepayment of the Tax Exempt Series 2022A Note by payment or purchase, or (ii) to the extent the same shall not, in an opinion of Bond Counsel, adversely affect the exclusion from gross income for federal income tax purposes of interest on the Tax Exempt Series 2022A Note, to be used for any other lawful purpose of the Issuer.

(b) Series 2022B Project Fund.

- (1) There is hereby created by the Issuer and ordered established a fund to be designated “River Ridge Community Development District Improvement Revenue Note, Taxable Series 2022B Project Fund (the “Series 2022B Project Fund”). The proceeds from the sale of the Taxable Series 2022B Note shall be deposited into the Series 2022B Project Fund and there may be paid into the Series 2022B Project Fund, at the option of the Issuer, any moneys received for or in connection with the Series 2022B Project by the Issuer from any other source. Amounts in the Series 2022B Project Fund shall be applied by the Issuer to pay the Costs of the Series 2022B Project, So long as the Bank is an “authorized depository” under State law, the Series 2022B Project Fund shall be in an account with the Bank.
- (2) During the period of construction of the Series 2022B Project or portion thereof, the moneys received pursuant to an insurance claim from insurance maintained against physical loss of or damage to the Series 2022B Project, or of contractors’ performance bonds with respect thereto, pertaining to the period of construction thereof, shall be paid into the Series 2022B Project Fund.
- (3) Upon the completion of the Series 2022B Project, the balance in the Series 2022B Project Fund in excess of the amount, if any, to be retained therein for payment of any remaining cost of the Series 2022B Project shall, as

directed by the Issuer (i) be transferred to the Series 2022A Project Fund and used to pay costs of the Series 2022A Project; (ii) be deposited in the Revenue Fund and applied to the prepayment of the Taxable Series 2022B Note by payment or purchase, or (iii) to be used for any other lawful purpose of the Issuer.

Section 6.03. Treatment of Funds. The designation and establishment of any Funds hereunder shall not be construed to require the establishment of any completely independent, self-balancing fund as such term is commonly defined and used in governmental accounting, but rather is intended solely to constitute an earmarking of certain moneys for certain purposes and to establish certain priorities for the application of such moneys as herein provided. The money required to be accounted for in the Funds created hereunder may be commingled with other moneys of the Issuer in a single bank account, and may be invested along with other moneys of the Issuer in a common investment pool, provided that adequate accounting records are maintained to reflect and control the restricted allocation of the moneys on deposit in each such Fund.

Section 6.04. Investments. Moneys in the Funds created hereunder shall be held in depository accounts with one or more “authorized depositories,” and invested pursuant to written instructions of the Issuer, in investments in which the Issuer is permitted to invest under applicable law. All such investments shall be made so as to insure that the investments mature or otherwise come due no later than one (1) Business Day prior to the date on which the moneys are needed for payment of debt service on the Notes. All interest income derived from the investment of amounts on deposit in the Funds created hereunder shall be retained in such Fund.

ARTICLE VII

EVENTS OF DEFAULT

Section 7.01 General. An “Event of Default” shall be deemed to have occurred under this Agreement if:

(a) The Issuer shall fail to make any payment of the principal of or interest on the Notes when the same shall become due and payable; or

(b) The Issuer shall default in the performance of or compliance with any term or covenant contained herein or in the Notes, other than a term or covenant a default in the performance of which or noncompliance with which is elsewhere specifically dealt with, which default or non-compliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the Issuer by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified pursuant to the provisions of Section 3.01 (c) of this Agreement, whichever is earlier; however, if the Issuer is diligently pursuing a remedy then the cure period is extended to ninety (90) days); or

(c) Any representation or warranty made in writing by or on behalf of the Issuer herein or in the Notes shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or

(d) The Issuer admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of creditors or consents to the appointment of a receiver or trustee for itself; or

(e) The Issuer is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt on a petition for bankruptcy filed by or against the Issuer, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the Issuer, a receiver or trustee for the Issuer or for the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(f) The Issuer shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State;

(g) The Issuer shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any subsidiary or affiliate of the Bank; or

(h) A judgment or order shall be rendered against the Issuer for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days however, if the Issuer is diligently pursuing a remedy then the cure period is extended to ninety (90) days).

Section 7.02 Remedies in an Event of Default. Upon the occurrence of any Event of Default, the Owner of the Notes may, in addition to any other remedies set forth in this Agreement or the Notes, either at law or in equity, by suit, action, mandamus or other proceeding in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State, or granted or contained in this Agreement and may enforce and compel the performance of all duties required by this Agreement or by any applicable statutes to be performed by the Issuer or by any officer thereof. Upon the occurrence of and during the continuance of an Event of Default, the Notes shall bear interest at the Default Rate.

ARTICLE VIII

MISCELLANEOUS

Section 8.01 No Waiver, Cumulative Remedies. No failure or delay on the part of the Bank in exercising any right, power, remedy hereunder or under the Notes shall operate as a waiver of the Bank's rights, powers and remedies hereunder, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof, or the

exercise of any other right, power or remedy hereunder or thereunder. The remedies herein and therein provided are cumulative and not exclusive of any remedies provided by law or in equity.

Section 8.02 Amendments, Changes or Modifications to the Agreement. This Agreement shall not be amended, changed or modified without the prior written consent of the Noteholder and the Issuer. The Issuer agrees to pay all of the Bank's costs and reasonable attorneys' fees incurred in modifying and/or amending this Agreement at the Issuer's request.

Section 8.03 Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 8.04 Severability. If any clause, provision or section of this Agreement shall be held illegal or invalid by any court, the invalidity of such clause, provision or section shall not affect any other provisions or sections hereof, and this Agreement shall be construed and enforced to the end that the transactions contemplated hereby be effected and the obligations contemplated hereby be enforced, as if such illegal or invalid clause, provision or section had not been contained herein.

Section 8.05 Term of Agreement. Except as otherwise specified in this Agreement, this Agreement and all representations, warranties, covenants and agreements contained herein or made in writing by the Issuer in connection herewith shall be in full force and effect from the date hereof and shall continue in effect until as long as the Notes are outstanding.

Section 8.06 Notices. All notices, requests, demands and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given when received if personally delivered; the day after it is sent, if sent by overnight common carrier service; and five days after it is sent, if mailed, certified mail, return receipt requested, postage prepaid. In each case notice shall be sent to:

If to the Issuer: River Ridge Community Development District
c/ o District Manager
Wrathell , Hunt & Associates
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

If to the Bank: Synovus Bank
1148 Broadway
Columbus, Georgia 31901

with a copy to: Synovus Bank
2325 Vanderbilt Beach Road
Naples, FL 34109
Attention: Jim Mitchell, Senior Vice President

or to such other address as either party may have specified in writing to the other using the procedures specified above in this Section 8.06.

Section 8.07 Applicable Law. This Agreement shall be construed pursuant to and governed by the substantive laws of the State, with venue in any judicial proceeding in Lee County, Florida.

Section 8.08 Binding Effect; Assignment; Notice of Assignment This Agreement shall be binding upon and inure to the benefit of the successors in interest and permitted assigns of the parties. The Issuer shall have no rights to assign any of its rights or obligations hereunder without the prior written consent of the Bank, which consent may be withheld or conditioned in the Bank's sole discretion

Section 8.09 No Third Party Beneficiaries. It is the intent and agreement of the parties hereto that this Agreement is solely for the benefit of the parties hereto and no person not a party hereto shall have any rights or privileges hereunder.

Section 8.10 Attorneys Fees. To the extent legally permissible, the Issuer and the Bank agree that in any suit, action or proceeding brought in connection with this Agreement, the Notes, or the Resolution (including any appeal(s)), the prevailing party shall be entitled to recover costs and reasonable attorneys' fees from the other party.

Section 8.11 Entire Agreement. Except as otherwise expressly provided, the Resolution, this Agreement and the Notes embody the entire agreement and understanding between the parties hereto and supersede all prior agreements and understandings relating to the subject matter hereof.

Section 8.12 Further Assurances. The parties to this Agreement will execute and deliver, or cause to be executed and delivered, such additional or further documents, agreements or instruments and shall cooperate with one another in all respects for the purpose of the transactions contemplated by this Agreement.

Section 8.13 Waiver of Jury Trial. THE BANK AND THE ISSUER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, THE RESOLUTION, THE NOTES OR ANY OTHER AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTIONS OF EITHER PARTY.

Section 8.14. No Advisory or Fiduciary Relationship. In connection with all aspects of each transaction contemplated hereunder (including in connection with any amendment, waiver or other modification hereof or of the Notes), the Issuer acknowledges and agrees, that: (a) (i) the Issuer has consulted its own legal, accounting, regulatory and tax advisors to the extent it has

deemed appropriate, (ii) the Issuer is capable of evaluating, and understands and accepts, the terms, risks and conditions of the transactions contemplated hereby and by the Notes, (iii) the Bank is not acting as a municipal advisor or financial advisor to the Issuer, and (iv) the Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act to the Issuer with respect to the transactions contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Bank has provided other services or is currently providing other services to the Issuer on other matters); (b) (i) the Bank is and has been acting solely as a principal and, except as expressly agreed in writing by the relevant parties, has not been, is not, and will not be acting as an advisor, agent or fiduciary, for the Issuer or any other person and (ii) the Bank has no obligation to the Issuer, with respect to the transactions contemplated hereby except those obligations expressly set forth herein and in the Notes; and (c) the Bank may be engaged in a broad range of transactions that involve interests that differ from those of the Issuer, and the Bank has no obligation to disclose any of such interests to the Issuer. This Agreement and the Notes are entered into pursuant to and in reliance upon the bank exemption and/or the institutional buyer exemption provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 *et seq*, to the extent that such rules apply to the transactions contemplated hereunder.

Section 8.15. Marketing. The Issuer acknowledges and agrees that the Bank shall be permitted to use information related to the Notes in connection with marketing, press releases or other transactional announcements or updates provided to investors or trade publications, including, but not limited to, the placement of the logo of the Bank or other identifying name on marketing materials or of “tombstone” advertisements in publications of Bank’s choice at Bank’s expense.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective between them as of the date of first set forth above.

RIVER RIDGE COMMUNITY
DEVELOPMENT DISTRICT

By _____

Terry Mountford
Vice Chair, Board of Supervisors

Attest:

By: _____

Chesley E. Adams, Jr.
Secretary, Board of Supervisors

SYNOVUS BANK

By: _____

Jim Mitchell, Senior Director
Government Banking Solutions

EXHIBIT A-1

Form of Tax Exempt Series 2022A Note

EXHIBIT A-2

Form of Taxable Series 2022B Note

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8A

REGISTERED

REGISTERED

No. RA- 1

\$850,000

UNITED STATES OF AMERICA
STATE OF FLORIDA
RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
IMPROVEMENT REVENUE NOTE, TAX EXEMPT SERIES 2022A

Interest Rate:

Maturity Date:

Dated Date:

3.27%

May 1, 2027

May 27, 2022

REGISTERED OWNER:

SYNOVUS BANK

PRINCIPAL AMOUNT:

EIGHT HUNDRED FIFTY THOUSAND AND
00/100 DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that the River Ridge Community Development District, an independent special district created pursuant to Chapter 190, Florida Statutes (hereinafter called the "Issuer") for value received, hereby promises to pay to the Registered Owner identified above, or to registered assigns or legal representatives (hereinafter the "Owner"), but solely from the revenues hereinafter mentioned, on the dates hereinafter provided, the Principal Amount identified above, and to pay, solely from such revenues, interest on the Principal Amount remaining unpaid from time to time, at the interest rate per annum set forth herein (the "Note Rate") (subject to adjustment as hereinafter provided), calculated on the basis of a 360 day year consisting of twelve (12) thirty (30) day months, until the entire Principal Amount has been repaid. Principal of and interest on this Note will be paid by bank wire, check, draft or bank transfer delivered to the Registered Owner hereof at such address as may be provided in writing by the Registered Owner to the Issuer no later than the close of business on the tenth calendar day next preceding each Payment Date, as defined herein (the "Record Date").

If a payment is 10 days or more late, the Issuer will be charged 5.00% of the regularly scheduled payment.

Interest on this Note shall be payable in arrears in ten (10) annual installments on May 1 and November 1 of each year, from November 1, 2022 through and including the Maturity Date. Principal will be payable on May 1 of each year, from May 1, 2023 through the Maturity Date, in accordance with the following schedule.

[Remainder of page intentionally left blank]

<u>Date</u>	<u>Principal Amount Due</u>
May 1, 2023	\$ 159,239.58
May 1, 2024	164,398.36
May 1, 2025	169,785.70
May 1, 2026	175,349.57
May 1, 2027 (maturity)	181,226.79

All payments by the Issuer pursuant to this Note shall apply first to accrued interest, then to other charges due to the Owner, and the balance thereof shall apply to the principal sum due.

Each date when principal and/or interest on this Note is due is a “Payment Date.” If any Payment Date is not a Business Day, the payment otherwise due on such Payment Date shall be due on next succeeding Business Day, but interest shall continue to accrue until payment is actually received by the Owner.

Any payment of principal hereof or interest hereon not paid when due shall bear interest from the due date until paid at the maximum rate permitted by law.

As used in this Note,

(1) “Code” means the Internal Revenue Code of 1986, as amended, including the applicable regulations of the Department of the Treasury (including applicable final regulations, temporary regulations and proposed regulations), the applicable rulings of the Internal Revenue Service (including published Revenue Rulings and private letter rulings) and applicable court decisions;

(2) “Determination of Taxability” shall mean interest on this Note is determined or declared, by the Internal Revenue Service or a court of competent jurisdiction to be includable in the gross income of the Registered Owner for federal income tax purposes under the Code.

Upon the occurrence of a Determination of Taxability, the interest rate on this Note shall be adjusted to a rate equal to the interest rate otherwise borne hereby divided by (1 minus the then maximum federal corporate income tax rate applicable to the Registered Owner) (the “Adjusted Interest Rate”) calculated on the basis of a 360-day year consisting of twelve 30-day months, as of and from the date such Determination of Taxability would be applicable with respect to this Note (the “Accrual Date”); and (i) the Issuer shall on the next interest payment date (or if this Note shall have matured, within thirty days after demand by the Registered Owner) hereon pay to the Registered Owner an amount equal to the sum of (1) the difference between (A) the total interest that would have accrued on this Note at the Adjusted Interest Rate from the Accrual Date to such interest payment date (or payment date following such demand), and (B) the actual interest paid by the Issuer on this Note from the Accrual Date to such interest payment date (or payment date following such demand), and (2) any interest and penalties required to be paid as a result of any additional State of Florida and federal income taxes

imposed upon the Registered Owner arising as a result of such Determination of Taxability; and (ii) from and after the Date of Determination of Taxability, this Note shall continue to bear interest at the Adjusted Interest Rate for the period such determination continues to be applicable with respect to this Note. The adjustment shall survive payment of this Note until such time as the federal statute of limitations under which the interest on this Note could be declared taxable under the Code shall have expired.

The Issuer has designated this Note as a “qualified tax-exempt obligation” (QTEO) for purposed of Section 265 of the Code. If it should ever be determined that this Note is not a QTEO, then the District shall pay to the Registered Owner, within sixty days after demand, such amounts as shall provide to the Registered Owner the same rate of return hereon that the Registered Owner would have realized had this Note been a QTEO. This adjustment shall survive payment of this Note until such time as the federal statute of limitations under which this Note could be declared not to be a QTEO shall have expired.

No Determination of Taxability shall be deemed to occur unless the Issuer has been given timely written notice of such occurrence by the Registered Owner and, to the extent permitted by law, an opportunity to participate in and seek, at the Issuer’s own expense, a final administrative determination by the Internal Revenue Service or determination by a court of competent jurisdiction (from which no further right of appeal exists) as to the occurrence of such Determination of Taxability; provided that the Issuer, at its own expense, delivers to the Registered Owner an opinion of bond counsel acceptable to such Registered Owner to the effect that such appeal or action for judicial or administrative review is not without merit and there is a reasonable possibility that the judgment, order, ruling or decision from which such appeal or action for judicial or administrative review is taken will be reversed, vacated or otherwise set aside.

Notwithstanding the foregoing, in no event shall the interest rate payable on this Note exceed the maximum rate permitted by law.

This Note shall be subject to redemption in whole or in part on any date at the option of the Issuer, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest thereon. In the event of a partial redemption, Owner shall prepare a new principal repayment schedule that will proportionately reduce future debt service payments based on the lesser principal amount outstanding as a result of such partial redemption.

Upon the occurrence of an Event of Default (as defined in the hereinafter described Agreement), the Issuer shall also be obligated to pay (but only from the Pledged Funds) as part of the indebtedness evidenced by this Note, all costs of collection and enforcement hereof, including such fees as may be incurred on appeal or incurred in any proceeding under bankruptcy laws as they now or hereafter exist, including specifically but without limitation, claims, disputes and proceedings seeking adequate protection or relief from automatic stay under federal bankruptcy law.

The Issuer, to the extent permitted by law, hereby waives presentment, demand, protest and notice of dishonor.

THIS NOTE AND THE INTEREST HEREON DOES NOT AND SHALL NOT CONSTITUTE A GENERAL INDEBTEDNESS OF THE ISSUER WITHIN THE MEANING OF ANY CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION BUT SHALL BE PAYABLE FROM AND SECURED SOLELY BY THE MONEYS AND SOURCES PLEDGED THEREFOR. NEITHER THE FAITH AND CREDIT NOR ANY AD VALOREM TAXING POWER OF THE ISSUER, LEE COUNTY, FLORIDA, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR THE INTEREST ON THIS NOTE OR OTHER COSTS INCIDENTAL HERETO.

This Note is issued pursuant to the Act (as defined in the Agreement), Resolution 2022-05, duly adopted by the Issuer on May 24, 2022 (the "Resolution") and a Loan Agreement between the Issuer and the Registered Owner dated the date hereof (the "Agreement") and is subject to all the terms and conditions of the Agreement. All terms, conditions, and provisions of the Agreement are by this reference thereto incorporated herein as a part of this Note. This Note is issued on a parity with the Issuer's Improvement Revenue Note, Taxable Series 2022B, issued on the date of issuance of this Note in the principal amount of \$850,000. Terms used herein in capitalized form and not otherwise defined herein shall have the meanings ascribed thereto in the Agreement. This Note is payable solely from and is secured by a lien upon and pledge of the "Pledged Funds" as described in the Agreement. Notwithstanding any other provision of this Note, the Issuer is not and shall not be liable for the payment of the principal of and interest on this Note or otherwise monetarily liable in connection herewith from any property other than the Pledged Funds. Except as provided in the Agreement, no Owner of this Note shall have any right to resort to legal or equitable action to require or compel the Issuer to levy and collect any tax or to keep any tax in force, or to use any tax, if levied and collected, to pay principal, interest or premium on this Note.

This Note shall be and have all the qualities and incidents of negotiable instruments under the law merchant and the Uniform Commercial Code of the State of Florida, subject to the provisions for registration of transfer contained herein and in the Agreement.

This Note may be assigned by the owner of this Note, or any assignee or successor-in-interest thereto. Such assignment shall only be effective, and the Issuer obligated to pay such assignee, upon delivery to the Secretary at the notice address set forth in the Agreement (or such future address as may serve as the address of the Issuer) of a written instrument or instruments of assignment in the form provided herein, duly executed by the owner of this Note or by his attorney-in-fact or legal representative and notarized, containing written instructions as to the details of assignment of this Note, along with the social security number or federal employer identification number of such assignee. In all cases of an assignment of this Note the Issuer shall at the earliest practical time in accordance with the provisions of the Agreement enter the change of ownership in the registration books; provided, however, the written notice of assignment must be received by the Secretary of the Issuer no later than the close of business on the Record Date in order to carry the right to receive the interest and principal payment due on the next succeeding Payment Date. The Issuer may conclusively rely on the authenticity of any Form of Assignment delivered to it in accordance with this paragraph and accompanied by the original of

the Note to which it relates. The Issuer may charge the registered owner of the Note for the registration of every such assignment of the Note an amount sufficient to reimburse it for any tax, fee or any other governmental charge required to be paid, except for any such governmental charge imposed by the Issuer, with respect to the registration of such assignment, and may require that such amounts be paid before any such assignment of the Note shall be effective.

THE REGISTERED OWNER, BY ITS ACCEPTANCE OF THIS NOTE, AND THE ISSUER, BY ITS ACCEPTANCE OF THE PROCEEDS OF THE NOTE, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE, THE RESOLUTION OR THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OR DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.

It is hereby certified, recited and declared that all acts, conditions and prerequisites required to exist, happen and be performed precedent to and in the execution, delivery and the issuance of this Note do exist, have happened and have been performed in due time, form and manner as required by law, and that the issuance of this Note is in full compliance with and does not exceed or violated any constitutional or statutory limitation.

IN WITNESS WHEREOF, River Ridge Community Development District has caused this Note to be executed in its name by the manual signature of its Vice Chair and attested by the manual signature of its Secretary, and its seal to be impressed hereon, all this 27th day of May, 2022.

(SEAL)

RIVER RIDGE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Vice Chair, Board of Supervisors

Attest:

Secretary, Board of Supervisors

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Note in the books kept by the Issuer for the registration thereof, with full power of substitution in the premises.

Dated: _____

SOCIAL SECURITY NUMBER OR
FEDERAL IDENTIFICATION NUMBER
OF ASSIGNEE _____

NOTICE: The signature of this assignment must correspond with the name as it appears upon the within Note in every particular, without enlargement or alteration or any change whatever.

[Form of Abbreviations]

The following abbreviations, when used in the inscription on the face of the within Note, shall be construed as though they were written out in full according to the applicable laws or regulations.

- TEN COM - as tenants in common
- TEN ENT - as tenants by the entireties
- JT TEN - as joint tenants with the right of survivorship and not as tenants in common
- UNIFORM TRANS MIN ACT - _____ Custodian for _____ (Cust.) (Minor) under Uniform Transfers to Minors Act of _____ .
(State)

Additional abbreviations may also be used
though not in the above list.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8B

REGISTERED

REGISTERED

No. RB- 1

\$850,000

UNITED STATES OF AMERICA
STATE OF FLORIDA
RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
IMPROVEMENT REVENUE NOTE, TAXABLE SERIES 2022B

Interest Rate:

4.08%

Maturity Date:

May 1, 2027

Dated Date:

May 27, 2022

REGISTERED OWNER:

SYNOVUS BANK

PRINCIPAL AMOUNT:

EIGHT HUNDRED FIFTY THOUSAND AND
00/100 DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that the River Ridge Community Development District, an independent special district created pursuant to Chapter 190, Florida Statutes (hereinafter called the "Issuer") for value received, hereby promises to pay to the Registered Owner identified above, or to registered assigns or legal representatives (hereinafter the "Owner"), but solely from the revenues hereinafter mentioned, on the dates hereinafter provided, the Principal Amount identified above, and to pay, solely from such revenues, interest on the Principal Amount remaining unpaid from time to time, at the interest rate per annum set forth herein (the "Note Rate") (subject to adjustment as hereinafter provided), calculated on the basis of a 360 day year consisting of twelve (12) thirty (30) day months, until the entire Principal Amount has been repaid. Principal of and interest on this Note will be paid by bank wire, check, draft or bank transfer delivered to the Registered Owner hereof at such address as may be provided in writing by the Registered Owner to the Issuer no later than the close of business on the tenth calendar day next preceding each Payment Date, as defined herein (the "Record Date").

If a payment is 10 days or more late, the Issuer will be charged 5.00% of the regularly scheduled payment.

Interest on this Note shall be payable in arrears in ten (10) annual installments on May 1 and November 1 of each year, from November 1, 2022 through and including the Maturity Date. Principal will be payable on May 1 of each year, from May 1, 2023 through the Maturity Date, in accordance with the following schedule.

[Remainder of page intentionally left blank]

<u>Date</u>	<u>Principal Amount Due</u>
May 1, 2023	\$ 156,682.35
May 1, 2024	168,642.33
May 1, 2025	174,168.74
May 1, 2026	179,876.25
May 1, 2027 (maturity)	170,630.33

All payments by the Issuer pursuant to this Note shall apply first to accrued interest, then to other charges due to the Owner, and the balance thereof shall apply to the principal sum due.

Each date when principal and/or interest on this Note is due is a “Payment Date.” If any Payment Date is not a Business Day, the payment otherwise due on such Payment Date shall be due on next succeeding Business Day, but interest shall continue to accrue until payment is actually received by the Owner.

This Note shall be subject to redemption in whole or in part on any date at the option of the Issuer, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest thereon. In the event of a partial redemption, Owner shall prepare a new principal repayment schedule that will proportionately reduce future debt service payments based on the lesser principal amount outstanding as a result of such partial redemption.

Upon the occurrence of an Event of Default (as defined in the hereinafter described Agreement), the Issuer shall also be obligated to pay (but only from the Pledged Funds) as part of the indebtedness evidenced by this Note, all costs of collection and enforcement hereof, including such fees as may be incurred on appeal or incurred in any proceeding under bankruptcy laws as they now or hereafter exist, including specifically but without limitation, claims, disputes and proceedings seeking adequate protection or relief from automatic stay under federal bankruptcy law. In addition, upon the occurrence of and during the continuance of an Event of Default, this Note shall bear interest at the Default Rate.

Notwithstanding the foregoing, in no event shall the interest rate payable on this Note exceed the maximum rate permitted by law.

The Issuer, to the extent permitted by law, hereby waives presentment, demand, protest and notice of dishonor.

THIS NOTE AND THE INTEREST HEREON DOES NOT AND SHALL NOT CONSTITUTE A GENERAL INDEBTEDNESS OF THE ISSUER WITHIN THE MEANING OF ANY CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION BUT SHALL BE PAYABLE FROM AND SECURED SOLELY BY THE MONEYS AND SOURCES PLEDGED THEREFOR. NEITHER THE FAITH AND CREDIT NOR ANY AD VALOREM TAXING POWER OF THE ISSUER, LEE COUNTY, FLORIDA, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF

THE PRINCIPAL OF OR THE INTEREST ON THIS NOTE OR OTHER COSTS INCIDENTAL HERETO.

This Note is issued pursuant to the Act (as defined in the Agreement), Resolution 2022-05 duly adopted by the Issuer on May 24, 2022 (the “Resolution”) and a Loan Agreement between the Issuer and the Registered Owner dated the date hereof (the “Agreement”) and is subject to all the terms and conditions of the Agreement. All terms, conditions, and provisions of the Agreement are by this reference thereto incorporated herein as a part of this Note. This Note is issued on a parity with the Issuer’s Improvement Revenue Note, Tax Exempt Series 2022A, issued on the date of issuance of this Note in the principal amount of \$850,000. Terms used herein in capitalized form and not otherwise defined herein shall have the meanings ascribed thereto in the Agreement. This Note is payable solely from and is secured by a lien upon and pledge of the “Pledged Funds” as described in the Agreement. Notwithstanding any other provision of this Note, the Issuer is not and shall not be liable for the payment of the principal of and interest on this Note or otherwise monetarily liable in connection herewith from any property other than the Pledged Funds. Except as provided in the Agreement, no Owner of this Note shall have any right to resort to legal or equitable action to require or compel the Issuer to levy and collect any tax or to keep any tax in force, or to use any tax, if levied and collected, to pay principal, interest or premium on this Note.

This Note shall be and have all the qualities and incidents of negotiable instruments under the law merchant and the Uniform Commercial Code of the State of Florida, subject to the provisions for registration of transfer contained herein and in the Agreement.

This Note may be assigned by the owner of this Note, or any assignee or successor-in-interest thereto. Such assignment shall only be effective, and the Issuer obligated to pay such assignee, upon delivery to the Secretary at the notice address set forth in the Agreement (or such future address as may serve as the address of the Issuer) of a written instrument or instruments of assignment in the form provided herein, duly executed by the owner of this Note or by his attorney-in-fact or legal representative and notarized, containing written instructions as to the details of assignment of this Note, along with the social security number or federal employer identification number of such assignee. In all cases of an assignment of this Note the Issuer shall at the earliest practical time in accordance with the provisions of the Agreement enter the change of ownership in the registration books; provided, however, the written notice of assignment must be received by the Secretary of the Issuer no later than the close of business on the Record Date in order to carry the right to receive the interest and principal payment due on the next succeeding Payment Date. The Issuer may conclusively rely on the authenticity of any Form of Assignment delivered to it in accordance with this paragraph and accompanied by the original of the Note to which it relates. The Issuer may charge the registered owner of the Note for the registration of every such assignment of the Note an amount sufficient to reimburse it for any tax, fee or any other governmental charge required to be paid, except for any such governmental charge imposed by the Issuer, with respect to the registration of such assignment, and may require that such amounts be paid before any such assignment of the Note shall be effective.

THE REGISTERED OWNER, BY ITS ACCEPTANCE OF THIS NOTE, AND THE ISSUER, BY ITS ACCEPTANCE OF THE PROCEEDS OF THE NOTE, VOLUNTARILY

AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE, THE RESOLUTION OR THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OR DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.

It is hereby certified, recited and declared that all acts, conditions and prerequisites required to exist, happen and be performed precedent to and in the execution, delivery and the issuance of this Note do exist, have happened and have been performed in due time, form and manner as required by law, and that the issuance of this Note is in full compliance with and does not exceed or violated any constitutional or statutory limitation.

IN WITNESS WHEREOF, River Ridge Community Development District has caused this Note to be executed in its name by the manual signature of its Vice Chair and attested by the manual signature of its Secretary, and its seal to be impressed hereon, all this 27th day of May, 2022.

RIVER RIDGE COMMUNITY
DEVELOPMENT DISTRICT

(SEAL)

By: _____
Vice Chair, Board of Supervisors

Attest:

Secretary, Board of Supervisors

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Note in the books kept by the Issuer for the registration thereof, with full power of substitution in the premises.

Dated: _____

SOCIAL SECURITY NUMBER OR
FEDERAL IDENTIFICATION NUMBER
OF ASSIGNEE _____

NOTICE: The signature of this assignment must correspond with the name as it appears upon the within Note in every particular, without enlargement or alteration or any change whatever.

[Form of Abbreviations]

The following abbreviations, when used in the inscription on the face of the within Note, shall be construed as though they were written out in full according to the applicable laws or regulations.

- TEN COM - as tenants in common
- TEN ENT - as tenants by the entireties
- JT TEN - as joint tenants with the right of survivorship and not as tenants in common
- UNIFORM TRANS MIN ACT - _____ Custodian for _____(Cust.) (Minor) under Uniform Transfers to Minors Act of _____ .
(State)

Additional abbreviations may also be used
though not in the above list.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the River Ridge Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 23, 2022

HOUR: 1:00 P.M.

LOCATION: Sound Room at the River Club Conference Center
(upstairs above the Fitness Center)
4784 Pelican Sound Boulevard
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the Village of Estero at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF MAY, 2022.

ATTEST:

**RIVER RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Proposed Budget

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/22	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
General	\$ 223,281				\$ 244,323
Allowable discounts (4%)	(8,931)				(9,773)
Assessment levy: on-roll - net	214,350	\$ 208,854	\$ 5,496	\$ 214,350	234,550
Interest and miscellaneous	750	10	-	10	750
Total revenues	<u>215,100</u>	<u>208,864</u>	<u>5,496</u>	<u>214,360</u>	<u>235,300</u>
EXPENDITURES					
General					
Professional services					
Supervisors	10,918	5,382	5,536	10,918	10,918
Management/accounting	51,408	25,704	25,704	51,408	51,408
Audit	7,100	4,544	2,556	7,100	7,100
Special assessment preparation	6,500	6,500	-	6,500	6,500
Legal	10,000	3,768	6,232	10,000	10,000
Line of credit - COSTS	-	9,000	-	9,000	-
Engineering	10,000	1,055	8,945	10,000	10,000
NPDES report filing	13,000	8,170	4,830	13,000	13,000
Telephone	400	200	200	400	400
Postage	1,000	496	504	1,000	1,000
Insurance	7,100	6,958	-	6,958	7,800
Printing & binding	750	375	375	750	750
Legal advertising	1,000	533	467	1,000	1,000
Contingencies	3,880	1,341	2,539	3,880	3,880
Subscriptions & memberships	175	175	-	175	175
Website maintenance					
Hosting	705	705	-	705	705
ADA compliance	210	199	11	210	210
Property taxes	-	10	-	10	-
Total Professional Services	<u>124,146</u>	<u>75,115</u>	<u>57,899</u>	<u>133,014</u>	<u>124,846</u>
Field Services					
Other contractual - field management					
Q & A	2,601	1,301	1,300	2,601	2,601
Contingencies	1,000	-	1,000	1,000	1,000
Other contractual	40,000	14,888	25,112	40,000	40,000
Street lighting	4,500	1,508	2,992	4,500	4,500
Plant replacement	4,000	-	4,000	4,000	4,000
Debt service (prin & int) 2022 note	-	-	-	-	19,500
Street sweeping	10,000	-	10,000	10,000	10,000
Roadway repairs	2,500	600	1,900	2,500	2,500
Aquascaping	20,000	135	19,865	20,000	20,000
Total Field Services	<u>84,601</u>	<u>18,432</u>	<u>66,169</u>	<u>84,601</u>	<u>104,101</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/22	
Other Fees and Charges				
Property appraiser	1,725	-	1,725	1,725
Tax collector	2,588	2,278	310	2,588
Total Other Fees and Charges	<u>4,313</u>	<u>2,278</u>	<u>2,035</u>	<u>4,313</u>
Total Expenditures	<u>213,060</u>	<u>95,825</u>	<u>126,103</u>	<u>221,928</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 2,040	 113,039	 (120,607)	 (7,568)
 Fund balance - beginning (unaudited)				
Unassigned	75,868	116,447	175,711	116,447
Fund balances - ending				
Assigned				
Working capital	53,775	53,775	-	-
Unassigned	24,133	175,711	108,879	108,879
Fund balance - ending (projected)	<u>\$ 77,908</u>	<u>\$ 229,486</u>	<u>\$ 108,879</u>	<u>\$ 110,919</u>

Units	Number of ERU's	Fiscal Year			Total Revenue
		2021	2022	2023	
Pelican Sound	1,299.0000	\$ 129.41	\$ 129.41	\$ 141.61	\$ 183,948
The Meadows	262.0000	129.41	129.41	141.61	37,101
Commercial along US 41	164.3534	129.41	129.41	141.61	23,274
	<u>1,725.3534</u>				<u>244,323</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

General

Professional Services

Supervisors	\$ 10,918
<p>The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200 plus payroll taxes per meeting for each board member.</p>	
Management/accounting	51,408
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's and finally operate and maintain the assets of the community.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Special assessment preparation	6,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Legal	10,000
<p>Woodward, Pires & Lombardo, P.A., provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.</p>	
Engineering	10,000
<p>Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
NPDES report filing	13,000
<p>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.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	1,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	7,800
<p>The District carries public officials and general liability insurance with policies written by Preferred Government Insurance Trust. The limit of liability is set at \$1,000,000.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District advertises in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Contingencies	3,880
Bank charges, automated AP routing and other miscellaneous expenses that are incurred during the year.	
Subscriptions & memberships	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website maintenance	
Hosting	705
ADA compliance	210
Field Services	
Other contractual - field management	
As part of the consulting manager's contract, the District retains the services of a field manager. The field manager is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implementing field operating budgets, a quality assurance program, providing information/education to the public regarding District programs and attending Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC .	
Q & A	2,601
Contingencies	1,000
These expenditures are for unforeseen costs that may arise in relation to the District's landscaping needs.	
Other contractual	40,000
The District contracts with qualified companies to perform landscape, hardscape and lighting maintenance along Pelican Sound Drive between US 41 and the Pelican Sound guardhouse.	
Street lighting	4,500
These expenditures are for the maintenance of the street lights along Pelican Sound Drive from US 41 to the Pelican Sound guardhouse as well as the seasonal holiday lighting program. The District has an agreement with Florida Power & Light (FPL) for this service.	
Plant replacement	4,000
Provides for the replacement and renovation of landscape material.	
Debt service (prin & int) 2022 note	19,500
For annual repayment of portion of note related to the Pelican Sound Blvd from US 41 to Gatehouse.	
Street sweeping	10,000
The District anticipates providing this service on a bi-weekly basis and through an interlocal agreement with a neighboring a District.	
Roadway repairs	2,500
The District anticipates continuing a routine repair and maintenance program during the fiscal year to include structural integrity items related to asphalt, curb and gutter repairs/replacement and re-striping on an as needed basis for the section of Pelican Sound Drive from US 41 to the gatehouse.	
Aquascaping	20,000
These expenditures relate to the ongoing replacement and augmentation of the District's aquatic plantings within the water management system.	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Other Fees and Charges

Property appraiser	1,725
The property appraiser charges \$1.00 per parcel.	
Tax collector	2,588
The tax collector charges \$1.50 per parcel.	
Total Expenditures	<u>\$ 233,260</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/22	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					
Pelican Sound program	\$ 1,129,146				\$ 781,250
Allowable discounts (4%)	(45,166)				(31,250)
Assessment levy: on-roll - net	1,083,980	\$ 1,044,642	\$ 39,338	\$ 1,083,980	750,000
Interest and miscellaneous	500	38	462	500	500
Total revenues	<u>1,084,480</u>	<u>1,044,680</u>	<u>39,800</u>	<u>1,084,480</u>	<u>750,500</u>
EXPENDITURES					
Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)					
Professional Services					
Audit	3,400	2,556	844	3,400	3,400
Legal	5,000	-	5,000	5,000	5,000
Engineering	20,000	15,628	4,372	20,000	20,000
Contingencies	600	318	282	600	600
Total Professional Services	<u>29,000</u>	<u>18,502</u>	<u>10,498</u>	<u>29,000</u>	<u>29,000</u>
Other Contractual					
Field management	5,000	2,500	2,500	5,000	5,000
Lake/wetland	95,000	45,081	49,919	95,000	101,000
Drainage pipe annual inspection and cleaning	45,000	46,091	-	46,091	45,000
Drainage pipe repair	-	-	-	-	-
Lake bank remediation/Dry Retention enhance	50,000	-	50,000	50,000	50,000
2019 Note - Capital outlay	90,000	4,875	85,125	90,000	90,000
Debt service (prin & int) 2022 note	-	-	-	-	370,500
Roadway RM/traffic calming	35,000	23,300	11,700	35,000	35,000
Capital outlay	674,000	504,353	169,647	674,000	-
Contingencies	25,000	35	24,965	25,000	25,000
Total other contractual	<u>1,019,000</u>	<u>626,235</u>	<u>393,856</u>	<u>1,020,091</u>	<u>721,500</u>
Total Expenditures	<u>1,048,000</u>	<u>644,737</u>	<u>404,354</u>	<u>1,049,091</u>	<u>750,500</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET - PELICAN SOUND PROGRAM
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/22	Projected through 9/30/22	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	36,480	399,943	(364,554)	35,389	-
Fund balance - beginning (unaudited)					
Unassigned	299,406	292,127	692,070	292,127	327,516
Fund balances - ending					
Assigned					
Working capital	271,120	271,120	-	-	187,625
Unassigned	64,766	420,950	327,516	327,516	139,891
Fund balance - ending (projected)	<u>\$ 335,886</u>	<u>\$ 692,070</u>	<u>\$327,516</u>	<u>\$ 327,516</u>	<u>\$ 327,516</u>

Assessment Summary

Units	Number of ERU's	Fiscal Year			Total Revenue
		2021	2022	2023	
Pelican Sound	1,299.0000	\$ 463.90	\$ 869.24	\$ 601.42	\$ 781,250

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND EXPENDITURES**

EXPENDITURES

Pelican Sound Program (Lake & Wetland Maintenance/Roadway Resurface)

Professional Services

Audit	\$	3,400
Legal		5,000
Engineering		20,000
Anticipates continued involvement in drainage remediation and roadway improvement projects.		

Field Services

Other Contractual		
Field management		5,000
Lake/wetland		101,000
Cover the costs of hiring a qualified contractor to maintain the lakes and wetlands free of noxious, invasive and unwanted plant materials that would otherwise impede the flow of water or place the CDD in a position of non compliance with it's permits.		
Drainage pipe annual inspection and cleaning		45,000
Covers costs of annual inspection and cleanout of the CDD's drainage pipes and control structures.		
Lake bank remediation/Dry Retention enhance		50,000
Covers costs of lake bank erosion repairs as identified and prioritized annually. Also, includes \$20k for dry retention area enhancements for 2022.		
2019 Note - Capital outlay		90,000
In fiscal year 2019, the District secured financing for implementing additional drainage improvement projects and paver brick replacements program. This appropriation will be used to offset the annual cost of a loan to undertake these projects with repayment beginning October 2019 and ending April 2024.		
Debt service (prin & int) 2022 note		370,500
Covers the costs annual cost of financing the landscape renovation costs for the common areas and right-of-way as well as an overhaul and upgrade to the golf course sprinkler systems and controllers. A five year note that will mature in 2027.		
Roadway RM/traffic calming		35,000
Cover costs of repairs and maintenance as well as traffic calming initiatives with the		
Contingencies		25,000
Intended to cover the costs of either partial funding of Corkscrew entry roundabout paver/enhancement project or paying down existing loan debt.		

Total Expenditures	<u>\$</u>	<u>750,500</u>
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**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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M.R.I. Underwater Specialists, Inc.



5570 Zip Dr. Fort Myers, Fl. 33905
239-984-5241 (O) 239-707-5034 (C) 239-236-1234 (F)
Certified General Contractors- CGC 1507963

April 25, 2022

Re: River Ridge Inspection on Storm system 2022

Please know that the inspection is complete, and we are sending you proposal to clean all that is 25% and up. And 35% And 45% and Up .We also found a few things that need attention.

CB103 has a 6" crack in the 18" pipe that goes most of the way under the road and that you can see where roadway is sinking. Recommend lining this pipe

#CB 213 we found that the grates are deteriorating and needs to be replaced 40x39 x2 you will need 2 of these.

#CB 132 We found that there are sink holes around this box we would recommend Hydro Cement around box.

#CB # 104 & 105 need new grates

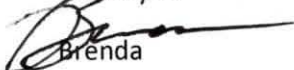
CB 96 has a crack at the first 2 sections of the pipe appears to be a sink hole by the box. Recommend digging up this pipe and replacing 2 – 8' section.

CB 4 We found this pipe broken 3' into the pipe we would recommend Lining this pipe .

Please see proposal for each of these.

If you have any questions, please give us a call

Thank you


Brenda



Pipe has crack recommend relining this pipe



Need to Hydro cement this box to seal it proper



Could not inspect because grates were falling apart when we tried to lift up. Recommend new grates

This Pipe has 2 cracks in it in the first 8' and the 2nd 8' section also has a crack in it we recommend digging up 16' section and replacing both sections



4/13/2022
 River Ridge
 2022 Inspection

MRI Underwater Specialist
 17891 Wetstone Road
 North Fort Myers, FL. 39917
 239-984-5241

STRUCTURE							RECOMMEND
#	LOCATION	TYPE/LAKE	Condition	2021%	2020%	2019%	CLEANING
CB-137	Pelican Sound Blvd	CB15"-42"	40% Sand & Debris Leaves	25%	75%	10%	Yes
CB-136	Pelican Sound Blvd	CB 15"	100% Sand & Debris Leaves	85%	25%	15%	Yes
CD-137A	Pelican Sound Blvd	ME 15"	25% Sand & Debris	30%	30%	Unknown	Yes
CB-138	Pelican Sound Blvd	CB 42"-24"	20% Sand & Debris	35%	30%	Clean	No
CB-141	Pelican Sound Blvd	Box 24"	Clean	85%	80%	5%	No
CB-140	Lake # E4	Box	40% Sand & Debris Leaves	Clean	10%	25%	Yes
CB-139	Dry Detention #2	BOX 30"-15"42"	10% Sand & Debris	10%	10%	65%	No
CB-143	Pinehurst Green Drive	CB 15"	25% Sand & Debris	40%	10%	5%	Yes
CB-142	Pinehurst Green Drive	CB 15"	25% Sand & Debris	50%	10%	5%	Yes
CB-163	Pinehurst Green Drive	Box 15"	Clean	10%	10%	75%	No
CB-164	Pinehurst Green Drive	CB 15"-18"	25% Sand & Debris	10%	10%	75%	Yes
CB-165	Pinehurst Green Drive	CB 18"	25% Sand & Debris	20%	20%	75%	Yes
CB-166	Dry Detention #1	Box 18"	25% Sand & Debris	65%	25%	35%	Yes
CB-167	Pinehurst Green Drive	Box 18"	20% Sand & Debris	20%	20%	10%	No
CB-168	Pinehurst Green Drive	CB 18"	20% Sand & Debris	20%	10%	Clean	No
CB-169	Pinehurst Green Drive	CB 18"-15"	35% Sand & Debris	20%	30%	10%	Yes
CB-170	Pinehurst Green Drive	Box 15"	10% Sand & Debris	10%	10%	10%	No
CB-171	Pinehurst Green Drive	Box 15"	10% Sand & Debris	20%	15%	5%	No
CB-172	Pinehurst Green Drive	CB 15"-18"	20% Sand & Debris	10%	10%	5%	No
CB-173	Pinehurst Green Drive	CB 18"	20% Sand & Debris	10%	10%	5%	No
CB-174	Pinehurst Green Drive	Box 18"	10% Sand & Debris	Clean	10%	40%	No
CB-175	Dry Detention #1	Box 18"	75% Sand & Debris	85%	25%	50%	Yes
CB-176	Pinehurst Green Drive	Box 15"	20% Sand & Debris	90%	20%	25%	No

WE SEE THINGS YOU CAN'T

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2020%	2019%	RECOMMEND CLEANING
CB-177	Pinehurst Green Drive	CB 18"-15"	25% Sand & Debris	25%	25%	25%	Yes
CB-178	Pinehurst Green Drive	CB 18"	25% Sand & Debris	10%	30%	15%	Yes
CB-179	Pinehurst Green Drive	Box 18"	10% Sand & Debris	10%	20%	25%	No
CB-180	Dry Detention #1	Box 18"	25% Sand & Debris	80%	30%	N/A	Yes
CB-181	Pinehurst Green Drive	Box 15"	25% Sand & Debris	20%	Clean	5%	Yes
CB-182	Pinehurst Green Drive	CB 15"-18"	50% Sand & Debris	20%	30%	5%	Yes
CB-183	Pinehurst Green Drive	CB 18"	30% Sand & Debris	20%	30%	5%	Yes
CB-184	Pinehurst Green Drive	Box 18"	30% Sand & Debris	20%	15%	5%	Yes
CB-185	Dry Detention #1	Box 18"	35% Sand & Debris	80%	35%	80%	Yes
CB-186	Pinehurst Green Drive	Box 15"	10% Sand & Debris	Clean	Clean	5%	No
CB-187	Pinehurst Green Drive	CB 15"	45% Sand & Debris Leaves	30%	10%	35%	Yes
CB-188	Pinehurst Green Drive	CB 15"-24"	35% Sand & Debris	20%	15%	10%	Yes
CB-189	Dry Detention #1	Box 24"	25% Sand & Debris	20%	25%	5%	Yes
CB-190	Pinehurst Green Drive	Box 24"	40% Sand & Debris	80%	75%	55%	Yes
CB-156	Dry Detention #1	Box 18"	10% Sand & Debris	10%	20%	25%	No
CB-155	Pinehurst Green Court	CB 15"-18"	20% Sand & Debris	Clean	30%	25%	No
CB-154	Pinehurst Green Court	CB 15"	35% Sand & Debris	30%	30%	50%	Yes
CB-153	Conservation B-2188 Tract7	Box 15"	10% Sand & Debris	30%	30%	N/A	No
CB-160	Dry Detention #1	Box 18"	35% Sand & Debris	10%	30%	30%	Yes
CB-159	Pinehurst Green Court	CB 18"	10% Sand & Debris	10%	10%	5%	No

WE SEE THINGS YOU CAN'T

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	RECOMMEND CLEANING
CB-158	Pinehurst Green Court	CB 15"-18"	10% Sand & Debris	10%	15%	15%	No
CB-157	Pinehurst Green Court	Box 15"	Clean	Clean	60%	80%	No
CB-161	Pinehurst Green Court	CB 15"	10% Sand & Debris	25%	25%	5%	NO
CB-162	Dry Detention #1	Box 15"	10% Sand & Debris	25%	20%	35%	No
CB-145	Pelican Sound Blvd	CB 36"	40% Sand & Debris	40%	40%	60%	Yes
CB-146	Pelican Sound Blvd	CB "	35% Sand & Debris	25%	43%	88%	Yes
CB-146A	Lake #E3-C	Box 36"	10% Sand & Debris	25%	51%	116%	No
CB-144	Dry Detention #2	Box 30"-36"	25% Sand & Debris	20%	10%	10%	Yes
CB-147	Pelican Sound Blvd	CB 15"	45% Sand & Debris Leaves	80%	25%	40%	Yes
CB-148	Pelican Sound Blvd	CB 15"-18"	30% Sand & Debris	80%	10%	10%	Yes
CB-149	Dry Detention #2	Box 18"	25% Sand & Debris	45%	15%	10%	Yes
CB-150	Pelican Sound Blvd	CB 15"	80% Sand & Debris Leaves	80%	45%	25%	Yes
CB-151	Pelican Sound Blvd	CB 15"-18"	80% Sand & Debris Leaves	100%	20%	35%	Yes
CB-152	Dry Detention #2	Box 18"	30% Sand & Debris	80%	30%	10%	Yes
CB-211A	Lake E8 C	Box 24"	Clean	Clean	10%	10%	No
CB-211	Pelican Sound Blvd	CB 24"	20% Sand & Debris	10%	15%	10%	No
CB-210	Pelican Sound Blvd	CB 24"	30% Sand & Debris	25%	10%	50%	Yes
CB-209	Pelican Sound Blvd	MH 24"-18"	25% Sand & Debris	20%	20%	95%	Yes
CB-202	Gleneagles Links Drive	Box 24"-18"	10% Sand & Debris	10%	15%	100%	No
CB-201	Gleneagles Links Court	Curb 24"	20% Sand & Debris	20%	15%	10%	No
CB-200	Gleneagles Links Court	Curb 24"	25% Sand & Debris	20%	15%	25%	Yes
CB-198	Gleneagles Links Court	Triple Box 24"	40% Sand & Debris	Clean	45%	50%	Yes
CB-199	Dry Detention #1	DBL Box24"	25% Sand & Debris	30%	30%	50%	Yes

WE SEE THINGS YOU CAN'T

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-197	CB-198	CB-199	CB-200	CB-201	CB-202	CB-203	CB-204
CB-196	Gleneagles Links Drive	Curb15"	80% Sand & Debris Leaves	100%	30%	50%	Yes
CB-194	Gleneagles Links Drive	Curb 15"-18"	35% Sand & Debris	80%	25%	20%	Yes
CB-193	Gleneagles Links Drive	Curb 15"	50% Sand & Debris Leaves	80%	30%	25%	Yes
CB-195	Dry Detention # 1	Box 18"	80% Sand & Debris	80%	40%	50%	Yes
CB-195A	Dry Detention # 1	Curb	Clean	Clean	N/A	N/A	No
CB-192	Gleneagles Links Drive	Curb 15"	30% Sand & Debris	80%	35%	25%	Yes
CB-191	Gleneagles Links Drive	Curb 24"-15"	25% Sand & Debris	80%	35%	25%	Yes
CB-190	Dry Detention # 1	Box 24"	60% Sand & Debris	100%	75%	55%	Yes
CB-204	Gleneagles Links Drive	Curb 18"-15"	20% Sand & Debris	25%	25%	90%	No
CB-205	Gleneagles Links Drive	Curb 15"	25% Sand & Debris	25%	45%	30%	Yes
CB-206	Pelican Sound Blvd	CB 15"	30% Sand & Debris	80%	10%	25%	Yes
CB-207	Pelican Sound Blvd	CB 18"-15"	25% Sand & Debris	20%	25%	25%	Yes
CB-208	Pelican Sound Blvd	CB 18"-15"	30% Sand & Debris	20%	20%	25%	Yes
CB-209A	Pelican Sound Blvd	CB 15"	30% Sand & Debris	85%	15%	10%	Yes
CB-240	Torrey Pines Way	CB 18"-24"	20% Sand & Debris	85%	15%	25%	No
CB-239	Torrey Pines Way	CB18"	25% Sand & Debris	20%	30%	30%	Yes
CB-242	Torrey Pines Way	Box 18"	35% Sand & Debris	50%	45%	80%	Yes
CB-243	River 3	Box 18" sand pit	85% Sand & Debris	95%	80%	100%	Yes
CB-244	River 3	Box18"	10% Sand & Debris	30%	35%	50%	No
CB-245	River 3	MH	Can Not Locate	Buried	Buried	N/A	
CB-246	River 3	MH 24"	Clean	20%	25%	Buried	No
CB-247	Dry Detention # 1	Box 24"	35% Sand & Debris	80%	35%	30%	Yes

WE SEE THINGS YOU CAN'T

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-197A	Dry Detention # 1	Box 24"	80% Sand & Debris	80%	80%	20%	Yes
CB-196A	River # 3	Box 24"	10% Sand & Debris	50%	25%	50%	No
CB-237	Torrey Pines Way	CB 15"	35% Sand & Debris	25%	45%	25%	Yes
CB-238	Torrey Pines Way	CB 15"	35% Sand & Debris	25%	50%	30%	Yes
CB-248	Torrey Pines Court	CB 15"	80% Sand & Debris	20%	80%	20%	Yes
CB-249	Torrey Pines Court	CB 15"-18"	75% Sand & Debris	20%	40%	20%	Yes
CB-250	Dry Detention #1	ME 15"	25% Sand & Debris	80%	25%	25%	Yes
CB-253	Torrey Pines Way	CB 15"	30% Sand & Debris	50%	20%	20%	Yes
CB-254	Torrey Pines Way	CB 15"	40% Sand & Debris	20%	60%	35%	Yes
CB-255	Dry Detention # 1	Box 15"	55% Sand & Debris	10%	80%	95%	Yes
CB-236	Island Sound Circle	CB 15"	35% Sand & Debris	10%	15%	95%	Yes
CB-235	Island Sound Circle	CB 15"	25% Sand & Debris	20%	25%	10%	Yes
CB-1A	River 2	Pipe 30"	20% Sand & Debris	10%	50%	40%	No
CB-2A	River 2	Pipe 30"	20% Sand & Debris	10%	50%	40%	No
CB-3A	River 2	Pipe 30"	20% Sand & Debris	10%	80%	50%	No
CB-4A	River 2	Pipe 30"	20% Sand & Debris	10%	80%	50%	No
CB-232	Island Sound Circle	CB 18"-15"	25% Sand & Debris	10%	10%	50%	Yes
CB-231	Island Sound Circle	Box 15"	25% Sand & Debris	20%	25%	10%	Yes
CB-230	Island Sound Circle	Box 15"	Clean	10%	10%	20%	No
229	River 2	MH 24"	20% Sand & Debris	20%	10%	10%	No
CB-229A	River 2	MH 24"	25% Sand & Debris	10%	25%	10%	Yes
228A	Lake #1 E7-1	Box 24"	Clean	Clean	Clean	10%	No
228	Island Sound Circle	MH 24"	45% Sand & Debris Bricks	Clean	Clean	10%	yes
CB-227	Island Sound Circle	CB24"	10% Sand & Debris	10%	15%	65%	No
CB-226	Island Sound Circle	CB 14"-18"	25% Sand & Debris	10%	35%	10%	Yes
CB-227A	Lake # E7-1	24"	10% Sand & Debris	20%	25%	60%	No

WE SEE THINGS YOU CAN'T

4/13/2022
 River Ridge
 2022 Inspection

MRI Underwater Specialist
 17891 Wetstone Road
 North Fort Myers, FL. 39917
 239-984-5241

6 of 15

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-225	Island Sound Circle	Box 18"-15"	20% Sand & Debris	55%	90%	25%	No
CB-224	Island Sound Circle	Box 15"	20% Sand & Debris	10%	20%	25%	No
CB-220	Island Sound Circle	CB 18"-24"	40% Sand & Debris	30%	25%	N/A	Yes
CB-221	Island Sound Circle	CB 24"	10% Sand & Debris	Clean	15%	N/A	No
221A	Lake #E7-C	Box 24"	25% Sand & Debris	20%	25%	N/A	Yes
CB-219	Island Sound Circle	Box 15"	20% Sand & Debris	20%	10%	N/A	No
CB-222	Island Sound Circle	Box	10% Sand & Debris	10%	10%	N/A	No
218 B	Island Sound Circle	Box	25% Sand & Debris	25%	30%	N/A	Yes
CB-216	Island Sound Circle	Box 15"	10% Sand & Debris	10%	20%	Buried	No
CB-217	Island Sound Circle	CB 15"-18"	20% Sand & Debris	10%	25%	80%	No
CB-218	Island Sound Circle	CB 18"-24"	10% Sand & Debris	10%	30%	35%	No
218A	Lake #E7-1	Box 24"	Clean	30%	25%	25%	No
CB-214	Island Sound Circle	CB 15"	20% Sand & Debris	10%	15%	10%	No
CB-215	Island Sound Circle	CB 15"-18"	10% Sand & Debris	10%	15%	10%	No
CB-215A	Lake #E7-1	Box 18"	Clean	Clean	Clean	Clean	No
CB-233	Island Sound Circle	CB 15"	10% Sand & Debris	10%	10%	5%	No
CB-234	Island Sound Circle	CB 15"-18"	10% Sand & Debris	10%	10%	5%	No
234A	Lake #E7-1	Box 18"	10% Sand & Debris	10%	10%	20%	No
CB-232A	Lake #E7-1	Box 18"	Clean	Clean	50%	10%	No
CB-213A	Sound 9	Box 24"	25% Sand & Debris	10%	25%	35%	Yes
CB-213	Conservation B-2194 Tract12	Box 24"	Clean Needs A new Grate	5%	Clean	Clean	No
CB-135A	Lake #E8-A	Box 24"	Clean	Clean	Clean	Clean	No
CB-135	Conservation B-2194 Tract12	Box 24"	10% Sand & Debris	30%	50%	20%	No
CB-212A	Lake #E8-C	Headwall 36"	10% Sand & Debris	20%	10%	10%	No

WE SEE THINGS YOU CAN'T

4/13/2022
 River Ridge
 2022 Inspection

MRI Underwater Specialist
 17891 Wetstone Road
 North Fort Myers, FL. 39917
 239-984-5241

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	Condition	2021%	2019%	2018%	RECOMMEND CLEANING
CB-212	Hammock Greens	Box 36"-30"	10% Sand & Debris	10%	15%	10%	No
CB-134B	Lake #E8-C	Box 48"	35% Sand & Debris	30%	Clean	Clean	Yes
CB-134	River 1	Box 48"	45% Sand & Debris concrete	20%	50%	20%	Yes
CB-134A	Lake #E3-A	Box 48"	25% Sand & Debris	20%	10%	35%	Yes
CB-133A	Lake #E3-A	48"	25% Sand & Debris	20%	15%	10%	Yes
CB-133	Lakes 9	Box 48"	Can Not Locate	Buried	Buried	Buried	No
CB-132	Lakes 9	Box 48"	35% Sand & Debris/ sink hole around it	25%	15%	10%	Yes
CB-132A	Lake E8 C	Box 48"	35% Sand & Debris	20%	35%	35%	Yes
CB-130	Pelican Sound Drive	CB 24"	10% Sand & Debris	20%	10%	Clean	No
CB-131	Pelican Sound Drive	CB 24"	30% Sand & Debris Leaves	20%	5%	15%	Yes
CB-131A	Lake #E3 C	Box 24"	10% Sand & Debris	10%	15%	10%	No
CB-128	Pelican Sound Drive	CB 24"	25% Sand & Debris	30%	20%	20%	Yes
CB-129	Pelican Sound Drive	CB 24"	30 % Sand & Debris	30%	Clean	35%	Yes
CB-130	Pelican Sound Drive	Box 24"	Clean	10%	10%	Clean	No
CB-141A	Lake E3-C	Box 24"	Clean	10%	15%	10%	No
CB-117	Pelican Sound Drive	CB 18"-24"	10% Sand & Debris	10%	15%	10%	No
CB-118	Pelican Sound Drive	CB 18"	10% Sand & Debris	10%	10%	10%	No
CB-119	Pelican Sound Drive	CB 18"	20% Sand & Debris	10%	15%	Clean	No
CB-114	Pelican Sound Drive	CB 24"-18"	20% Sand & Debris	10%	Clean	Clean	No
CB-120	Pelican Sound Drive	MH	Can Not Locate	Buried	Buried	Buried	No
CB-115	Pelican Sound Drive	MH	Can Not Locate	Buried	Buried	Buried	No
CB-113	Pelican Sound Drive	MH 24"-30"	Clean	10%	Buried	Buried	No
CB-112A	Lake #E1-E	Box 48"	Clean	Clean	10%	10%	No
CB-112	Pelican Sound Drive	DBL Box 30"-48"	35% Sand & Debris	35%	10%	10%	Yes
CB110	Sound Way	Curb 15"-48"	25% Sand & Debris	80%	50%	80%	Yes
CB-111	Sound Way	CB 15"	10% Sand & Debris	10%	15%	10%	No

WE SEE THINGS YOU CAN'T

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-109	Lakes 9	Box 48"	10% Sand & Debris	25%	20%	45%	No
CB-108	Lakes 9	Box 48"	20% Sand & Debris	10%	15%	45%	No
CB-107	Sound Way	MH 48"	25% Sand & Debris	20%	25%	Buried	No
CB-107A	Lake #E3-A	Box 48"	65% Sand & Debris	65%	60%	95%	Yes
CB-105	Sound Way	Box 15"	Could not get grate off to inspect	Clean	Clean	80%	No
CB-104	Turnberry Lake Drive	Box 15"	Could not get grate off to inspect	Clean	10%	90%	No
CB-103	Turnberry Lake Drive	CB 15"-18"	10% Sand & Debris Pipe has a crack/Reline	10%	10%	10%	No
CB-102	Turnberry Lake Drive	CB 15"-18"-24"	10% Sand & Debris	10%	5%	10%	No
CB-106	Turnberry Lake Drive	Box 15"	10% Sand & Debris	10%	5%	10%	No
CB-100	Turnberry Lake Drive	MH 24"-18"	Clean	Buried	Buried	Buried	No
CB-99	Turnberry Lake Drive	CB 18"-15"	Clean	Clean	10%	10%	No
CB-98	Turnberry Lake Drive	CB 15"	Clean	Clean	15%	10%	No
CB-97	Turnberry Lake Drive	Box 15"	10% Sand & Debris	Clean	10%	10%	No
CB-101	Sound 2	Box 24"-30"	Clean	Clean	Clean	Clean	No
CB-101A	Lake #H1-B	Box 30"	35% Sand & Debris	10%	15%	80%	No
CB-95	Turnberry Lake Drive	Box 15"	10% Sand & Debris	20%	10%	10%	No
CB-93	Turnberry Lake Drive	CB 18"-15"	20% Sand & Debris	30%	10%	10%	No
CB-92	Turnberry Lake Drive	CB 18"	25% Sand & Debris	20%	15%	10%	No
CB-91	Turnberry Lake Drive	Box 24"-18"	Clean	Clean	15%	100%	No
CB-90	Turnberry Lake Drive	MH 24"	Clean	Clean	Buried	Buried	No
CB-89	Sound 3	Box 36"-24"	45% Sand & Debris	80%	25%	85%	No
89A	Sound 3	Box 36"	10% Sand & Debris	10%	30%	N/A	No
CB-88	Sound 3	Box 36"	Clean	10%	15%	60%	No
CB-88A	Sound 3	Box 36"	Can Not Locate	10%	10%	10%	No
CB-88B	Lake #H1-A	HW 36"	Clean	20%	10	10%	No
CB-96	Turnberry Lake Drive	Box 24"		50%	35%	Buried	Yes

WE SEE THINGS YOU CAN'T

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-96A	Lake #E8-A	HW 24"	Clean	Clean	Clean	Clean	No
CB-41	Sound Way	CB 18"	25% Sand & Debris	40%	20%	20%	Yes
CB-40	Sound Way	CB 18"-24"	25% Sand & Debris	25%	15%	10%	Yes
CB-39	Sound Way	MH 24"	Clean	Clean	15%	10%	No
CB-38	Lakes 8	Box 24"	20% Sand & Debris	10%	40%	10%	No
CB-67	Sound Way	CB 18"	20% Sand & Debris	80%	10%	5%	No
CB-68	Sound Way	CB 18"	35% Sand & Debris	20%	30%	50%	Yes
CB-66	Lakes 8	MH 18"	Clean	Buried	Buried	Buried	No
CB-70	Sound Way	CB 18"	20% Sand & Debris	30%	25%	25%	No
CB-69	Sound Way	CB 18"	20% Sand & Debris	30%	Clean	Clean	No
CB-70A	Lake #E1-A	HW 18"	Clean	Clean	Clean	Clean	No
CB-80A	Lake #H1-B	HW 30"	30% Sand & Debris	20%	30%	30%	Yes
CB-80	Palmetto Dunes Drive	CB 30"	30% Sand & Debris	30%	25%	30%	Yes
CB-79	Palmetto Dunes Drive	CB 30"	25% Sand & Debris	30%	45%	35%	Yes
CB-78	Palmetto Dunes Drive	MH 30"	25% Sand & Debris	10%	Clean	Clean	Yes
CB-79A	Lake #H1-C	HW 30"	20% Sand & Debris	20%	15%	35%	No
CB-82	Classics Court	CB 30"	35% Sand & Debris	35%	60%	10%	Yes
CB-81	Classics Court	CB 30"	40% Sand & Debris	80%	30%	10	Yes
CB-81A	Lake #H1-C	HW 30"	10% Sand & Debris	10% S	5%	45%	No
CB-86	Sound 4	CS Box 36"	Clean	Clean	Clean	Clean	No
CB-86A	Lake #H1-A	HW 36"	Clean	Clean	Clean	Clean	No
CB-86B	Lake #H1-A	HW 36"	Clean	Clean	Clean	Clean	No
CB-87	Sound 7	Control Box 30"	Clean	Clean	Clean	Clean	No
CB-87AA	Lake #H2-A	HW 30"	Clean	Clean	15%	10%	No
CB-87A	Sound 7	Outfall 30"	5% Sand & Debris	10%	15%	20%	No
CB-83B	Palmetto Dunes Drive	Box		30%	N/A	N/A	Yes

WE SEE THINGS YOU CAN'T

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-83A	Lake #H1-A	HW 36"	Clean	Clean	15%	5%	No
CB-83	Palmetto Dunes Drive	Curb 36"	25% Sand & Debris	60%	40%	35%	Yes
CB-84	Palmetto Dunes Drive	Curb 36"	40% Sand & Debris	80%	70%	80%	Yes
CB-85	Palmetto Dunes Drive	Box 36"	25% Sand & Debris	10%	20%	25%	Yes
CB-84A	Lake #H1-B	HW 36"	10 % Sand & Debris	Clean	30%	40%	No
CB-71	Sound Way	Box 15"	10% Sand & Debris	Clean	10%	5%	No
CB-77A	Conservation Area B-2197 Tract 15	HW18"	10% Sand & Debris	Clean	15%	Clean	No
CB-77	Sound 5	Box	Can Not Locate	Buried	Buried	Buried	No
CB-73	Sound Way	Curb 18"	20% Sand & Debris	10%	20%	5%	No
CB-72	Sound Way	Curb 18"	20% Sand & Debris	10%	5%	5%	No
CB-76	Sound 5	Box 18"	10% Sand & Debris	Clean	10%	50%	No
CB-75	Sound Way	Curb 15"	25% Sand & Debris	80%	10%	50%	Yes
CB-74	Sound Way	Curb 18"-15"	25% Sand & Debris	80%	10%	50%	Yes
CB-124	Pelican Sound Drive	Curb 18"-15'	25% Sand & Debris	10%	15%	Clean	Yes
CB-125	Pelican Sound Drive	Curb 15"	25% Sand & Debris	10%	10%	Clean	Yes
CB-123	Pelican Sound Drive	Box 18"-24"-15"	10% Sand & Debris	5%	Clean	10%	No
CB-126	Pelican Sound Drive	Curb 18"	25% Sand & Debris	10%	15%	35%	Yes
CB-19	Pelican Sound Drive	Curb 24"	25% Sand and Debris				Yes
CB-122A	Lake #E1-E	HW 24"	Clean	10%	Clean	5%	No
CB-122	Pelican Sound Drive	Curb 24"	Clean	10%	15%	65%	No
CB-32	Masters Circle	Curb 18"	25% Sand & Debris	10%	20%	25%	Yes
CB-33	Masters Circle	Curb 18"	20% Sand & Debris	5%	15%	10%	No
CB-35	Masters Circle	Curb 30"	20% Sand & Debris	Clean	Clean	35%	No

WE SEE THINGS YOU CAN'T

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-34	Masters Circle	CB 30"	25% Sand & Debris	20%	20%	30%	Yes
CB-36	Masters Circle	Box	Buried 2' Down Did not Dig up	Buried	Buried	N/A	No
CB-37	Masters Circle	Box	Buried 2' Down Did not Dig up	Buried	Buried	N/A	No
CB-34A	Lake #E1-B	HW 30"	10% Sand & Debris	10%	10%	10%	No
CB-60A	Lake #E1-C	HW 30"	25% Sand & Debris	20%	25%	20%	Yes
CB-60	Masters Circle	MH 30"	25% Sand & Debris	20%	Clean	Clean	Yes
CB-61	Masters Circle	Curb 30"	25% Sand & Debris	20%	30%	30%	Yes
CB-62	Masters Circle	Curb30"-24"	30% Sand & Debris	20%	25%	30%	Yes
CB-63	Lakes 7	Box 24"-18"	Clean	Clean	Clean	Clean	No
CB-64	Lakes 7	Box 18"	Clean	10%	10%	5%	No
CB-59A	Lake #E1-C	HW 30"	Clean	Clean	Clean	Clean	No
CB-59	Masters Circle	Curb 30"	30% Sand & Debris	10%	40%	50%	Yes
CB-58	Masters Circle	Curb 30"	40% Sand & Debris	10%	60%	30%	Yes
CB-58A	Lake #E1-A	HW 30"	50% Sand & Debris	10%	25%	35%	Yes
CB-56	Masters Circle	Curb 15"-48"	30% Sand & Debris	10%	10%	10%	Yes
CB-57	Masters Circle	Curb 15"-24"	25% Sand & Debris	30%	15%	35%	Yes
CB-57A	Lake #E1-C	HW 24"	Clean	Clean	Clean	Clean	No
CB-51	Lakes 7	Box 15"	20% Sand & Debris	10%	15%	35%	No
CB-52	Masters Circle	Curb 18"-15"	30% Sand & Debris	50%	35%	50%	Yes
CB-53	Masters Circle	Curb 24"-18"	20% Sand & Debris	50%	20%	35%	No
CB-54	Masters Circle	MH 24"	10% Sand & Debris	30%	10%	10%	No
CB-54A	Lake #E1-C	HW 24"	Clean	Clean	10%	10	No
CB-48	Lakes 6	Box 15"	30% Sand & Debris	10%	30%	80%	Yes
CB-49	Masters Circle	Curb 15"-24"	25% Sand & Debris	10%	20%	25%	Yes
CB-50	Masters Circle	Curb 24"-18"	20% Sand & Debris	10%	20%	30%	No

WE SEE THINGS YOU CAN'T

4/13/2022
 River Ridge
 2022 Inspection

MRI Underwater Specialist
 17891 Wetstone Road
 North Fort Myers, FL. 39917
 239-984-5241

STRUCTURE #	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	RECOMMEND CLEANING
CB-50A	Lake #E1-C	Mitered End 18"	Clean	Clean	Clean	Clean	No
CB-46	Masters Circle	Curb 18"	25% Sand & Debris	40%	15%	40%	Yes
CB-47	Masters Circle	Curb 18"-24'	25% Sand & Debris	20%	20%	25%	Yes
CB-47A	Lake #E1-C	Mitered End 24"	10% Sand & Debris	Clean	10%	40%	No
CB-45	Masters Circle	Box 18"	10% Sand & Debris	10%	25%	20%	No
CB-43	Masters Circle	Curb 36"	80% Sand & Debris Leaves	20%	50%	75%	Yes
CB-44	Masters Circle	Curb 36"	30% Sand & Debris Leaves	35%	15%	60%	Yes
CB-44A	Lake #E1-C	HW 36"	Clean	Clean	Clean	Clean	No
CB-42	Masters Circle	Box 36"	25% Sand & Debris	30%	40%	80%	Yes
CB-42A	Lake #E1-B	HW 36"	25% Sand & Debris	10%	15%	35%	Yes
CB-28	Pelican Sound Drive	Curb 15"	25% Sand & Debris	10%	50%	5%	Yes
CB-29	Pelican Sound Drive	Curb 15"	30% Sand & Debris	10%	15%	30%	Yes
CB-30	Pelican Sound Drive	Box 15"	25% Sand & Debris	10%	15%	35%	Yes
CB-31	Pelican Sound Drive	Box 15"	25% Sand & Debris	20%	10%	10%	Yes
CB-30A	Lake #E1-E	HW 24"	Clean	10%	15%	10%	No
CB-27	Pelican Sound Drive	Box 15"	35% Sand & Debris	95%	5%	5%	No
CB-26	Pelican Sound Drive	Box 48"-15"	75% Sand & Debris	30%	80%	35%	Yes
CB-26AA	Pelican Sound Drive	Box		85%	N/A	N/A	Yes
CB-26A	Lake #E1-E	Mitered End 48"	35% Sand & Debris	20%	10%	25%	Yes
CB-25	Pelican Sound Drive	Curb 48"	35% Sand & Debris	20%	65%	25%	Yes
CB-24	Pelican Sound Drive	Curb 48"	30% Sand & Debris	20%	40%	20%	Yes
CB-24A	Lake #E1-B	HW 48"	35% Sand & Debris	50%	50%	45%	Yes
CB-22	Pelican Sound Drive	Curb 18"	25% Sand & Debris	20%	15%	10%	Yes

WE SEE THINGS YOU CAN'T

4/13/2022
 River Ridge
 2022 Inspection

MRI Underwater Specialist
 17891 Wetstone Road
 North Fort Myers, FL. 39917
 239-984-5241

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	TYPE/LAKE	CONDITION	2021%	2019%	2018%	CLEANING
CB-23	Pelican Sound Drive	Curb 18"	25% Sand & Debris	20%	25%	40%	Yes
CB-21	Lake #E1-E	Box 36"	35% Sand & Debris	30%	N/A	N/A	Yes
CB-5	Southern Hills Drive	Curb 15"	10% Sqnd & Debris	10%	10%	5%	No
CB-6	Southern Hills Drive	Curb 15"	10% Sand & Debris	10%	15%	5%	No
CB-8	Southern Hills Drive	Curb 15"	20% Sand & Debris	10%	35%	10%	No
CB-7	Southern Hills Drive	Curb 15"	10% Sand & Debris	10%	15%	10%	No
CB-9	Southern Hills Court	Curb 24'	25% Sand & Debris	20%	40%	30%	Yes
CB-10	Southern Hills Court	Curb 24"	25% Sand & Debris	30%	30%	30%	Yes
P10A	Lake #E1-B	Box 24"	10% Sand & Debris	20%	N/A	N/A	No
CB-4	Southern Hills Drive	Curb 15"-18"	10% Sand & Debris Pipe has a crack/Reline	10%	15%	10%	No
P4A	Southern Hills Drive	Curb 18"	Clean	10%	15%	Clean	No
CB-2	Southern Hills Drive	Curb 15"-18"	25% Sand & Debris	25%	40%	35%	Yes
CB-3	Southern Hills Drive	Curb 15"	20% Sand & Debris	10%	10%	10%	No
CB-1	Southern Hills Drive	Curb 15"	25% Sand & Debris	25%	50%	30%	Yes
P2A	Lake #E1-E	Box 18"	Clean	Clean	Clean	Clean	No
CB-20A	Pelican Sound Drive	Mitered Box	20% Sand & Debris	20%	90%	45%	No
CB-16	Pelican Sound Drive	Curb 24"	20% Sand & Debris	10%	35%	25%	No
CB-17	Pelican Sound Drive	Curb 24"	25% Sand & Debris	10%	75%	10%	Yes
CB-16A	Pelican Sound Drive	Mitered Box 24"	30% Sand & Debris	50%	35%	60%	Yes
CB-14A	Pelican Sound Drive	Mitered End 24"	25% Sand & Debris	25%	25%	35%	Yes
CB-14	Pelican Sound Drive	Curb 24"	20% Sand & Debris	30%	15%	50%	No
CB-15	Pelican Sound Drive	Curb 24"	20% Sand & Debris	Clean	10%	35%	No
CB-15A	Pelican Sound Drive	Mitered Box 24"	25% Sand & Debris	10%	25%	35%	Yes
CB-17A	Pelican Sound Drive	Mitered Box 24"	35% Sand & Debris	20%	45%	35%	Yes
CB-19A	Pelican Sound Drive	Mitered Box 24"	25% Sand & Debris	20%	60%	55%	Yes

WE SEE THINGS YOU CAN'T

4/13/2022
River Ridge
2022 Inspection

MRI Underwater Specialist
17891 Wetstone Road
North Fort Myers, FL. 39917
239-984-5241

STRUCTURE							RECOMMEND
#	LAKE & LOCATION	CONDITION	2021%	2019%	2018%		CLEANING

WE SEE THINGS YOU CAN'T

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10A



M.R.I Construction Inc.

Certified General Contractors - CGC 1507963

5570 Zip Dr.

Fort Myers, FL. 33905

239-984-5241 Office

239-236-1234 Fax

mriunderground@gmail.com

Date

Proposal #

4/27/2022

322

Proposal

Customer

River Ridge CDD
Cleo Adams
9220 Bonita Beach Rd
Bonita Springs, FL. 34135

Scope of Work

CB 96 Pipe Replace

Description

Cost

This Proposal is to dig up 2 - 8' foot sections of 24" RCP Pipe and Replace with new 24" RCP Pipe. This price includes all Labor and material needed to complete this job. We will leave area final grade. All Landscaping and sod to be done by others.

10000.00

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

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

Total Cost: \$10,000.00

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

Authorized Signature Mike Radford President

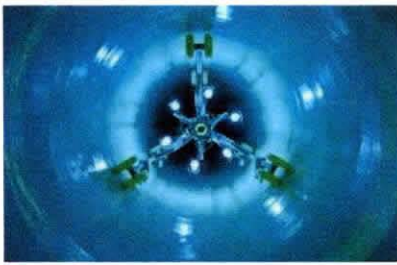
Acceptance of Proposal

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

Signature _____
Printed Name _____
Date of Acceptance _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10B



MRI Construction Inc.

MRI UV Reline Division

5570 Zip Dr.
Fort Myers, Fl. 33905

239-984-5241

CGC 1507963

Proposal

Name/Address		Date	Estimate No.
River Ridge CDD 9220 Bonita Beach Rd. Bonita Springs Fl. 34135		4/27/2022	92
Description		Rate	Total
<p>This proposal is for the repair of compromised pipe We will complete this repair by installing a CIPP UV Liner in approximately 30 feet of 15 " pipe. Structure # CB-4 (off Southern Hills Dr.)</p> <p>We will Plug and dewater line and utilize the Vac truck to clean pipe of all sediment and debris. Please be aware that all sediment and material removed from the area is to be dumped on site in a designated area. If the material has to be hauled off site then additional charges will incur that cannot be determined until the cleaning is completed.</p> <p>We will also utilize TV Robotic System to video the pipe after we clean and remove debris. To assure that pipe is ready for the CIPP Liner.</p> <p>We will also utilize various different equipment if needed (Excavator, Skid steer , Loader, Winch Trailer, Dump Trucks.</p> <p>We also have 2 dive crews on site during the work being completed</p> <p>We will utilize the CIPP Cure Truck to cure the New liner with the ultraviolet light system. This process can take up to 2 to 3 hours depending on size and length of liner.</p> <p>After the liner is Cured and cooled down we will utilize the TV Robotic System to Video the liner to assure that the liner cured correctly.</p> <p>You will receive a before and after video of this process.</p> <p>Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen circumstances.</p> <p>We will leave area Final Graded, Sod and other Landscaping to be done by others.</p> <p style="color: red;">Please Know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.</p>		*****	11,200.00
Total			\$11,200.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered. We will not be responsible for any unforeseen incidents when dewatering any wet well system due to sink holes, crevases, or breaches in or around wet well. This proposal does not include replacing any landscaping (trees, sod, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Mike Radford President Michael Radford President

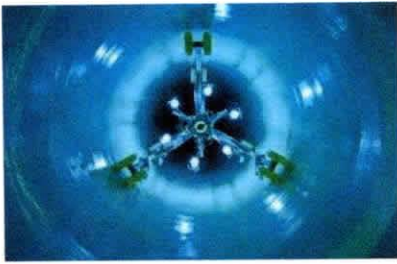
Acceptance of Proposal
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Signature _____
Printed Name _____
Date of acceptance _____

utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10C



MRI Construction Inc.

MRI UV Reline Division

5570 Zip Dr.
Fort Myers, Fl. 33905

239-984-5241

CGC 1507963

Proposal

Name/Address	Date	Estimate No.
River Ridge CDD 9220 Bonita Beach Rd. Bonita Springs Fl. 34135	4/26/2022	91
Description	Rate	Total
<p>This proposal is for the repair of compromised pipe We will complete this repair by installing a CIPP UV Liner in approximately 30'feet of 18" pipe. CB 103 Located off Turnberry</p> <p>We will Plug and dewater line and utilize the Vac truck to clean pipe of all sediment and debris. Please be aware that all sediment and material removed from the area is to be dumped on site in a designated area. If the material has to be hauled off site then additional charges will incur that cannot be determined until the cleaning is completed.</p> <p>We will also utilize TV Robotic System to video the pipe after we clean and remove debris. To assure that pipe is ready for the CIPP Liner.</p> <p>We will also utilize various different equipment if needed (Excavator, Skid steer , Loader, Winch Trailer, Dump Trucks.</p> <p>We also have 2 dive crews on site during the work being completed</p> <p>We will utilize the CIPP Cure Truck to cure the New liner with the ultraviolet light system. This process can take up to 2 to 3 hours depending on size and length of liner.</p> <p>After the liner is Cured and cooled down we will utilize the TV Robotic System to Video the liner to assure that the liner cured correctly.</p> <p>You will receive a before and after video of this process.</p> <p>Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen circumstances.</p> <p>We will leave area Final Graded, Sod and other Landscaping to be done by others.</p> <p>Please Know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.</p>	*****	12,850.00
Total		\$12,850.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered. We will not be responsible for any unforeseen incidents when dewatering any wet well system due to sink holes, crevasses, or breaches in or around wet well. This proposal does not include replacing any landscaping (trees, sod, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Mike Radford President Michael Radford President

Acceptance of Proposal

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

Signature _____
Printed Name _____
Date of acceptance _____

utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10D



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Ridge CDD
 Cleo Adams
 9220 Bonita Beach Rd
 Bonita Springs, Florida 34135

Proposal

Project

4 New Grates

Date	Estimate #
-------------	-------------------

4/27/2022

3415

Description	Total
This proposal is for install 2 new grates 40x36 Located Structure # 213 And 2 new grates 36 x 28 Structure# 104 and #105 This price includes all labor and material and equipment needed to complete this job.	1,850.00

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

Total \$1,850.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
 All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature
Michael Radford
 Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10E



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Ridge CDD
 Cleo Adams
 9220 Bonita Beach Rd
 Bonita Springs, Florida 34135

Proposal

Project

CB 132 Hydro Cement Repair

Date

Estimate #

4/22/2022

3414

Description	Total
<p>This proposal is for the repair of box #CB 132 we will hydro cement the Box to stop the sand and debris from falling into box. This price includes all labor and material needed to complete this job.</p>	<p>1,200.00</p>

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

Total \$1,200.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
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Authorized Signature
Michael Radford
 Michael Radford President

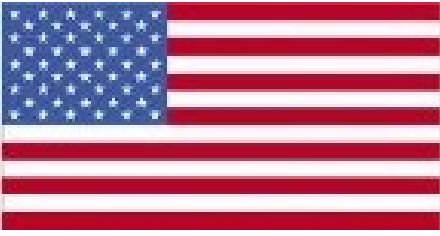
Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10F



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Ridge CDD
 Cleo Adams
 9220 Bonita Beach Rd
 Bonita Springs, Florida 34135

Proposal

Project

Turnberry 2
 between 4651 and 4661

Date	Estimate #
-------------	-------------------

4/8/2022

3373

Description	Total
This Proposal is to install a 6" riser on a manhole to set to grade, and reset old lid. This price includes all labor, materials, and concrete to complete this job.	2,800.00

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

Total \$2,800.00

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Authorized Signature

Michael Radford
 Michael Radford President

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Signature_____

Date of acceptance_____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10G



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Ridge CDD
 Cleo Adams
 9220 Bonita Beach Rd
 Bonita Springs, Florida 34135

Proposal

Project

Cleaning 25% and up

Date	Estimate #
-------------	-------------------

4/22/2022

3410

Description	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job. Any work completed outside the scope of this proposal may result in additional charges.</p> <p>Total cost \$59,150.00 Minus \$4,500.00 Inspection cost Total Cost to clean: \$54,650.00</p>	54,650.00

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

Total \$54650.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
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Authorized Signature
Michael Radford
 Michael Radford President

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10H



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Ridge CDD
 Cleo Adams
 9220 Bonita Beach Rd
 Bonita Springs, Florida 34135

Proposal

Project

Cleaing 35% and up

Date	Estimate #
-------------	-------------------

4/22/2022

3411

Description	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job. Any work completed outside the scope of this proposal may result in additional charges.</p> <p>Total Cost \$41,750.00 Minus \$4,500.00 Inspection Cost Total Cost for Cleaning: \$37,250.00</p>	37,250.00

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

Total \$37250.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
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Authorized Signature
Michael Radford
 Michael Radford President

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

101



M.R.I. Inspection LLC
 5570 Zip Dr.
 Fort Myers Fl. 33905
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Ridge CDD
 Cleo Adams
 9220 Bonita Beach Rd
 Bonita Springs, Florida 34135

Proposal

Project

Cleaning 45% and up

Date	Estimate #
-------------	-------------------

4/22/2022

3412

Description	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job. Any work completed outside the scope of this proposal may result in additional charges.</p> <p>Total Cost : \$24,650.00 Minus \$4,500.00 Inspection cost Total Cost for cleaning: \$20,150.00</p>	20,150.00

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

Total \$20150.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
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Authorized Signature
Michael Radford
 Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

11



Member



S.W. Florida's Largest



Founding Member



POWER WASHERS OF NORTH AMERICA

Founding Member

DATE: 4/29/22
NUMBER OF PAGES: 1

PHONE: 239-989-2939
crismond@whhassociates.com

**RIVER RIDGE CDD
C/O WRATHELL, HUNT AND ASSOCIATES, LLC.**

ATTENTION: CLEO ADAMS

FROM: MIKE SKARE

PROJECT: PELICAN SOUND GOLF & RIVER CLUB, 9220 BONITA BEACH RD, BONITA SPRINGS 34135

WE HEREBY SUBMIT AN ESTIMATE FOR: **SWEEPING SERVICES**

STREET SWEEP

ALL INTERIOR COMMUNITY STREETS.

**BASED ON PELICAN SOUND PROVIDING A DUMP AREA ON SITE .*

PRICE PER SWEEP

\$675.00*

WORK TO BE PERFORMED (1) DAY PER WEEK SEPTEMBER 1ST THROUGH NOVEMBER 30TH 2022.

PRICE EFFECTIVE THROUGH DECEMBER 31, 2022

PLEASE NOTE: PRECISION CLEANING, INC. WILL REPORT TO PROPERTY MANAGERS ANY PROBLEMS, DAMAGES OR MISSING SPRINKLER HEADS NOTED DURING OUR SERVICE. PRICES CAN INCREASE DUE TO CONSTRUCTION ACTIVITY & STORMS, AS DIFFERENT EQUIPMENT MAY BECOME NECESSARY. DUMPSTER & LOADING DOCK AREAS MUST BE CLEAR OF DEBRIS.

PLEASE SIGN, DATE & SEND BACK.

TERMS: Net 10 days, (18% annually). Customer will be charged with all costs of collection including reasonable attorney's fees if such action becomes necessary. By signing this contract you are accepting the proposal price and Precision Cleaning Inc.'s insurance coverage. Any and all **vendor/sub-contractor contracts** must be remitted to Precision Cleaning, Inc. for review, in their entirety, before the work is scheduled and/or completed. **Work cannot be scheduled or commence until a signed contract is returned.** *Thank you.*

BILLING ADDRESS: 9220 BONITA BEACH ROAD SUITE 214 BONITA SPRINGS, FL 34135

Mike Skare SWEEPING OPERATIONS

**Safety
First**

Acceptance pos al

Date x _____

Sign, date & send back, Thank You

Signature x _____

Owner or Authorized Agent of Owner

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

12

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2022**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2022**

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash			
SunTrust			
Operating	\$ 231,024	\$ -	\$ 231,024
Loan account 2019	-	75,316	75,316
SRF - Pelican Sound	-	510,108	510,108
Florida Community Bank			
Note reserve 2016	-	10,000	10,000
Note reserve 2019	-	10,000	10,000
Total assets	<u>\$ 231,024</u>	<u>\$ 605,424</u>	<u>\$ 836,448</u>
LIABILITIES			
Liabilities			
Accounts payable	<u>\$ 3,904</u>	<u>\$ 2,545</u>	<u>\$ 6,449</u>
Total liabilities	<u>3,904</u>	<u>2,545</u>	<u>6,449</u>
FUND BALANCE			
Assigned			
Working capital	53,775	271,120	324,895
Unassigned	<u>173,345</u>	<u>331,759</u>	<u>505,104</u>
Total fund balance	<u>227,120</u>	<u>331,759</u>	<u>505,104</u>
Total liabilities and fund balance	<u>\$ 231,024</u>	<u>\$ 605,424</u>	<u>\$ 836,448</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3,721	\$ 212,575	\$ 214,350	99%
Interest & miscellaneous	2	12	750	2%
Total revenues	<u>3,723</u>	<u>212,587</u>	<u>215,100</u>	99%
EXPENDITURES				
Administrative				
Supervisors	-	5,382	10,918	49%
Management/accounting	4,284	29,988	51,408	58%
Audit	-	4,544	7,100	64%
Special assessment preparation	-	6,500	6,500	100%
Legal fees	-	3,768	10,000	38%
Line of credit - costs	-	9,000	-	N/A
Engineering	543	1,598	10,000	16%
NPDES reporting filing	500	8,670	13,000	67%
Telephone	33	233	400	58%
Postage	117	612	1,000	61%
Insurance	-	6,958	7,100	98%
Printing & binding	63	438	750	58%
Legal advertising	-	533	1,000	53%
Contingencies	17	1,359	3,880	35%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	705	705	100%
ADA website compliance	-	199	210	95%
Property taxes	-	10	-	N/A
Total administrative	<u>5,557</u>	<u>80,672</u>	<u>124,146</u>	65%
Field services				
Other contractual - field management				
Q & A	217	1,517	2,601	58%
Contingencies	-	-	1,000	0%
Other contractual	-	14,888	40,000	37%
Street lighting	315	1,824	4,500	41%
Plant replacement	-	-	4,000	0%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	600	2,500	24%
Aquascaping	-	135	20,000	1%
Total field services	<u>532</u>	<u>18,964</u>	<u>84,601</u>	22%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	-	1,725	0%
Tax collector	-	2,278	2,588	88%
Total other fees and charges	-	2,278	4,313	53%
Subtotal expenditures: general	<u>6,089</u>	<u>101,914</u>	<u>213,060</u>	48%
Net change in fund balances	(2,366)	110,673	2,040	
Fund balances - beginning				
Unassigned	229,486	116,447	75,868	
Fund balances - ending				
Assigned				
Working capital	53,775	53,775	53,775	
Unassigned	173,345	173,345	24,133	
Fund balances - ending	<u>\$ 227,120</u>	<u>\$ 227,120</u>	<u>\$ 77,908</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 APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 18,815	\$ 1,063,456	\$ 1,083,980	98%
Interest & miscellaneous: Pelican Sound	5	44	500	9%
Total revenues	<u>18,820</u>	<u>1,063,500</u>	<u>1,084,480</u>	98%
EXPENDITURES				
Professional services				
Audit	-	2,556	3,400	75%
Legal	-	-	5,000	0%
Engineering	1,274	16,901	20,000	85%
Contingencies	44	362	600	60%
Total professional services	<u>1,318</u>	<u>19,819</u>	<u>29,000</u>	68%
Other contractual				
Field management	417	2,917	5,000	58%
Lake/wetland	13,382	58,463	95,000	62%
Drainage pipe annual inspection and cleaning	-	46,091	45,000	102%
Lake bank remediation	-	-	50,000	0%
2019 Note - capital outlay	84,864	89,739	90,000	100%
Capital outlay	-	504,353	674,000	75%
Roadway RM/traffic calming	-	23,300	35,000	67%
Aeration repair	7,530	7,530	-	N/A
Contingencies	500	536	25,000	1%
Total other contractual	<u>106,693</u>	<u>732,929</u>	<u>1,019,000</u>	72%
Net change in fund balances	(89,191)	310,752	36,480	
Fund balances - beginning				
Unassigned	692,070	292,127	299,406	
Fund balances - ending				
Assigned				
Working capital	271,120	271,120	271,120	
Unassigned	331,759	331,759	64,766	
Fund balances - ending	<u>\$ 602,879</u>	<u>\$ 602,879</u>	<u>\$ 335,886</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
APRIL 2022**

River Ridge CDD Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/06/2022	F P L	151.003 · SRF - Pel...		-500.34
Bill	67220-91268 033022	04/05/2022		539.040 · Contigen...	-500.34	500.34
TOTAL					-500.34	500.34
Bill Pmt -Check	CBI	04/06/2022	F P L	151.002 · Suntrust ...		-315.20
Bill	55697-04520 032922	04/05/2022		538.431 · Street Lig...	-315.20	315.20
TOTAL					-315.20	315.20
Bill Pmt -Check	CBI	04/06/2022	FEDEX	151.002 · Suntrust ...		-116.54
Bill	7-706-45768	04/05/2022		519.410 · Postage	-8.23	8.23
Bill	7-698-62432	04/05/2022		519.410 · Postage	-108.31	108.31
TOTAL					-116.54	116.54
Bill Pmt -Check	6116	04/06/2022	HOLE MONTES, IN...	151.002 · Suntrust ...		-542.50
Bill	87729	04/05/2022		519.320 · Engineeri...	-162.04	542.50
				519.320 · Engineeri...	-380.46	1,273.75
TOTAL					-542.50	1,816.25
Bill Pmt -Check	6117	04/06/2022	JOHNSON ENGIN...	151.002 · Suntrust ...		-500.00
Bill	20044471-020 2	04/05/2022		538.300 · NPDES P...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	6118	04/06/2022	WRATHELL, HUNT...	151.002 · Suntrust ...		-4,596.58
Bill	2021-0940	04/05/2022		513.311 · Managem...	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing a...	-57.31	62.50
				539.020 · Field Man...	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25
Bill Pmt -Check	6119	04/06/2022	BENTLEY ELECTR...	151.003 · SRF - Pel...		-7,530.00

River Ridge CDD
Check Detail
 April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2022-247	04/05/2022		539.026 · Aeration r...	-7,530.00	7,530.00
TOTAL					-7,530.00	7,530.00
Bill Pmt -Check	6120	04/06/2022	HOLE MONTES, IN...	151.003 · SRF - Pel...		-1,273.75
Bill	87729	04/05/2022		519.320 · Engineeri... 519.320 · Engineeri...	-380.46 -893.29	542.50 1,273.75
TOTAL					-1,273.75	1,816.25
Bill Pmt -Check	6121	04/06/2022	SOLITUDE LAKE ...	151.003 · SRF - Pel...		-13,381.76
Bill	PI-A00773411	04/05/2022		539.021 · Lake/Wet...	-7,487.76	7,487.76
Bill	PI-A00777493	04/05/2022		539.021 · Lake/Wet...	-1,186.00	1,186.00
Bill	PI-A00778324	04/05/2022		539.021 · Lake/Wet...	-4,708.00	4,708.00
TOTAL					-13,381.76	13,381.76
Bill Pmt -Check	6122	04/06/2022	WRATHELL, HUNT...	151.003 · SRF - Pel...		-416.67
Bill	2021-0940	04/05/2022		513.311 · Managem... 519.411 · Telephone 519.470 · Printing a... 539.020 · Field Man... 538.336 · Q & A	-356.07 -2.77 -5.19 -34.63 -18.01	4,284.00 33.33 62.50 416.67 216.75
TOTAL					-416.67	5,013.25
Bill Pmt -Check	6123	04/20/2022	SYNOVUS BANK	151.003 · SRF - Pel...		-84,863.96
Bill	040822	04/20/2022		517.723 · Interest e... 517.721 · Principal ...	-4,986.88 -79,877.08	4,986.88 79,877.08
TOTAL					-84,863.96	84,863.96

River Ridge CDD - Pelican Sound Program

FY 2022 Operations Financial Impact Analysis

5.4.22

<u>Operations Account</u>	Budget	Actual	Planned	Variance <u>FY 2022</u>	
Drainage/pipe cleaning/repairs	\$ 45,000	\$ 47,990		\$ (2,990)	Pipe Repair - Turnberry (165' of UV Liner 18" pipe and 146' of 24" Pipe)/ROV Inspections/repair
Roadway RM/traffic calming	\$ 35,000	\$ 62,362		\$ (27,362)	Sidewalk Repairs/Curbs/asphalt - No parking signs
Lake Bank Remediation/Dry Retention Enhance	\$ 50,000	\$ 18,675		\$ 31,325	Project to Commence in the Spring
Lake/Wetland	\$ 95,000	\$ 101,702		\$ (6,702)	Lake/Wetland w 7% increase & Lease agreement/E7-A Fish Kill & Treatment and H1-B Water Testing
				\$ (5,729)	
<u>Contingencies</u>	Budget	<u>Actual</u> <u>Expense</u>	<u>Planned</u> <u>FY 2022</u>	Variance <u>FY 2022</u>	
	\$25,000.00	\$7,530.00		\$17,470.00	H1-B Electrical Upgrade
				\$17,470.00	Unencumbered

River Ridge Breakdown May 4, 2022

Summary:

Drainage Pipe Annual Inspection & Cleaning Projects:

- MRI – Pipe Repair – Turnberry (165’ of UV Liner 18” pipe and 146’ of 24’ pipe)
- \$46,090.64
- ROV Inspections & Repair:
 1. \$1300.00 ROV Lines Inspections Pinehurst/Turnberry/Master Circle
 2. \$600.00 Hydro Seal 21832 & 21825 Masters Circle

Roadway Maintenance & Traffic Calming:

- Collier Paving – October \$21,970.00 (Sidewalk Repairs/grinding)
- Collier Paving – November - \$15,923.00 (Turnberry Asphalt Repairs)
- Collier Paving - \$20, 169.14 Approved 2/22/22 (Valley Gutter Curb repairs/Root barrier & Asphalt repairs and includes \$6,748.20 for additional valley gutter repairs if needed)
- Lykins Signtek (5) No Parking Signs \$4,300.00

Lake Bank Remediation/Dry Retention Enhance:

- Solitude Lake Management – March - \$18,675.00 (Dry Retention Project)

Lake/Wetland:

- Current Contract with 7% increase - \$79,058.00
- Nano Bubblers Lease Equipment \$15,504.00 (H1-A, H1-B & E7-A)
- E7-A Golden Algae/Fish Kill/Water Testing - \$6,065.00
- H1-B Water Testing – 1075.00

Contingencies:

- H1-B Electrical Upgrades – 7,530.00

Note: This reflects - Should the Board approve the 7 % increase request.

River Ridge CDD - Pelican Sound Program

FY 2022 Operations Financial Impact Analysis

5.4.22

<u>Operations Account</u>	Budget	Actual	Planned	Variance <u>FY 2022</u>	
Drainage/pipe cleaning/repairs	\$ 45,000	\$ 47,990		\$ (2,990)	Pipe Repair - Turnberry (165' of UV Liner 18" pipe and 146' of 24" Pipe)/ROV Inspections/repair
Roadway RM/traffic calming	\$ 35,000	\$ 62,362		\$ (27,362)	Sidewalk Repairs/Curbs/asphalt - No Parking Signs
Lake Bank Remediation/Dry Retention Enhance	\$ 50,000	\$ 18,675		\$ 31,325	Project to Commence in the Spring
Lake/Wetland	\$ 95,000	\$ 95,884		\$ (884)	Lake/Wetland & Lease agreement/E7-A Fish Kill & Treatment and H1-B Water Testing
				\$ 89	
<u>Contingencies</u>	Budget	<u>Actual</u> <u>Expense</u>	<u>Planned</u> <u>FY 2022</u>	Variance <u>FY 2022</u>	
	\$25,000.00	\$7,530.00		\$17,470.00	H1-B Electrical Upgrade
				\$17,470.00	Unencumbered

River Ridge Breakdown May 4, 2022

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- Collier Paving - \$20, 169.14 Approved 2/22/22 (Valley Gutter Curb repairs/Root barrier & Asphalt repairs and includes \$6,748.20 for additional valley gutter repairs if needed)
- Lykins Signtek – Purchase of (5) No Parking Signs - \$4,300.00

Lake Bank Remediation/Dry Retention Enhance:

- Solitude Lake Management – March - \$18,675.00 (Dry Retention Project)

Lake/Wetland:

- Current Contract - \$73,884.00
- Nano Bubblers Lease Equipment \$15,504.00 (H1-A, H1-B & E7-A)
- E7-A Golden Algae/Fish Kill/Water Testing - \$6,065.00
- H1-B Water Testing – 1075.00

Contingencies:

- H1-B Electrical Upgrades – 7,530.00

Note: This reflects – No increase to the Lake/Wetland Contract

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

13

DRAFT

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on April 26, 2022 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 and via Zoom at <https://us02web.zoom.us/j/86587552750>, and telephonically at 1-929-205-6099, Meeting ID: 865 8755 2750 for both.

Present were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Kurt Blumenthal	Assistant Secretary
James Gilman	Assistant Secretary
Robert Twombly	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Christine Kennedy	SOLitude Lake Management (SOLitude)
Eric Long	PSGRC General Manager
John "Johnny" Ingram	PSGRC Golf Course Superintendent
Milo Seidl	Metro PSI
Trevor Brinkmeyer	Rain Bird Product Sales Manager
Larry Fiesel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

39 **SECOND ORDER OF BUSINESS**

Public Comments: Agenda Items (5 minutes per speaker)

40
41
42 There were no public comments

43
44 **THIRD ORDER OF BUSINESS**

Consideration of SOLitude Lake Management Items

45
46
47 Ms. Kennedy reported the following:

- 48 ➤ The Dry Retention Areas (DRAs) were all treated.
- 49 ➤ Lake H1-A experienced a natural fish kill, due to the recent cold front.
- 50 ➤ Lake 37-A: No additional issues of golden algae were detected. The lake is responding well
- 51 to treatment.

52 **A. Service Contract to Provide Dye Treatment for Lake E7A (January – April, 2023)**

53 Mrs. Adams presented the SOLitude service contract for dye treatment in Lake E-7A. Staff
54 responded to questions, explained that this is an extra service typically not included in the regular
55 contract and noted that the treatment will mask out sunlight and prevent algae blooms from
56 happening. As the SOLitude contact expires December 31, 2023, a new budget line item for the
57 treatments will be added to the proposed Fiscal Year 2023 budget. The map distributed will be
58 revised to correctly identify this as Lake E-7A, not E-71.

60 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**
61 **the SOLitude Lake Management Services Contract to Provide Dye Treatment to**
62 **Lake E-7A, from January 2023 to April 2023, in a not-to-exceed amount of \$908,**
63 **was approved.**

64
65
66 **B. Change Order No. 1 for Lake and Wetland Maintenance**

67 Mrs. Adams presented SOLitude Change Order No. 1 requesting a 7% increase for Lake
68 and Wetland Maintenance Services, effective May 1, 2022 through December 31, 2022. The
69 increase is necessary due to inflation and the costs of fuel, chemicals and labor. A Board Member
70 questioned if an increase is acceptable under the terms of contract that is already in place.

71 Discussion ensued regarding nationwide increases in costs of services and materials and
72 the contract termination clause. Mrs. Adams was directed to push back regarding the requested
73 price increase and negotiate with Mr. Kurth to hold the price during the next renewal period.
74 Advising homeowners of the actual costs to maintain the lakes was suggested.

75 This item was deferred to the next meeting.

76

77 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration of M.R.I.
Inspection, LLC, Updated Proposal for Filter
Injection Systems**

78

79

80

81 Mr. Long stated that Mr. Mike Radford, of M.R.I. Inspection, LLC (MRI) did not submit a
82 proposal as he no longer recommended using the prototype because it caused some difficulty in
83 the field at another location. He and Mr. Seidl, of Metro PSI, are researching other long-term
84 solutions to present.

85 This item was tabled and would be removed from future agendas.

86

87 **FIFTH ORDER OF BUSINESS**

**Presentation: Golf Course Irrigation
Upgrade Project for Fiscal Year 2023 by
Trevor Brinkmeyer, Rain Bird Product Sales
Manager**

88

89

90

91

92 Mr. Brinkmeyer gave a PowerPoint presentation of the Rain Bird Integrated Control (IC)
93 System, which highlighted how the system works and its benefits. The following was discussed:

94 ➤ Regarding training included in the purchase, staff will receive 90 minutes of training prior
95 to the start of installation.

96 ➤ This is a joint project with the CDD that the CDD put in play eight to ten years ago.

97 ➤ On average, contractors completed installation for nine holes every four to six weeks.

98 ➤ Per Mr. John “Johnny” Ingram, the PSGRC Golf Course Superintendent, in-house work was
99 already completed.

100 ➤ If approved, the project could commence in mid-July and, subject to no supply chain
101 delays, the work might be completed by October.

102

103 **SIXTH ORDER OF BUSINESS****Presentation by Milo Seidl of Metro PSI:
104 Pump Station Filtration System Provided by
105 Watertronics
106**

107 Mr. Seidl gave a PowerPoint presentation of the Watertronics Pump Station Filtration
108 System, which highlighted how the system works and its benefits. The following was discussed:

109 ➤ Life expectancy of the complete station, with the filters, is 30 years, the warranty on parts
110 and labor is one year.

111 ➤ Regarding procurement requirements for the two systems, sealed bids are required
112 unless it falls under a sole source agreement; if Rain Bird is the sole provider of a single head
113 control system.

114 ➤ Cost: If locked in this year, the costs, with a filtration system and contingency, is about
115 \$850,000.

116 In order to create the schedule, the contract should be executed in the next week or two.

117 ➤ The filtration system will be added to the existing pump station.

118 Mr. Adams asked for the spec sheet.

119 ■ **Master Landscape Plan**

120 **This item was an addition to the agenda.**

121 Mr. Long stated that information on the signs and the following updates can be found in
122 his General Manager Report.

123 ➤ The landscape and irrigation plans were presented to 21 of the 22 neighborhood voting
124 representatives at the MBR presentation and Board workshops. Feedback was favorable and
125 some representatives some felt that the work is long overdue.

126 ➤ The Landscape Architect is revising the 2019 plans based on Board comments; it should
127 be completed by May 2, 2022.

128 ➤ The Landscape Architect will provide the bid set to the CDD and, if approved, it will be
129 sent to landscape contractors Sunny Grove, O'Donnell and Juniper.

130 ➤ Once bid and financing decisions are made, the project could likely start in late summer.

131 Mr. Long gave an overview of the plans and stated that he is unsure if the project will be
132 bundled with The Club's landscape enhancement plans.

133

134 SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Island Sound II
Mangrove Pruning Request

135

136

137 A. **Mighty Mangroves, LLC, Estimate No. 1021**138 B. **Pelican Sound Golf and River Club Request for FDEP Permit Modification**139 Mr. Schultz, Mr. Long and Mr. Willis conducted a self-guided tour in response to requests
140 from Island Sound II. They reported and discussed the following:141 ➤ Residents are concerned about dead, overgrown vegetation at B-2185, B-2186 and other
142 surrounding areas being a fire hazard and residents were upset about the lack of water views.143 ➤ Mr. Long provided exhibits of the conservation areas depicting overgrown buttonwood
144 and the square footage of the conservation area and other areas.145 ➤ The request is for the CDD to implement a long-term plan. The permit allows for the area
146 to be trimmed every three to five years and 25% of the mangroves can be trimmed annually.147 Discussion ensued about the permit requirements, whether concerns are about views or
148 it being fire hazard and the constraints of the mangrove permit versus conservation area permit.149 Mr. Blumenthal recalled the Board denied this request in 2005. Mr. Adams stated he did
150 not believe the CDD can sell conservation land.151 Mr. Adams suggested placing the cost burden on Island Sound II. In his opinion, if the
152 Board approves this approach, it would set a helpful precedent regarding future requests in that
153 it the CDD is willing assist with pulling the permit but all related costs for permitting and trimming
154 are at the requester's expense.

155

On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, to allow and work with Island Sound II on permitting efforts necessary if they choose to proceed with trimming vegetation within the B2186 preserve, as identified on the Exhibits provided by Mr. Long, and, if Island Sound II receives a permit from the regulatory agency, allow Island Sound II to perform the trimming activities at their cost, subject to there being no cost to the CDD and holding the CDD harmless, was approved.

163

164

165 Mr. Long will prepare the License Agreement.

166

167 **EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: Synovus Bank
Term Sheet**

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169
170 Mr. Adams presented the Synovus Bank Term Sheet, similar to the ones presented in the
171 past. Board Members reviewed the recent version of Mr. Blumenthal’s Fiscal Year 2021-2029
172 Pro-Forma Budget spreadsheet, specific to the Special Revenue Fund. Inflation and rising interest
173 rates were discussed; it was noted that, if approved, assessments would remain level. Mr.
174 Blumenthal pointed out that the cost of the landscape project at Pelican Sound Drive, between
175 U.S. 41 and the main gate, will be handled via the interfund with the General Fund and the project
176 would be tied into the Pelican Sound project.

177

On MOTION by Mr. Schultz and seconded by Mr. Gilman, with all in favor, the Synovus Bank Term Sheet, the terms in the loan document in the Term Sheet, preparation of all the documents necessary to final close on the loan and authorizing the Chair to execute, was approved.

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When asked if the gatehouse monument projects would commence in the summer of 2024, Mr. Adams replied affirmatively.

186

187 **NINTH ORDER OF BUSINESS**

**Discussion/Consideration: Hole Montes,
Inc., Stormwater Needs Analysis Report**

188

189

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193

Mr. Krebs stated that newly adopted legislation requires all governmental entities to prepare and submit a Stormwater Management Needs Analysis Report by June 30, 2022, and every five years thereafter. The information necessary to incorporate the expense into the budget was provided to Mr. Adams.

194

On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor, engaging Hole Montes, Inc., to prepare and submit the 20-Year Stormwater Management Needs Analysis Report, was approved.

195

196

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200 **TENTH ORDER OF BUSINESS**201 **Consideration of FL GIS Solutions, LLC,**
202 **Professional Services Agreement to Provide**
203 **Geospatial Services**

204 Mr. Adams stated that the person who has been providing this service, through Passarella
205 and Associates, Inc. (Passarella), started his own company FL GIS Solutions, LLC (FLGIS).
206 Passarella currently charges \$140 per hour for this service and the proposed rate from FLGIS was
207 \$110 per hour fee but he negotiated a reduced rate of \$100 per hour for a minimum of two-
208 years. The CDD typically spends about \$2,000 to \$3,000 annually on these services.

209

210 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,**
211 **the FL GIS Solutions, LLC, Professional Services Agreement for Geospatial**
212 **Services, as amended to reflect the rate change from \$110 per hour to a locked**
213 **in rate of \$100 per hour for two years, was approved.**

214

215

216 **ELEVENTH ORDER OF BUSINESS**217 **Consideration of Resolution 2022-03,**
218 **Outlining Towing/Removal Procedures for**
219 **Vehicles or Vessels Parked or Located in**
220 **Designated “Tow-Away-Zones”, Including**
221 **but Not Limited to District Owned Drives**
222 **and Parking Areas; Providing Definitions;**
223 **Providing an Effective Date**

224 Mrs. Adams presented Resolution 2022-03. Mr. Pires stated the Resolution is the same
225 version presented at the last meeting, except for the date of execution for approval and the
226 attachment of Exhibit A, which establishes and designates Pelican Sound Boulevard, Pelican
227 Sound Drive and Sound Way as “No Parking Tow-Away Zones”. The following was discussed:

228 ➤ Whether to add Masters Circle to the list.

229 ➤ Signs must be installed, including a Tow Away Zone sign at the entrance. “No Parking”
230 signs will need to be placed at each designated location.

231 Mr. Pires stated he would have to research the requirements to determine if having one
232 “No Parking on CDD Roads” sign and one “Tow Away Zone” sign at each gatehouse is sufficient.

233 ➤ Regarding Masters Circle, Mr. Long provided and Mr. Pires incorporated language from
234 their Regulatory Scheme into the document.

235 ➤ Once the CDD formally adopts the Towing Policy and posts “Unauthorized Parking Subject
236 to Towing” signs at the entrances, the CDD would enter into a contract with a towing company
237 and Mr. Pires would prepare a letter delegating and authorizing the PSGRC to act as the CDD’s
238 agent to enforce the policies.

239 ➤ A County-selected towing company within 10 miles of the CDD is typically engaged.
240 Mr. Pires and Mr. Adams will work on the outstanding issues.
241 This item was deferred to the next meeting.

242

243 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2022/2023 and Providing for an Effective
Date**

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250 Mrs. Adams presented Resolution 2022-04.

251

**On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in
favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023
and Providing for an Effective Date, was adopted.**

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258 **THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of March 31, 2022**

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261

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2022.

262 Mrs. Adams pointed out that the FY2022 Operations Financial Impact Analysis Report that
263 was distributed included SOLitude’s requested 7% increase. No changes will be made to the
264 Report until she reports about her conversation with Mr. Kurth at the next meeting. She stated
265 that SOLitude’s rates have not increased since 2018 and, prior to that, SOLitude was rehired when
266 a different, newly awarded contractor was terminated due to poor service. It was noted that
267 SOLitude is known to provide additional services to the CDD at no extra charge and have recently
268 added fuel surcharges to their invoices in other CDDs and other contractors are following suit.

269 Mrs. Adams stated that District Management's fees remain unchanged since 2006.

270 Mr. Blumenthal asked when Grau and Associates will finish the Audited Financial Report
271 completed in case the Bank wants to review it. Mr. Adams stated the bank requested it last week;
272 the Audit will be presented at the next meeting.

273 The financials were accepted.

274

275 **FOURTEENTH ORDER OF BUSINESS**

**Approval of March 22, 2022 Regular
Meeting Minutes**

276

277

278 Mrs. Adams presented the March 22, 2022 Regular Meeting Minutes. The following
279 changes were made, along with any edits previously submitted to Management:

280 Line 23: Delete (via phone/Zoom)

281 Line 89: Change "strutting" to "sticking"

282

283 **On MOTION by Mr. Blumenthal and seconded by Mr. Schultz, with all in favor,**
284 **the March 22, 2022 Regular Meeting Minutes, as amended, were approved.**

285

286

287 • **Active Action and Agenda Items**

288 Items 2, 5, 6, 7, 8, 9, 10, 11, 16, and 20 were completed.

289 The following items were discussed:

290 ➤ Item 2: MRI completed its inspections using the ROV; the Report was emailed to the
291 Board yesterday.

292 Mrs. Adams stated she executed a \$600 contract with MRI for the one repair item in the
293 Report and added that cost to the Financial Impact Analysis Report. As this is deemed completed,
294 she will confirm that the annual inspection via ROV is included on the Key Activities Report.

295 ➤ Item 3: Florida Power & Light (FPL) was notified of at least two street lights staying on
296 during the day and FPL finally addressed the street light that was leaning.

297 ➤ Item 5: Mr. Krebs will call Eddie to put the Gleneagles and Masters' residence Collier
298 Paving project on the schedule and ensure homeowners are notified of the start date. He would

299 review the contract to determine if it included sidewalk grinding; he believed it is mostly curb
300 repairs and asphalt patches.

301 A Board Member reported on an incident of a homeowner tripping on the sidewalk.

302 Discussion ensued about the location of the potential trip hazard. Mr. Krebs would inspect
303 21230 Pelican Sound Drive to determine what entity is responsible for any necessary repairs.

304 ➤ Item 7: SOLitude replaced the broken return pipe in the aerator system at Lake H1-A.

305 ➤ Item 9: After correcting typos, the updated CDD brochure will be emailed to Mr. Long to
306 e-blast to the community.

307 Regarding announcing the Board's decision to initiate the loan, Mr. Schultz suggested
308 waiting until the documents are signed and then sending a progress report about the upcoming
309 summer plans.

310 ➤ Item 10: Mrs. Adams was able to get Zoom audio to work properly.

311 ➤ Item 13: SOLitude addressed the aerator junction box at Lake H1-A that was continually
312 vibrating; however, Mr. Willis will have them return, as the decibel reading today was high.

313 ➤ Item 14: Mr. Krebs would submit the application for a Limited Development Order from
314 the Village to install one single speed cushion for Corkscrew Circle, as it was already ordered.

315 ➤ Item 15: Staff was directed to strike the last sentence.

316

317 FIFTEENTH ORDER OF BUSINESS

Staff Reports

318

319 A. District Counsel: *Woodward Pires & Lombardo, P.A.*

320 There was no report.

321 Mr. Blumenthal asked if the Governor's actions to stop special districts would affect the
322 CDD. Mr. Pires replied no and gave background on the legislation and special districts.

323 B. District Engineer: *Hole Montes, Inc.*

324 Mr. Krebs noted that Lykins held up the order for the "No Parking" signs for the Masters
325 until they received the paperwork and 50% deposit. Mrs. Adams advised Mr. Krebs to proceed
326 with the order and contact Angie, as a deposit is not required for Management's CDDs.

327 A Board Member asked why the Analysis Report of the Corkscrew Road Extension did not
328 include any information about the severe depressions or the possibility of a damaged or cracked

329 pipe. Mr. Krebs stated the Report addressed settling in the pavement and the direction of the
330 alligator cracks. Mrs. Adams recalled the directive at the last meeting to inspect and include that
331 type of information. In her opinion, the Report is too soft.

332 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

333 **I. Key Activity Dates**

334 The Key Activity Dates List was included for informational purposes. The dry retention
335 maintenance project was completed.

336 **II. 1,488 Registered Voters in District as of April 15, 2022**

337 There are 1,488 registered voters residing within the CDD as of April 15, 2022.

338 **Mr. Pires left the meeting at 3:29 p.m.**

339 **III. NEXT MEETING DATE: May 24, 2022 at 1:00 P.M.**

340 • **QUORUM CHECK**

341 Supervisors Mountford, Blumenthal and Twombly confirmed their in-person attendance
342 at the May 24, 2022 meeting. Supervisors Gilman and Schultz would attend via telephone.

343

344 **SIXTEENTH ORDER OF BUSINESS** **Supervisors' Requests and Public**
345 **Comments (5 minutes per speaker)**

346

347 There were no Supervisors requests or public comments.

348

349 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

350

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

352

353 **On MOTION by Mr. Gilman and seconded by Mr. Schultz, with all in favor, the**
354 **meeting adjourned at 3:31 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 04.26.22 Meeting – for 05.24.22 Agenda

1. **CONTINUING** **ACTION:** Speakers to identify themselves.

2. **ACTION/AGENDA** **10.26.21** Mr. Childers to follow up regarding a request for Florida Power & Light (FPL) to install a street light at the intersection of Pelican Sound Drive and Southern Hills Drive. **03.22.22** Travis waiting for FPL to return his call. **ONGOING**

3. **ACTION** **12.14.21** PSGRC to send periodically e-blast communications. **ONGOING**

4. **ACTION** **03.22.22** Ms. Kennedy to advise Erick to inspect the aerator junction box at Lake H1-A, that was continually vibrating. **04.22.22** Mr. Willis to have SOLitude inspect equipment due to decibel level reading too high. **ONGOING**

5. **ACTION** **03.22.22** Mr. Baker to advise Mr. Krebs to obtain a LDO from The Village of Estero to install one speed hump at Corkscrew Circle. **04.22.22** Submit LDO application as speed cushion was ordered. **ONGOING**

6. **ACTION/AGENDA** **03.22.22** Resolution 2022-03 will remain on the agenda while discussions continue. **ONGOING**

7. **ACTION** **03.22.22** Mr. Baker to reinspect the curb replacement areas with Collier Paving prior to project commencing in May, and Staff to ensure affected homeowners are notified of the potential start date. **ONGOING**

8. **ACTION/AGENDA** **04.26.22** Mrs. Adams to add new budget line items “Lake Management – Annual Dye Treatment to Lake E-7A” and “20-Year Stormwater Management Needs Analysis Report” to proposed Fiscal Year 2023 budget. **ONGOING**

9. **ACTION** **04.26.22** Map to be revised to correctly identify Lake E-7A, not E-71. **ONGOING**

10. **ACTION/AGENDA** **04.26.22** Mrs. Adams to speak to Mr. Kurth regarding SOLitude 7% fee increase request and revise Financial Impact Report. **ONGOING**

11. **ACTION** **04.26.22** Mr. Long to prepare License Agreement for Island Sound II related to trimming vegetation within the B2186 preserve. **ONGOING**

12. **ACTION** **04.26.22** Mr. Pires to research if installing one “No Parking on CDD Roads” sign and one “Tow Away Zone” sign at each gatehouse was sufficient. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 04.26.22 Meeting – for 05.24.22 Agenda

- 13. ACTION** **04.26.22** Mrs. Adams to confirm the MRI annual inspection via ROV is in Key Activities Report, as it was removed as an action item. **ONGOING**
- 14. ACTION** **04.26.22** Mr. Krebs to call Eddie to put the Gleneagles and Masters residence project on the schedule and review contract to determine if services included sidewalk grinding. **ONGOING**
- 15. ACTION** **04.26.22** Mr. Krebs to inspect 21230 Pelican Sound Drive and determine who is responsible for repair of possible trip hazard. **ONGOING**
- 16. ACTION** **04.26.22** Mr. Willis to correct typos in CDD brochure and forward to Mr. Long to e-blast to the community. **ONGOING**
- 17. ACTION** **04.26.22** Mr. Krebs to contact Lykins to place sign order for the Masters and discuss not submitting a deposit. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

14CI

RIVER RIDGE CDD

Key Activity Dates

Updated: May 2022

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed week of January 3rd.	Jan/May/August/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required. Maintenance completed week of January 3rd.	Jan/May/July/Oct
Street Sweeping @ 5 MPH	SOP	N/A	Weekly December 1 through February & 2 x's per week March thru April 31, Bi weekly remainder of the year. Street Sweeper provides their gate pass to the Foreman with each visit.	January thru December
Additional Street Sweeping by Precision Cleaning	SOP	N/A	Street Sweeping of all Roadways within the Boundaries of the District proposal consideration at the May Draft Budget meeting. To include weekly sweeping September 1st thru November 30th annually.	5/2022 Agenda Item Budget Consideration
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection was completed in December 2021.	June/December
Annual Letter to the Residents to include quarterly Letters submitted by Bob Twombly.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the 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. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	2/25/2023
NPDES Report Filing	SOP	N/A	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.	10/1/2022 - Agenda Item - Presentation in October
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit.	5/1/2022
Lake & Dry Retention Audit Report	SOP	N/A	Annual inspection and report of all District owned Lakes & Dry Retention. 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.	5/1/2022
Dry Retention Maintenance Projects	SOP	N/A	Annual Maintenance Plan approved at the 6/22/21 BOS meeting for a cost of \$18,350.00. Solitude to commence projects in the dry season 2022. Note: Annual Cord Grass trimming to be completed in October 2022	4/22/2022

Lake Bank Remediation	SOP	N/A	Continue to monitor E8-C for future repairs.	5/1/2022
Certificate of District Registered Voters	190(3)(a)(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)	4/15/2022
Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District roadside catch basins, interconnect piping and outfall structures. This is an annual agenda item for Board's consideration. Proposal to clean 25% or more.	April 25 2022 Inspection Completed -Cleaning June 2022 (agenda item for Board's consideration)
Road & Gutter Inspections & Inspections of asphalt depressions	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October. Including review of asphalt depressions in the event we need to ROV a pipe - MRI to inspect if necessary.	Oct-22
Sidewalk & Line of Sight Inspections	SOP	N/A	Inspection completed in August & October by the PSGRC & by the District Engineer. Note: Sidewalk grinder to be rented @ a cost of \$750.00 per week as necessary.	April/October
River (8) Tee Box Harvesting & H1-B Canna Lilly trimming	SOP	N/A	Harvesting completed April 22 & will be completed October 2022. Staff to mow Canna Lilly at this location, as well as H1-B (resident side of pond) on an annual basis and may be necessary twice per year.	April 22, 2022 and October
Water Quality Sampling of Lake H1-B	SOP	N/A	Solitude Lake Management to provide a water quality analysis in order to see the parameters when the lake looks good, so if it goes bad again, we can compare what changed by obtaining an additional sample	January 2022 first sample
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 month's after the end of Fiscal Year.	6/1/2022
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 15 each year. Long Range Capitol Improvements forecast to include landscape plans from the PSGRC.	6/15/2022
2023 Proposed Budget to include Golf Course Irrigation System Cost	SOP	N/A	Draft Budget to include updated Golf Course Irrigation Cost	5/1/2023
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 of each year.	9/15/2022
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2022
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.	10/1/2022

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 30th.	11/30/2022
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 \$175.00 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.	12/1/2022
Letter of Explanation for the Assessment Levels.	SOP	All Residents as well as PSGRC Staff	BOS requested staff to develop a letter to be sent to Residents explaining the increase in their assessments and is required to be distributed (20) days before the Public Hearing.	To be mailed no later than August 4th annually, as maybe necessary

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

14CII

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION**

*River Club Conference Center (upstairs above the Fitness Center)
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME	ROOM
October 26, 2021	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/83622713909 Meeting ID: 836 2271 3909 Dial by your location 1 929 205 6099 Meeting ID: 836 2271 3909			
November 9, 2021* CANCELED	Regular Meeting	1:00 PM	Lakes
Join Zoom Meeting, https://us02web.zoom.us/j/84298872943 Meeting ID: 842 9887 2943 Dial by your location 1 929 205 6099 Dial Meeting ID: 842 9887 2943			
December 14, 2021*	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86551909864 Meeting ID: 865 5190 9864 Dial by your location 1 929 205 6099 Meeting ID: 865 5190 9864			
January 25, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
February 22, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
March 22, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Dial by your location Meeting ID: 865 8755 2750			
April 26, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
May 24, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			

DATE	POTENTIAL DISCUSSION/FOCUS	TIME	ROOM
June 28, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
July 26, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
August 23, 2022	Public Hearing & Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			
September 27, 2022	Regular Meeting	1:00 PM	Sound
Join Zoom Meeting, https://us02web.zoom.us/j/86587552750 Meeting ID: 865 8755 2750 Dial by your location 1 929 205 6099 Meeting ID: 865 8755 2750			

*** Exceptions**

November meeting is two weeks earlier to accommodate the Thanksgiving holiday.

December meeting is two weeks earlier to accommodate the Christmas holiday.